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

¹ Recommendation Categories:

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

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

^{3 =} Medium or strongly scoring General Areas where there is clear scope for sub-division to identify weakly performing 'sub-areas', including the presence of boundary features which have the potential to be permanent and recognisable; these areas could be afforded further consideration in accordance with the above provisions.

^{4 =} Non-Green Belt General Areas which could be considered for inclusion in the Green Belt. This would also have to include the consideration of whether 'exceptional circumstances' exist to justify any alterations to the Green Belt boundary. In accordance with the NPPF, this would apply equally to any additions to the Green Belt as it would to any subtractions.

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

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

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

		I		
		PG 4 10	F	G 1 D 1
53b	3	RSA-18	Eastern part of General Area 53b.	South Bucks
57a	2	RGA-6	Whole General Area.	Chiltern / South
374		1.071-0	", note General Area.	Bucks
58a	3	RSA-19 &	Two areas of General	Wycombe
		RSA-20	Area 58a, in the north,	·
			north of Hedsor Road, and south-west, west of	
			Ferry Lane.	
60	3	RSA-21	Eastern part of General	Wycombe
			Areas 60 and 67, at the edge of Bourne End /	
			Wooburn.	
65a	2	RGA-7	Whole General Area.	South Bucks
55.0	-			
66	3	RSA-22	South-western part of	South Bucks
		1011-22	General Area 66,	South Ducks
			encompassing settlement of Denham.	
67	2	DCA 21		Wassert
67	3	RSA-21	Eastern part of General Areas 60 and 67, at the	Wycombe
			edge of Bourne End /	
			Wooburn.	

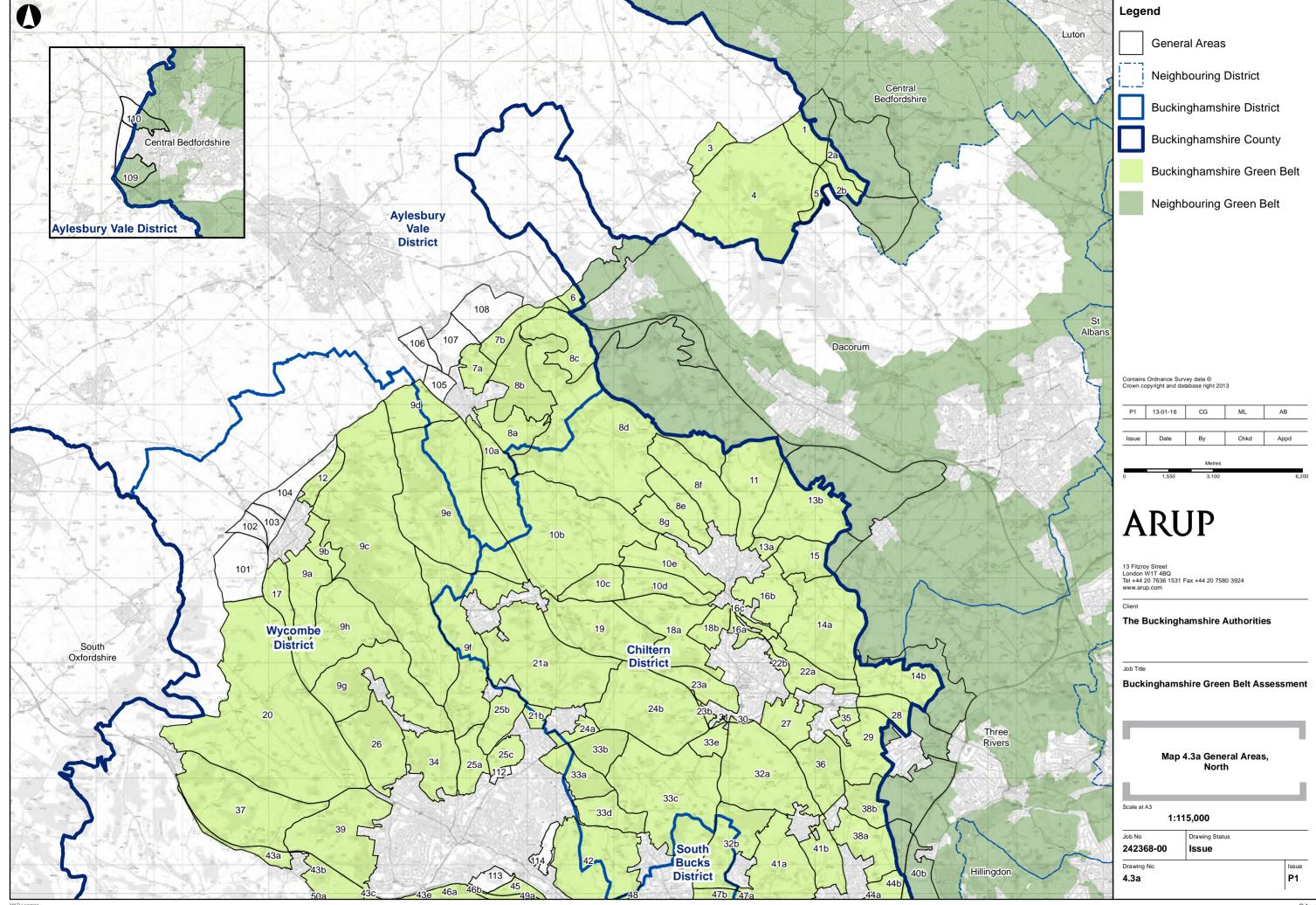
74	3	RSA-23 & RSA-24	Two areas within General Area 74: east of Pinewood Road; and area of land with planning permission for Pinewood Studios expansion.	South Bucks
76	3	RSA-25 & RSA-26	Two areas within General Area 76 (both of which form part of a wider sub-area): small area in the south-east, east of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

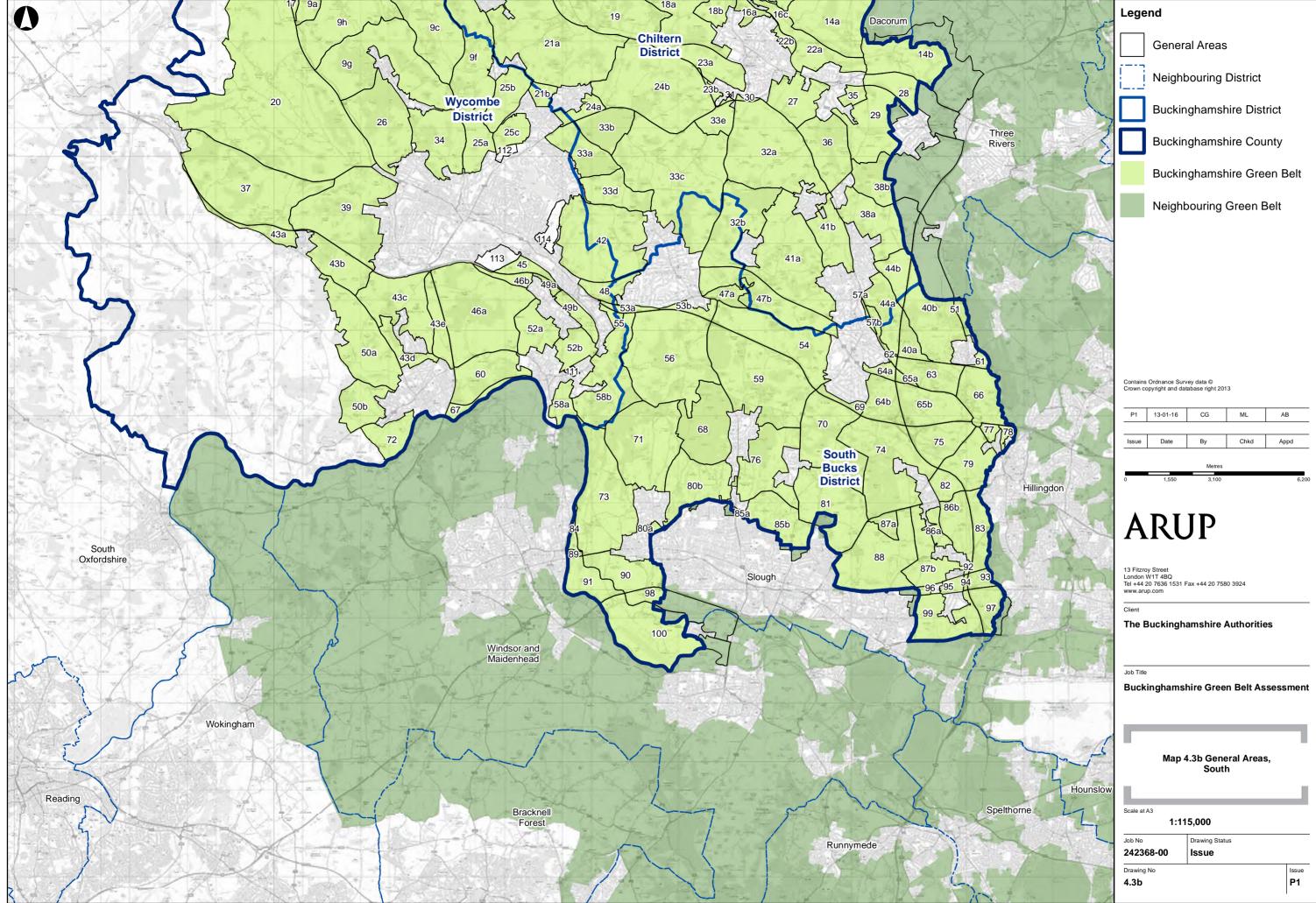
85b	3	RSA-25	North-eastern corner of General Area 85b, north of Duffield Park (forming a wider sub- area with General Area 76).	South Bucks
86a	3	RSA-28	North-east of General Area 86a, north of Norwood Road.	South Bucks
87b	3	RSA-29 & RSA-30	Two areas within General Area 87b: northern area, between Wood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

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

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General Area	10a		
Area (ha)	125.7		
Local	Aylesbury Vale		
Authority			
Location Plan			
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		Hill House	1.4
	Grove Farm		
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		Roa 10a	
		Bam Farm	
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	<u> </u>		
Description		to the south of Wendover, and is bounded by the edge of the We	
		the A113 to the west, Rocky Lane and Chesham Lane to the sout	h, and
n	Hogtrough Lane on the eas		C
Purpose (1) To already	Criteria	Assessment The land regard is at the adapted the Wondown large built are	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the Wendover large built-up	PASS
the	edge of one or more	area.	
unrestricted	distinct large built-up		
sprawl of	areas.		2.
large built-up	(b) Prevents the outward	The tip of the land parcel is enclosed by the built-up area of	3+
areas	sprawl of a large built-	Wendover, but this is a small proportion of the whole of the	
	up area into open land,	General Area, therefore the land parcel is defined as	
	and serves as a barrier at	connected with the large built-up area, and prevents its	
	the edge of a large built-	outward sprawl into open land.	
	up area in the absence of	The houndam hatman declaration and 1.4 W. 1	
	another durable	The boundary between the land parcel and the Wendover	
	boundary.	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	
Purpose 1: Tot	-		3+/5

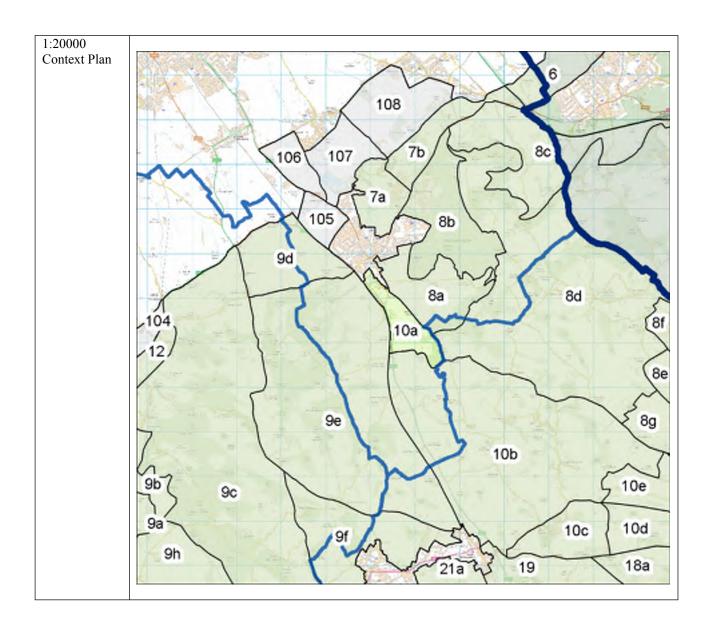
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the less essential gap between 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: Tota		- 1 - 20 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built form, which consists of sporadic development throughout the parcel, including farm buildings, houses, and a school in the north of the land parcel. 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.	5
Purpose 3: Tota	al Score		5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	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. 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. Overall, the land parcel plays an important role in maintaining	3
Purpose 4: Tota		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.	3/5



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



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



General Area	10b	
Area (ha)	1507.1	
Local	Aylesbury / Chiltern	
Authority	Aylesbury / Childeni	
Location Plan		
Location Flan	OL.	
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D		1 .
Description	General Area 10b is located to the north-east of Great Missenden, south-east of Wendover,	
	of Chesham. It is bounded by the railway line to the west, Rocky Lane / Chesham Lane / R	
	Hill / Chartridge Lane to the north, and Westdean Lane / Pednor Bottom / Herberts Hole / Road / Frith Hill to the south.	Bannger
D		C
Purpose (1) To about	Criteria Assessment (a) Land percel is at the The land percel is not at the edge of a distinct large built up	Score
(1) To check	(a) Land parcel is at the The land parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more area.	
unrestricted	distinct large built-up	
sprawl of	areas.	
large built-up	(b) Prevents the outward	0
areas	sprawl of a large built-	
	up area into open land,	
	and serves as a barrier at	
	the edge of a large built-	
	up area in the absence of	
	another durable	
Dumage 1. T.	boundary.	0/5
Purpose 1: Tot (2) To prevent		0/5 3
(2) To prevent	Prevents development The land parcel forms part of the wider gap between the non-	1 3

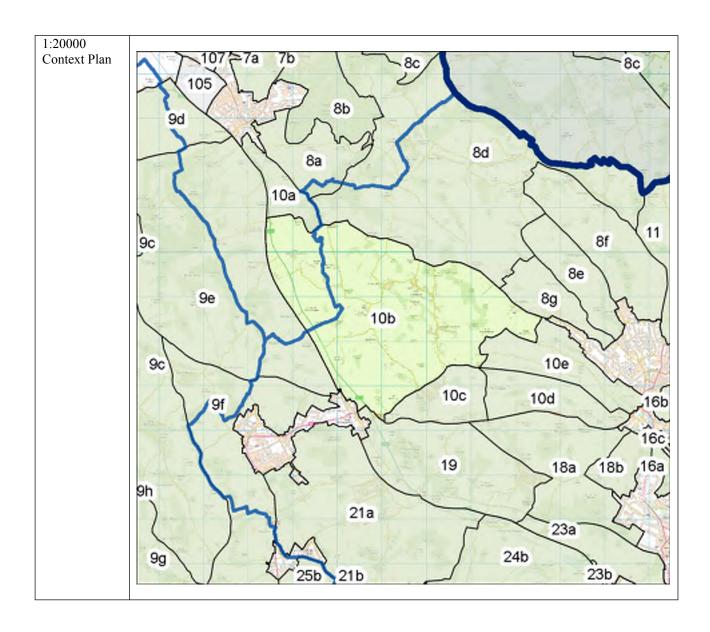
neighbouring	that would result in	Green Belt settlements of Great Missenden / Prestwood and	
towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development	Chesham. The land parcel also forms part of the less essential gap between the non-Green Belt settlements of Wendover, Princes Risborough / Monks Risborough, Great Missenden / Prestwood and Amersham.	
	along transport corridors that link settlements.	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.	
		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.	
Purpose 2: Tota			3/5
(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by development.	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.	5
encroachment		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.	
		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.	
		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.	
Purpose 3: Tota			5/5
(4) To preserved the setting and	Protects land which provides immediate and wider context for	The land parcel immediately abuts the historic core of Great Missenden.	1
special character of historic towns	historic settlement, including views and vistas between the settlement and the surrounding countryside.	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	
Purpose 4: Tota	al Score	relatively flat topography.	1/5



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.



General Area	10c		
Area (ha)	200.9		
Local	Chiltern		
Authority			
Location Plan			
	Seculary Hold Farm	Ob Service Middle Grove Farm Cottages Nucle End Whelit Cott	Barrwo Earn Cot
Description		st of Great Missenden and to the west of Chesham. It ith Hill / Herberts Hole to the north and west, and Litt	
Purpose	Criteria Assessme	ent	Score
(1) To check		parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more area.		
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward		0
areas	sprawl of a large built-		-
	up area into open land,		
	and serves as a barrier at		
	the edge of a large built-		
	up area in the absence of		
	another durable		
	boundary.		
Purpose 1: Tot			0/5
(2) To prevent		parcel forms part of the wider gap between the non-	3
neighbouring		lt settlements of Great Missenden / Prestwood and	
neignooning	mat would result iii Green Be	it settlements of Great ivilssenden / Prestwood and	

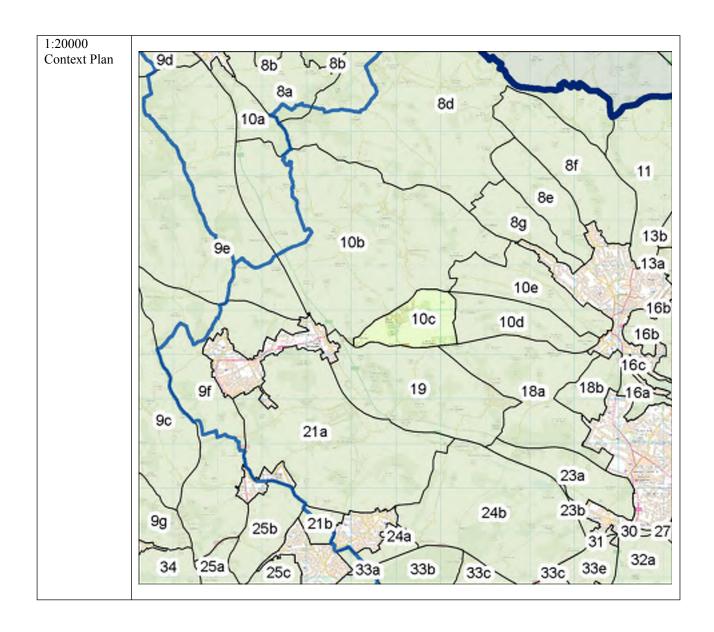
Purpose 2: Tot (3) Assist in safeguarding the countryside from encroachment	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. al Score Protects the openness of the countryside and is least covered by development.	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. 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. 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. Less than 5% of the land parcel is covered by built form. 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. 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	3/5 3
D 2 T		character.	2/5
Purpose 3: Tot	Protects land which	The west corner of the land parcel immediately abuts the	3/5
preserved the setting and special character of historic towns	provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	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.	1/5



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.



General Area	10d		
Area (ha)	247.0		
Local	Chiltern		
Authority			
Location Plan			
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	The state of the s		40 12
Description	Canaral Area 10d is leasts	ed to the west of Chesham and is hounded by this settlement to the	a aast
Description		ed to the west of Chesham and is bounded by this settlement to the dell Lane / Herberts Hole to the north, and Little Hundridge Lan	
	west.	dell Eane / Herberts Hole to the north, and Eithe Hundridge Ean	c to the
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the large built-up area of	PASS
the	edge of one or more	Chesham.	1 1100
unrestricted	distinct large built-up	Cheomain.	
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is connected to the large built-up area of	3+
areas	sprawl of a large built-	Chesham, preventing its outward sprawl into open land.	
	up area into open land,	The boundary between the land parcel and the Chesham built-	
	and serves as a barrier at	up area is predominantly bordered by consistent boundary	
	the edge of a large built-	features lacking in durability including natural features	
	up area in the absence of	adjacent to Missenden Road and the gardens of detached	
	another durable	properties on Missenden Road and Pednomead End. The land	
	boundary.	parcel is an important barrier to sprawl.	
Purpose 1: Tot		The second surface and share.	3+/5
(2) To prevent	Prevents development	The land parcel forms part of the wider gap between the non-	3
	that would result in	Green Belt settlements of Great Missenden / Prestwood and	~
neighbouring			

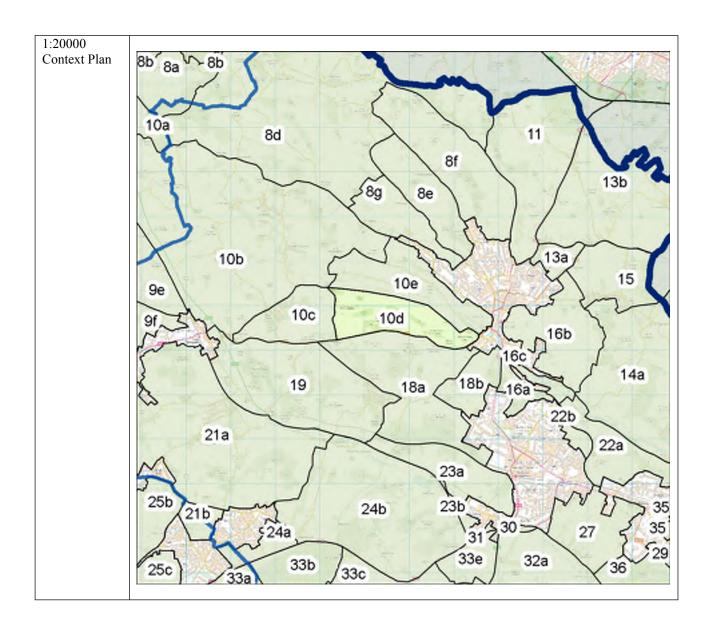
towns from	merging of or significant	Chesham. Although the scale and character of the gap is	
merging	erosion of gap between	important for preventing the merging of settlements and	
	neighbouring	restricting ribbon development along the B485 Missenden	
	settlements, including	Road, the eastern part of the parcel immediately adjacent to	
	ribbon development	Chesham is less important for preventing coalescence.	
	along transport corridors		
	that link settlements.		
Purpose 2: Tot	al Score		3/5
(3) Assist in	Protects the openness of	Less than 5% of the land parcel is covered by built form.	5
safeguarding	the countryside and is	-	
the	least covered by	The land parcel is characterised by fields and agricultural uses	
countryside	development.	with small areas of woodland including Willow Coppice and	
from	1	Devil's Den. The topography of the land parcel slopes up to	
encroachment		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.	
		<u> </u>	
Durmaga 2. Tat	al Capus	The land parcel has a strong unspoilt rural character.	5/5
Purpose 3: Tot			
(4) To	Protects land which	The land parcel immediately abuts the historic core of	3
preserved the	provides immediate and	Chesham to the east and a small part of the historic core on	
setting and	wider context for	Pednor Road falls within the land parcel. There are occasional	
special	historic settlement,	views outwards to the land parcel from the historic core of	
character of	including views and	Chesham, including along Missenden Road and likely views	
historic towns	vistas between the	from the back of properties on Pednor Road to the land	
	settlement and the	parcel. The east of the land parcel protects open land and	
	surrounding	contributes to the immediate rural setting of the settlement.	
	countryside.	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.	
Purpose 4: Tot	al Saara	<u> </u>	3/5



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.



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General Area Area (ha)	10e 300.1		
Local	Chiltern		
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Description		d along the south-western edge of Chesham, bound to the south b	y
Dummaga	 	s Hole and to the north by Pednor Bottom.	Saara
Purpose (1) To check	Criteria (a) Land parcel is at the	Assessment The land parcel is at the edge of Chesham, with the northern	Score PASS
the	edge of one or more	edge connected to the town, and the eastern tip running into	1 7100
unrestricted	distinct large built-up	the historic town.	
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is connected at the northern and eastern edges	3+
areas	sprawl of a large built-	to the historic town of Chesham displaying a low level of	
	up area into open land, and serves as a barrier at	containment, and preventing its outward sprawl into open	
	the edge of a large built-	land, but to a lesser extent than areas contiguous with built form.	
	up area in the absence of		
	another durable	The northern boundary between the Green Belt and the	
	boundary.	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.	
L	1		

Purpose 1: Tot	al Score	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. 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. 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.	3+/5
(2) To prevent	Prevents development	The land parcel forms only a small part of the wider gap	3+/5 1
neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	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. 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.	
Purpose 2: Tot			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Overall, less than 5% of the land parcel is covered by built form 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. 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. 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. Despite the presence of urbanising characteristics, overall the parcel maintains a largely rural character.	3
Purpose 3: Tot			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	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

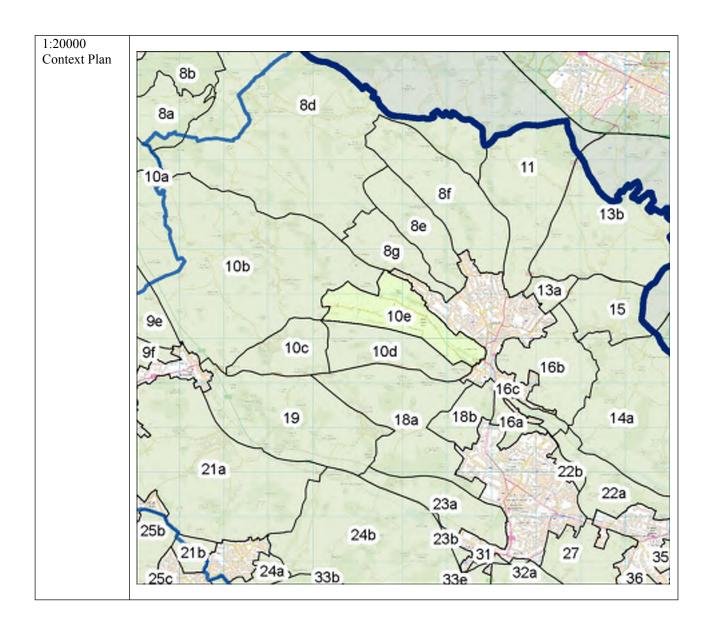
	Following Pednor Road northwards out of Chesham, the road	
	ascends. However, due to the topography, distance, and tree	
	cover, there are very limited views into the historic core, only	
	over the modern parts of the settlement, and there are very	
	limited open countryside views from the historic core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



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.



Description General Area I I in north of Chesham, and is bounded by Vale Road / Chesham Road to the west and the A416 on the east. Cifiteria (1) To check the unrestricted sprawl of a large built-up areas (1) To check the distinct large built-up areas (1) To check the distinct large built-up areas (2) To prevent new and the A416 on the absence of onder durable boundary. The land parcel is at the northern edge of the large built-up area of Chesham, and seven as a barrier at large built-up area in the absence of onder durable boundary. The land parcel is connected with the large built-up area of Chesham, preventing outwards sprawl north into open land, and serves as a barrier at leedge of a large built-up area. The land parcel is connected with the large built-up area of Chesham, preventing outwards sprawl north into open land, and serves as a barrier at leedge of a large built-up area. The land parcel is connected with the large built-up area of Chesham, preventing outwards sprawl north into open land, and serves as a barrier at leedge of a large built-up area. The land parcel and 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-easter edge. The subtreme dege 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-easter edge. The salso provide consistent boundary features. JS 20 To prevent prevent prevent and benefits where the non-neighbouring that would result in The land parcel forms part of the wider gap between the non-neighbouring that would result in The land parcel forms part of the wider gap between the non-neighbouring that would result in The land parcel forms part of the wider gap between the non-neighbouring that would result in The land parcel forms part of the wider gap between the non-neighbouring that would result in The land parcel forms part of the wider gap between the non-neighbouring that would result in T	General Area	11		
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(2) To prevent Prevents development The land parcel forms part of the wider gap between the non-			These also provide consistent boundary features.	2/5
		tal Score		
neighbouring that would result in Green Belt settlements of Chesham and Berkhamsted. The				3
	neighbouring	tnat would result in	Green Beit settlements of Chesham and Berkhamsted. The	

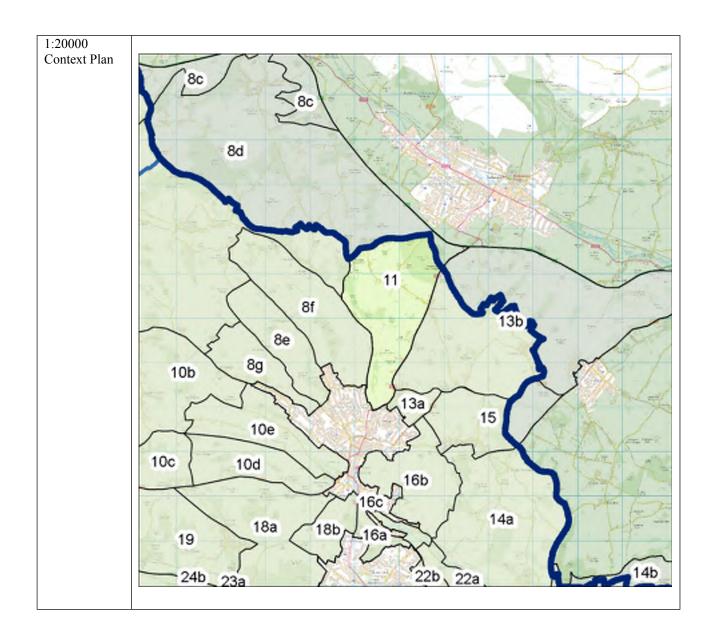
towns from	merging of or significant	overall scale and character of the gap is important for	
merging	erosion of gap between	preventing the merging of settlements and restricting ribbon	
	neighbouring	development along the A416, though the south of the parcel is	
	settlements, including	less important for preventing the coalescence of settlements.	
	ribbon development		
	along transport corridors	However, it should also be noted that, at the local level, the	
	that link settlements.	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.	
Purpose 2: Tot			3/5
(3) Assist in safeguarding	Protects the openness of the countryside and is	Less than 5% of the land parcel is covered by built form.	5
the	least covered by	The General Area is characterised by small tree lined roads,	
countryside	development.	farm land for pasturing, crops, and meadows. The area rises	
from	development.	in topology on the west side of the parcel whereas the east	
encroachment		side flattens out into open fields. The north end of the land	
Cheroachinent		parcel has more dense woodland which prevents long views,	
		which are offered on the eastern side of the parcel looking	
		into open countryside.	
		into open countryside.	
		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.	
Purpose 3: Tot	al Score	overan a mantains a strong unspont tural character.	5/5
(4) To	Protects land which	The land parcel does not abut an identified historic settlement	0
preserved the	provides immediate and	core and does not meet this Purpose.	
setting and	wider context for	core and does not meet ans 1 urpose.	
special special	historic settlement,		
character of	including views and		
historic towns	vistas between the		
mstoric towns	settlement and the		
	surrounding		
	countryside.		
Purnose 4. Tot		<u> </u>	0/5
Purpose 4: Total Score			U/ J



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.



General Area	12		
Area (ha)	109.2		
Local	Wycombe		
Authority	w yeomoe		
Location Plan			
	1.		Old
		Little Crd	
		Kimble	
		Smokey	
	1	Row	
	*		1
		2. 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
	11 1 11	Ragpit	Little
	Hatchmea	The White Great Kimble	Varren
	Meadle Farm		
	1	Simon Simon	
		Grange	rest Kimble, Warner
		104	
		12.	
		Grangelands	
	Age 1	Askett	
	. ,	Lower Co.	
		Cadsden 9c	Pulpit
		X 2 1	Hill Po
	Mingland		VV
	Monks	Risborough	
		Menks o	
		Risboraugh	
	/////5	V Sadowanii	(100 miles
			Hobbs' H
		Whiteleaf	
	1/29/400	9b 9b	
D : '.'	C 1 4 12: 1 4:	Lead of CM 1 D'1 11 1, d of d	D .
Description		I to the north-east of Monks Risborough, bound to the west by the lway line and to the east by the A4010.	e Princes
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The parcel is at the edge of the Princes Risborough / Monks	PASS
the	edge of one or more	Risborough large built-up area.	
unrestricted	distinct large built-up		
sprawl of	areas.		2.
large built-up	(b) Prevents the outward	The land parcel is connected with the large built-up area of	3+
areas	sprawl of a large built- up area into open land,	Princes Risborough / Monks Risborough, preventing outwards sprawl north into open land, but does display a low	
	and serves as a barrier at	level of containment as it is only connected on one side of the	
	the edge of a large built-	General Area.	
	up area in the absence of		
	another durable	The southern edge of the General Area which borders Princes	
	boundary.	Risborough / Monks Risborough is lacking in durability,	
		consisting of a sports field, the back of gardens, and a field.	

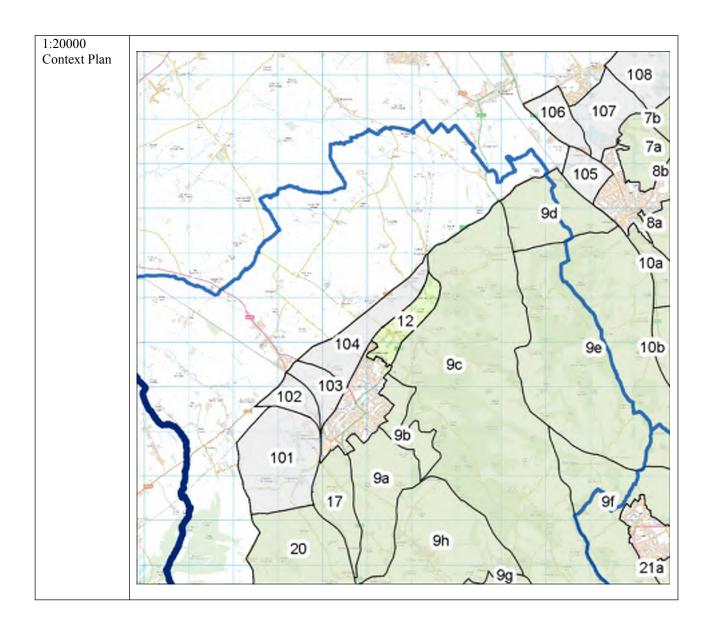
		boundary with the settlement.	
Purpose 1: Tot	al Score		3+/5
Purpose 1: Tot (2) To prevent neighbouring towns from merging Purpose 2: Tot (3) Assist in safeguarding	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development 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 northeast. 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. Less than 5% of the land parcel is covered by built form.	1/5 2
safeguarding the countryside from encroachment	least covered by development.	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. 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. 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.	
Purpose 3: Tot	al Score	<u> </u>	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: Tot			0/5



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.



General Area	13a		
Area (ha)	57.8		
Local	Chiltern		
Authority	Cimitorn		
Location Plan			
	Hilltop	13b Brockhurst Farm 15	Lye
Description	General Area 13a is locate A416 to the west and Lycr	ed to the north of Chesham and is bound by the B4505 to the east come Road to the north.	, the
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the Chesham large built-up	PASS
		l oron	i
the	edge of one or more	area.	
unrestricted	distinct large built-up	dica.	
unrestricted sprawl of	distinct large built-up areas.		3
unrestricted sprawl of large built-up	distinct large built-up areas. (b) Prevents the outward	The land parcel is connected with the large built-up area of	3
unrestricted sprawl of	distinct large built-up areas. (b) Prevents the outward sprawl of a large built-		3
unrestricted sprawl of large built-up	distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land,	The land parcel is connected with the large built-up area of Chesham, preventing its outward sprawl into open land.	3
unrestricted sprawl of large built-up	distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at	The land parcel is connected with the large built-up area of Chesham, preventing its outward sprawl into open land. Part of the parcel follows the edge of Lycrome Wood, an	3
unrestricted sprawl of large built-up	distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-	The land parcel is connected with the large built-up area of Chesham, preventing its outward sprawl into open land. Part of the parcel follows the edge of Lycrome Wood, an established area of woodland which provides a durable	3
unrestricted sprawl of large built-up	distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of	The land parcel is connected with the large built-up area of Chesham, preventing its outward sprawl into open land. 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.	3
unrestricted sprawl of large built-up	distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable	The land parcel is connected with the large built-up area of Chesham, preventing its outward sprawl into open land. 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	3
unrestricted sprawl of large built-up	distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of	The land parcel is connected with the large built-up area of Chesham, preventing its outward sprawl into open land. 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	3
unrestricted sprawl of large built-up	distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable	The land parcel is connected with the large built-up area of Chesham, preventing its outward sprawl into open land. 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	3

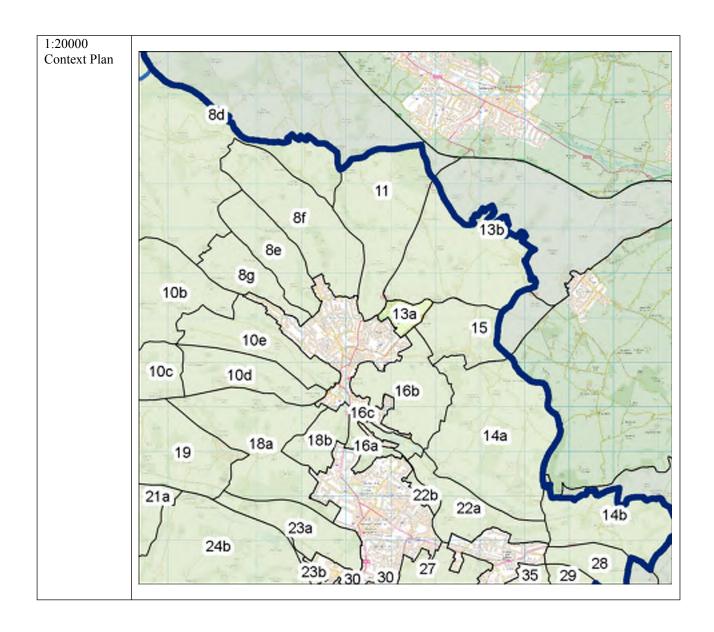
surrounding countryside.		
surrounding		
settlement and the		
vistas between the		
	core and does not meet uns 1 urpose.	
		U
	The land percel does not abut an identified historic settlement	2/5 0
al Capus	urdan character.	2/5
	of enclosure from the wider countryside, contribute to a semi-	
	uses, and configuration of developments, which create a sense	
	•	
	Hill into the parcel. As a result of the topography of the	
	estates radiate outwards from Lycrome Road and Nashleigh	
	Lve Green Road is characterised by ribbon dayalonment	
	Brushwood School in the south.	
	concentrated along the edges of the parcel, including	
- · · ·	diminished somewhat by existing built-form which is	
		2
	Anomal 50/ of the land maneal is a second to the first form	1/5
	Chiltern Local Plan, preventing their coalescence.	4.5
	and Lye Green, identified as a Row of Dwellings in the	
that link settlements.		
	However, it should also be noted that, at the local level, the	
	important for preventing merging.	
that would result in	between the non-Green Belt settlements of Chesham and	
	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. al Score Protects the openness of the countryside and is least covered by development. al Score Protects land which provides immediate and wider context for historic settlement, including views and vistas between the	that would result in merging of or significant rerosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. 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. Protects the openness of the countryside and is least covered by development. 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. 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. 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. The land parcel does not abut an identified historic settlement core and does not meet this Purpose.



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.



Description Descr	General Area	13b		
Description Description Description Description Circina Ci) To check the uncertificed sprawl of a large built-up areas of the large built-up areas of the large built-up areas of large built-up areas of large built-up areas of an arge built-up areas of an arge built-up area of a large built-up area of large built-up area of large built-up area of large built-up area of large built-up area is largely durable and consistent. Although there is no specific boundary feature for its whole larger built-up area is largely durable and consistent. Although there is no specific boundary feature for its whole larger built-up area is largely durable and consistent. Although there is no specific boundary feature for its whole larger built-up area is largely durable and consistent. Although there is no specific boundary feature for its whole larger built-up area is largely durable and consistent. Although there is no specific boundary feature for its whole larger built-up area is largely durable and consistent. Although there is no specific boundary feature for its whole larger built-up area is largely durable and consistent. Although there is no specific boundary feature for its whole larger built-up area is largely durable and consistent. Although there is no specific boundary feature for its whole larger built-up area is largely durable and consistent. Although there is no specific boundary feature for its whole larger built-up area is largely durable and consistent.	-			
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Purpose 1: Total Score 3/5				
	Purpose 1: Tot	tal Score		3/5

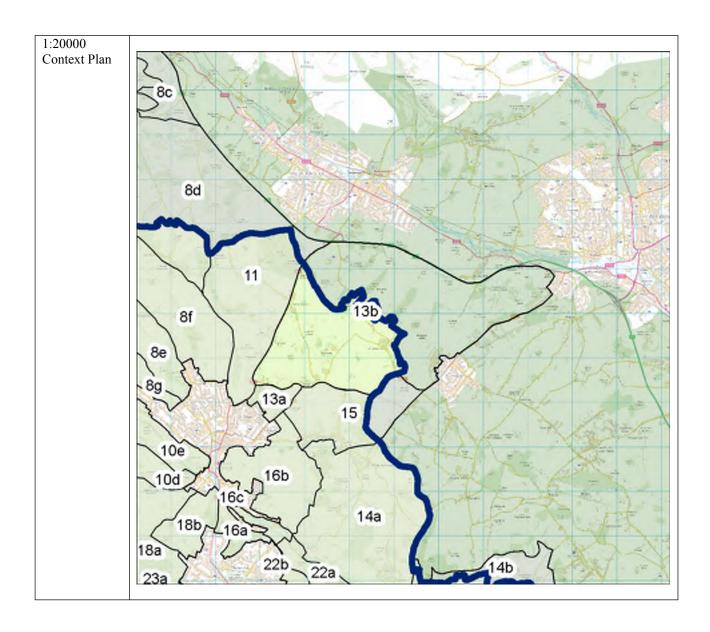
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gap between the non-Green Belt settlements of 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. 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.	3
Purpose 2: Total			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built form. The land parcel has 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. 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.	5
Purpose 3: Tot			5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Tota			0/5



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.



General Area	14a		
Area (ha)	755.1		
Local	Chiltern		
Authority			
Authority Location Plan	16c 16a 7 22b	Members Fame Colors Members Fame Long Montified Who Doy Have Fame 22a 14b	Jacquets Bott
	0.00	Comment of the second	
Description	Chalfont. It is bounded by	ed to the east of Chesham and Amersham and to the north of Littl Latimer Road to the south, topographical features to the west, the Leyhill Road to the north, and Flaunden Bottom and topographet.	e
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more	area.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward		0
areas	sprawl of a large built-		
	up area into open land,		
	and serves as a barrier at		
	the edge of a large built-		
	up area in the absence of		
	another durable		
Dumana 1. T. 4	boundary.		0/5
Purpose 1: Tot		TOTAL 1 10 1 21 21 21	0/5
(2) To prevent	Prevents development	The land parcel forms a less essential part of the gap between	1

neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	the non-Green Belt settlements of Chesham and Little Chalfont, and also makes a limited contribution to the gap between Chesham and the Green Belt settlement of Botley / Ley Hill. However, both the scale and character of these gaps is such that the parcel is less important for preventing coalescence. 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.	
Purpose 2: Tot	al Score		1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built form. The land parcel has a strong unspoilt rural character. It is very flat and open, and offers long views across the land parcel and out into open countryside. Land use is predominantly agricultural land with some 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.	5
Purpose 3: Tot			5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Tot	al Score		0/5



Photograph 1: View of Chesham & Ley Hill Golf Course in the north of the land parcel, looking north from Ashridge Lane.



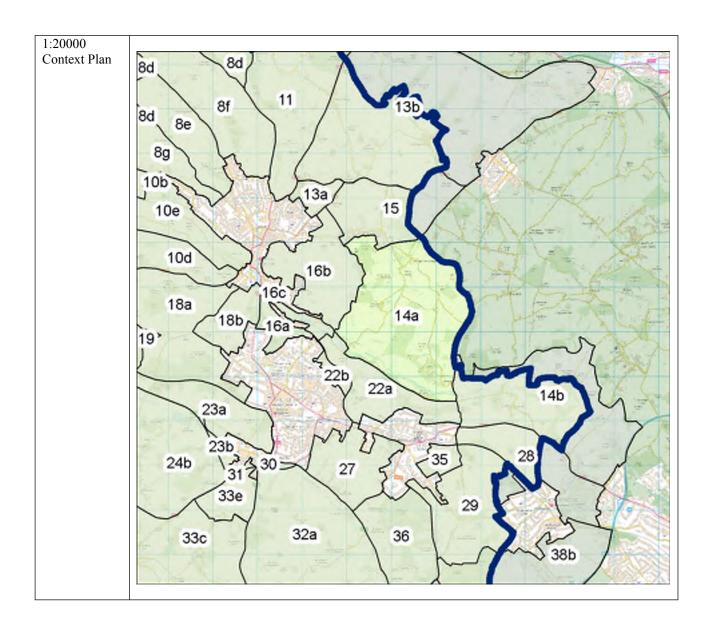
Photograph 2: View of fields in the centre of the land parcel, looking south from Codmore Wood Lane.



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.



General Area	14b		
Area (ha)	695.2		
Local	Chiltern / Dacorum / Three	e Rivers	
Authority	Chinein / Bacorum / Trire	c Rivers	
Location Plan			
	120	Street Transport	4 3
	7	Mountains Sugment-Fave	Commonwood
	14a		
	18	Saria Con Sariation	1
			1
			1
		14b	1
	22a		
		The state of the s	
			1
	35	28	3
	1		
	29		
	15	E-JO EYWOOD Base Charmed Company Charmed	
	36	38b	
		1 228	
Description	bounded by the A404 (Am small part of the M25 on the	to the north-east of Little Chalfont and north of Chorleywood. It nersham Road / Chenies Road / Rickmansworth Road) to the southeeast, the valley gradient to the north, and Story Lane / Flaunde	th, a
D	Bottom to the west.	A 22222204	Cas
Purpose (1) To all all	Criteria	Assessment The land reproduce at the edge of the Dichmonomorph lange	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the Rickmansworth large	PASS
the unrestricted	edge of one or more distinct large built-up	built-up area.	
sprawl of	areas.		
large built-up	(b) Prevents the outward	A small part of the land parcel in the south-east is connected	3+
areas	sprawl of a large built-	to the large built-up area of Rickmansworth, preventing its	"
a10a5	up area into open land,	outward sprawl into open land.	
	and serves as a barrier at	outh and open initia.	
	the edge of a large built-	The large built-up area is predominantly bordered by features	
	up area in the absence of	lacking in durability or permanence, consisting of residential	
	another durable	properties bordered by softer natural features.	
	boundary.		
Purpose 1: Tot			3+/5
(2) To prevent	Prevents development	The land parcel forms part of the wider gap between Little	3

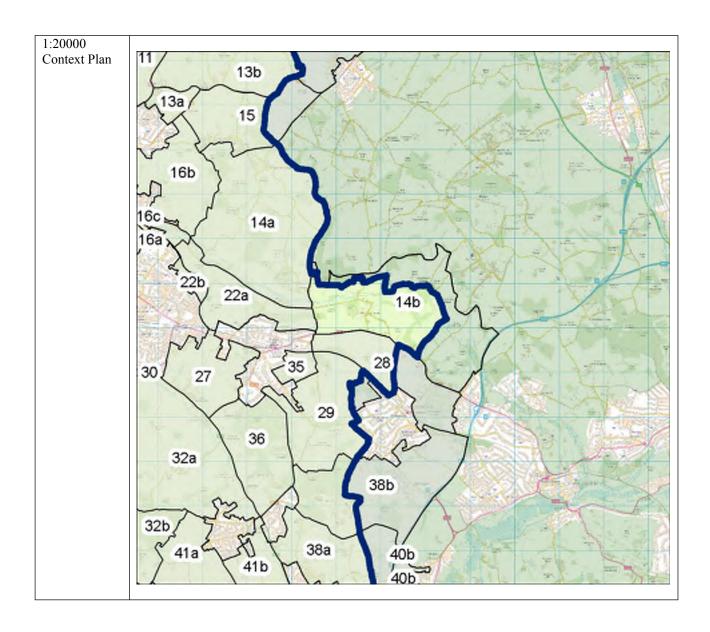
(3) Assist in safeguarding the countryside and is least covered by development. Protects the openness of the countryside and is least covered by development. Less than 5% of the land parcel is covered by unkich consists mainly of some small developments, especially around Chenies with houses, a school, 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. Purpose 3: Total Score (4) To preserved the provides immediate and wider context for historic settlement, including views and vistas between the settlement including views and vistas between the settlement and the surrounding	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.	2/5
safeguarding the countryside and is least covered by development. 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. Purpose 3: Total Score Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding			Logg than 50/ of the land narreal is severed by built forms	3/5
(4) To preserved the setting and special character of historic towns historic towns character and the settlement and the surrounding historic settlement historic settlement, and the surrounding historic settlement historic settlement historic settlement core and does not meet this Purpose.	safeguarding the countryside from encroachment	the countryside and is least covered by development.	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	
preserved the setting and special character of historic towns historic towns historic towns settlement and the surrounding character of historic towns histo				4/5
Purpose 4: Total Score 0/5	preserved the setting and special character of historic towns	provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.		0



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



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



General Area	15		
Area (ha)	313.2		
Local	Chiltern/ Dacorum		
Authority			
Location Plan	13a Groothurst Renn		
	16b	According Form Consumer Advantage Form Consumer Advant	1
		100	
Description		Chesham and west of Bovingdon. It is bounded by the B4505 to ne north-east, Leyhill Road to the east and south, and the Green E	
	settlement of Botley in the	south-east corner and Ley Hill in the south. The land parcel stra	
	boundary of Chiltern and I		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Land parcel is at the edge of one or more distinct large built-up	The land parcel is not at the edge of a distinct large built-up area.	FAIL
sprawl of	areas.		
large built-up	(b) Prevents the outward		0
areas	sprawl of a large built-		0
arous	up area into open land,		
	and serves as a barrier at		
	the edge of a large built-		
	up area in the absence of		
	another durable		
	boundary.		
Purpose 1: Tot			0/5
(2) To prevent	Prevents development	The land parcel forms part of the wider gap between the non-	3
(2) To prevent	1 1 10 vento de velopinent	The failed pareer forms part of the wider gap between the holf-	1 5

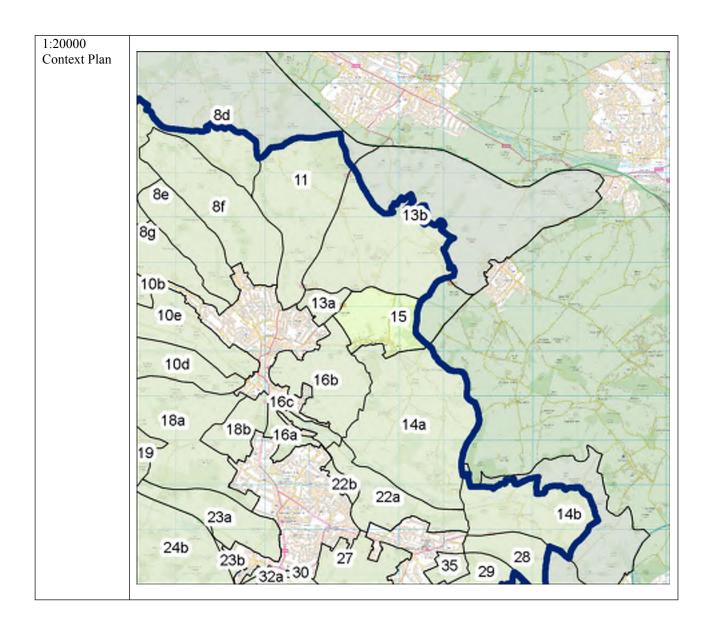
neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Green Belt settlements of Chesham to the west and Bovingdon to the east. The south of the parcel 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). 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.	
Purpose 2: Tot			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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. 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.	3
Purpose 3: Tot			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Tot	al Score		0/5



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



Photograph 2: Residential house along Botley Road.



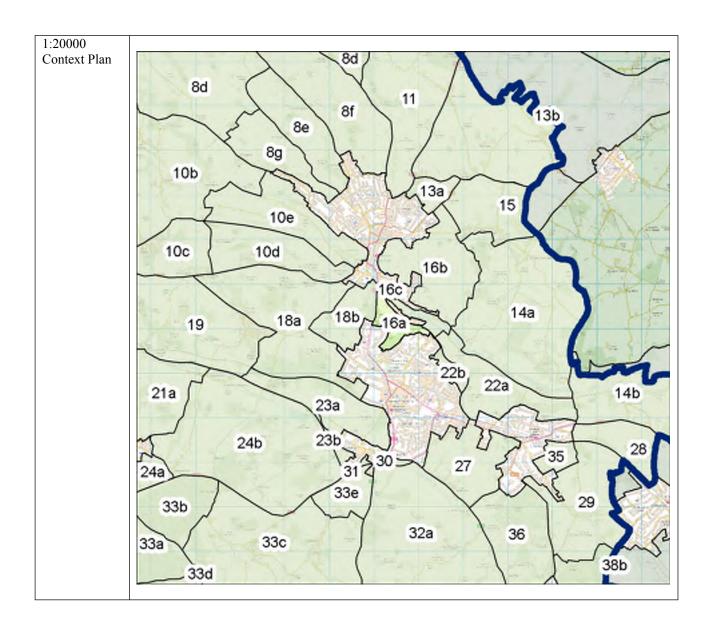
C 1 A	16-		
General Area	16a 59.5		
Area (ha)			
Local	Chiltern		
Authority			
Location Plan	7 -> V/ V/ I		
	~	16b	
		Waterside	
		Cincomitation	
	A416		
	- 1	16b	
		N. Swan	
	18b	Total Comments	
	4	1800	
	Beech ·		
	Wood		
	T		\
	1	1 Part	>
	# /Little		5
	F Hodds	1000	1
	Wood	Hodds Wower Bois	1
	Hilbury	Wood · .	
	Wood	16a 16c	8
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		,)	10
			~
	(FIGT .)		10
	115		
	7/1/2	Great Bois	
	ALEI CEST	Wood	- 00-
		A so	22a
	7 50 1///	Mar Man	
			<i>}</i> }\
	21-0		/ \
	57		1
	SINDOR	18/11/1/2019	22b
		Charles Many,	.20
	114		
Description	General Area 16a is locate	ed to the north of Amersham (Chesham Bois) and south of Chesha	am
	(Lower Bois) and is bound	led 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	(a) Land parcel is at the	The land parcel is at the edge of the large built-up areas of	PASS
the	edge of one or more	Amersham and Chesham.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is contiguous with the large built-up areas of	5+
areas	sprawl of a large built-	Amersham and Chesham, preventing their outward sprawl	"
areas	up area into open land,	into open land.	
	and serves as a barrier at	into open iana.	
	the edge of a large built-	The large built-up area of Chesham is partly bounded by the	
	up area in the absence of	edge of the Chess Business Park, the boundary of which lacks	
	another durable	durability; it follows an intermittent planted buffer, a softer	
	boundary.	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.	
	· ·	Loongistant linear tactura	1

			I
		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.	
		Given the irregularities of the boundary, the Green Belt is therefore an important barrier to sprawl.	
Purpose 1: Total	al 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: Tot			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 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.	4
Purpose 3: Tot			4/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	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

Chistma
Tree Farm

Photograph 1: View of sloping fields and woodland behind in General Area 16a, facing east from the western boundary.



General Area	16b		
Area (ha)	310.3		
Local	Chiltern		
Authority Location Plan	10e Chesham CHESHAM	15 Cogmore 16b 16b 16c 22a	Mandhama P. Brownels
Description		ed to the east of Chesham and is bounded by this settlement to the	e west,
D	1	timer Road to the south and topographical features to the east.	G.
Purpose (1) To check	Criteria (a) Land parcel is at the	Assessment The land parcel is at the edge of the large built-up area of	Score PASS
the	edge of one or more	Chesham.	rass
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is connected to the large built-up area of	3+
areas	sprawl of a large built-	Chesham, preventing its outward sprawl into open land.	
	up area into open land,	The boundary between the land parcel and the Chesham built-	
	and serves as a barrier at	up area is predominantly bordered by irregular features some	
	the edge of a large built-	of which are lacking in durability consisting of the gardens of	
	up area in the absence of another durable	residential properties bounded by softer natural features, Chesham High School and grounds and an industrial estate on	
	boundary.	Springfield Road. Part of the boundary to the west is bordered	
	Coursely.	by the railway line and White Hill (a public road) which are	
		more durable. The land parcel is an important barrier to	
		sprawl.	
Purpose 1: Tot	tal Score	•	3+/5
			_

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



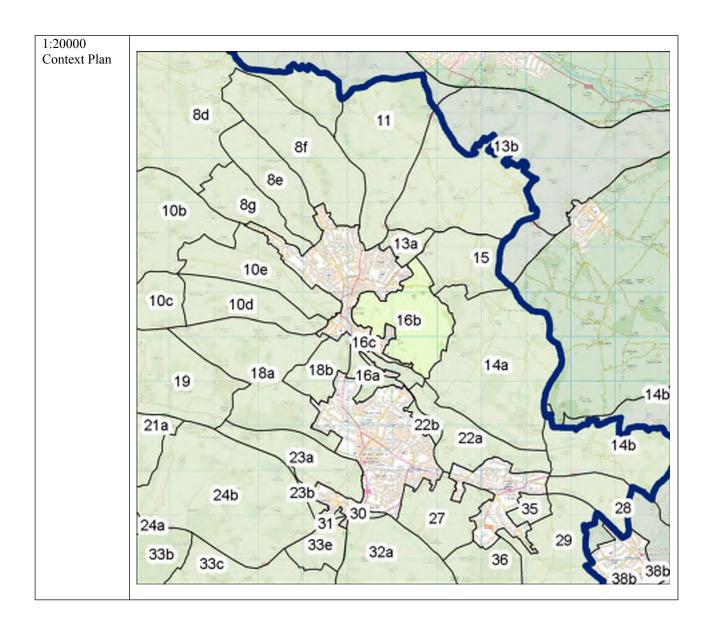
Photograph 1: View of agricultural uses in General Area 16b facing south from Bottom Hill Lane, which is characteristic of the east of the land parcel.



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.



General Area	16c		
Area (ha)	42.1		
Local	Chiltern		
Authority			
Location Plan			
Location Plan	Little Hodds Wood bury Wood Sreat Bols Wood	Plantation 16b 16c 22a	14a
Description	area of Chesham and Ches	d to the north of Amersham (Chesham Bois) and between the Losham itself. It is bounded by part of Chesham (Lower Bois) and the ride / Latimer Road to the north and Hollow Way Lane / Latimer Assessment	he
Purpose (1) To check		The land parcel is at the edge of the large built-up area of	
(1) To check	(a) Land parcel is at the		PASS
the	edge of one or more	Chesham.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is enclosed by the large built-up area of	1
areas	sprawl of a large built-	Chesham. It is contained by existing built-form to the north	
	up area into open land,	and south and has limited connectivity to the wider	
	and serves as a barrier at	surrounding Green Belt. The large built-up area of Chesham	
	the edge of a large built-	(Waterside/Chessmount) is predominantly bordered by the	
	up area in the absence of	prominent and consistent public roads of Waterside and	
	another durable	Latimer Road to the north. The border between the land	
	I		
	boundary.	parcel and the large built-up area (to the north of Lower Bois)	
1		is bordered by Bois Moor Road and detached and semi-	1
		detached properties bounded by softer natural features. The	

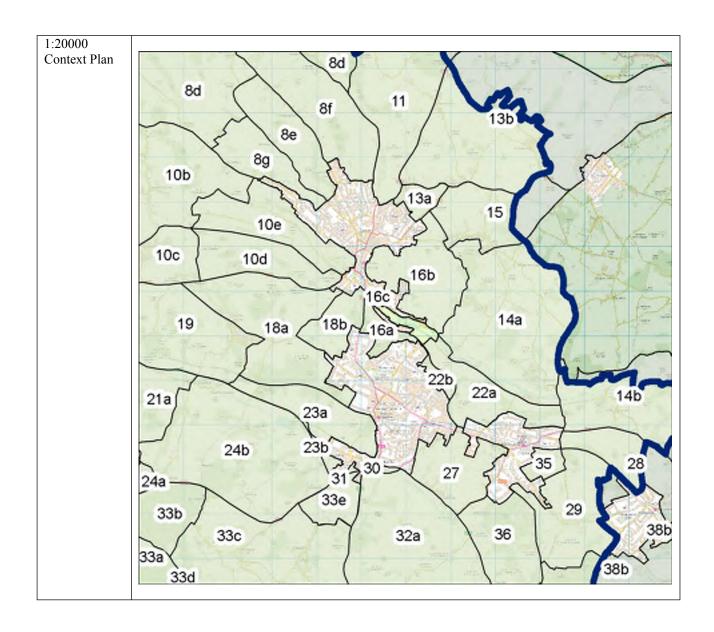
		railway line provides a further border to the south of this	
		built-up area where the south of land parcel is very narrow.	
		The land parcel serves as an additional barrier to sprawl.	
Purpose 1: Tot			1/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging 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: Tot	al 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 10% of the land parcel is covered by built form. 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. The land parcel has a semi-urban character.	2
Purpose 3: Tot	al 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: Tot		1	0/5



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.



General Area	17		
Area (ha)	159.6		
Local	Wycombe		
Authority			
	Troproce Saunderto Farre Cottages Saunderto Cottage		9b
Description	3 3	to the south of Princes Risborough and is bordered by this settle	Profesed Land Favor
2 countries		e east and the railway line to the west.	
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of	(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
sprawi or large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The land parcel is connected to the large built-up area of Princes Risborough / Monks Risborough, preventing its outward sprawl into open land. 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.	3+
Purpose 1: Tot	al Score		3+/5

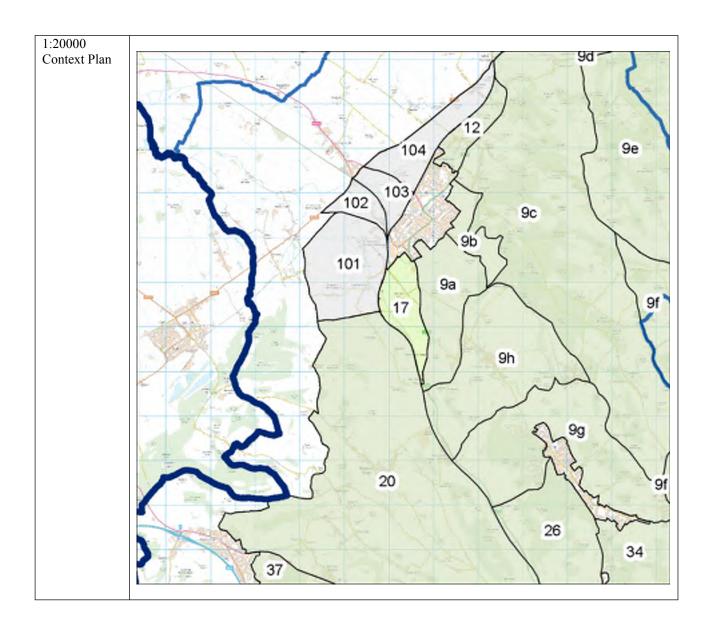
(2) To prevent Prevents development that would result in	The land parcel forms a small part of the less essential gap between the non-Green Belt settlements of Princes	1
towns from merging of or significant	Risborough and Walter's Ash / Naphill.	
merging erosion of gap between		
neighbouring	While the parcel plays a role in preventing ribbon	
settlements, including	development along Shootacre Lane, the gap is of a sufficient	
ribbon development	scale and character that, overall, the parcel is less important	
along transport corridors that link settlements.	for preventing coalescence between settlements.	
Purpose 2: Total Score		1/5
(3) Assist in Protects the openness of	Less than 5% of the land parcel is covered by built form.	3
safeguarding the countryside and is	Less than 5% of the land parcer is covered by built form.	3
the least covered by	The land parcel is mainly characterised by open fields and	
countryside development.	agricultural uses. The topography of the land parcel is such	
from	that there are strong visual connections with the surrounding	
encroachment	countryside, thus contributing to the sense of openness.	
	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 northeast, 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.	
	or control	
	Overall, despite the presence of some encroachment	
	(particularly around the fringes of Princes Risborough) the	
	land parcel maintains a largely rural character.	
Purpose 3: Total Score	1	3/5
(4) To Protects land which	The land parcel does not abut an identified historic settlement	0
preserved the provides immediate and	core and does not meet this Purpose.	
setting and wider context for		
special historic settlement, character of including views and		
historic towns vistas between the		
settlement and the		
surrounding		
countryside.		
Purpose 4: Total Score	•	0/5



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 northwest from Shootacre Lane.



General Area	18a		
Area (ha)	514.9		
Local	Chiltern		
Authority	Cimen		
Location Plan			
Bo t wich i iwn		1 1 10 10	
		10e	
	Dampool Fare Cottage		
		10d	3
	10c	TOU House	
		And the	SHESHAM
	Water Clow	Lover Hoostly Care Street	16b
	Com-Colleges Avoir Error Street Street	Handard Bahops House End /	
	1 Company	fam Hill Hafest Hoost	
		The second secon	16c
			100
			1
		inyde 18a	
	decree	18b	/ 16a
	Terr Labor		In
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	- (1 7
	/	4b 23a	-
	2	40	7
		The same of the sa	1
			1
		23b	
		Upper Park	
Description		d south-west of Chesham and north-west of Amersham and is be	
		rs Lane and Copperkins Lane to the east, the B485 to the north, / Keepers Lane to the west and the railway to the south.	нуае
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the large built-up areas of	PASS
the	edge of one or more	Amersham and Chesham.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is connected with the large built-up areas of	3+
areas	sprawl of a large built-	Amersham and Chesham, preventing their outward sprawl	
	up area into open land,	into open land.	
	and serves as a barrier at	The large built-up area of Amersham is predominantly	
	the edge of a large built- up area in the absence of	bordered by detached homes with large gardens bounded by	
	another durable	softer natural features, some of which are more regular in the	
	boundary.	northern part of the boundary between the land parcel and the	
		large built-up area.	
		The boundary between the land parcel and the large built-up	

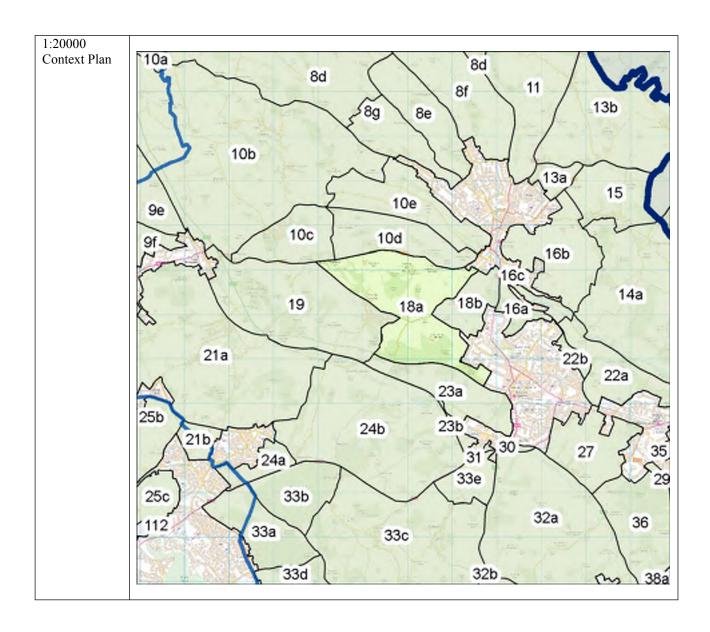
		area of Chesham comprises detached and semi-detached properties with large gardens bounded by softer natural features.	
		The land parcel is an important barrier to sprawl.	
Purpose 1: Tot			3+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gap 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. The south-east corner of the land parcel is less important to preventing coalescence of these settlements, though the	3
		openness and scale of the gap is important to restricting the merging of Amersham and Chesham with the Green Belt settlement of Hyde Heath.	
Purpose 2: Tot	al Score	•	3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built form. 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 northeast of the land parcel which slopes down towards Chesham. 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.	5
Purpose 3: Tot			5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
	COUITH VSIUC.	I .	1



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.

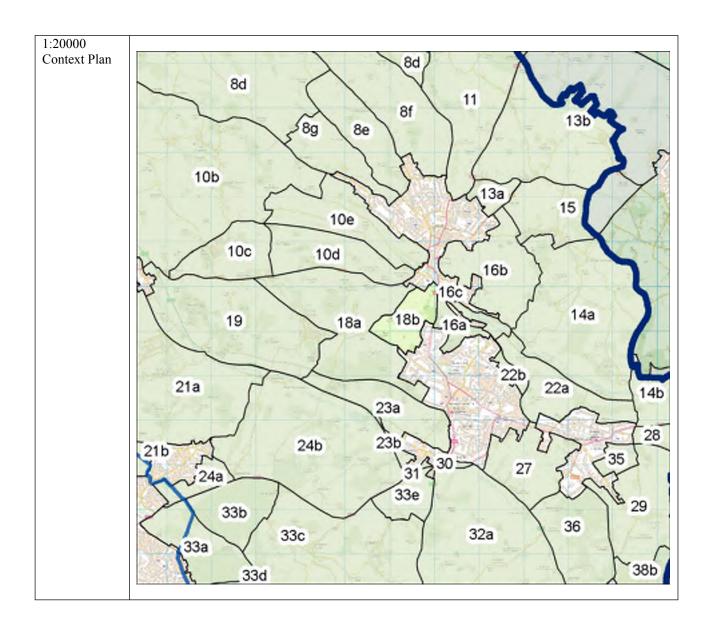


General Area	18b		
Area (ha)	126.9		
Local	Chiltern		
Authority	Cinitorn		
Location Plan			
		Pednormead	16b
		Hillbury End	MI
		Hol10d	VAS
	.0		
	Halfway House	The second secon	11 11
	Farm Barn		16c
	*****	A4 ID	
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	S	Beech	0
		Wood	4
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		Green	72
	The	Park . Park	1
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	Liloud	· ITTEL CA	7
			100
		W 25 X//	/16a
	Laure W. Carden	n /	
	Lower Weedo	" E	
	San Carri		3/10
			1/5%
			1 8
Description	General Area 18b is locate	ed to the north of Amersham (Chesham Bois) and south of Chesh	am and
		ments, the A416 to the east, Fullers Lane to the west and Copperly	
	to the south.		
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the large built-up areas of	PASS
the	edge of one or more	Amersham and Chesham.	
unrestricted	distinct large built-up		
sprawl of large built-up	areas. (b) Prevents the outward	The land parcel is contiguous with the large built-up areas of	5+
areas	sprawl of a large built-	Amersham and Chesham, preventing their outward sprawl	J 1
41045	up area into open land,	into open land.	
	and serves as a barrier at		
	the edge of a large built-	The boundary between Chesham and the land parcel is largely	
	up area in the absence of	irregular. In several areas it is not aligned with physical	
	another durable	features which are readily recognisable or likely be	
	boundary.	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	
	1	bounded by softer natural features which lack durability.	

	I		I
		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.	
		The Green Belt provides an important barrier to sprawl in the absence of a durable boundary.	
Purpose 1: Tot	al 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: Tot			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 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. 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. The presence of some built-form dispersed in the land parcel means that it has a largely rural open character.	3
Purpose 3: Tot			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Tot	al Score		0/5



Photograph 1: View of open fields and areas of woodland in General Area 18b from the southern boundary.



General Area	19		
Area (ha)	624.6		
Local	Chiltern		
Authority			
Location Plan			
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		that co	
	-2 mm		-5
	21b	and the same	
Description	General Area 19 is located to	the east of Great Missenden and west of Amersham. It is bore	dered by
		-west, the B485 / Hyde Heath Road to the north, Keepers Lan	
		, railway line and A413 to the south. The Green Belt settleme	ent of
	Hyde Heath is located in the		
Purpose		ssessment	Score
(1) To check		he land parcel is not at the edge of a distinct large built-up	FAIL
the	1 5	rea.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward		0
areas	sprawl of a large built-		
	up area into open land,		
	and serves as a barrier at		
	the edge of a large built-		
	up area in the absence of		
	another durable		
	boundary.		
n 1 m			0./=
Purpose 1: Tot	al Score	he land parcel forms part of the less essential gap between	0/5 3

(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.	south-west of the land parcel. Farms and other commercial uses (such as a cycle workshop) are dispersed in the land parcel. The presence of built-form means that the land parcel has a largely rural character. 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 and important role in maintaining the unique setting of the historic settlement.	3/5
' (4) T _C '		uses (such as a cycle workshop) are dispersed in the land parcel. The presence of built-form means that the land parcel has a largely rural character.	
	al Score	uses (such as a cycle workshop) are dispersed in the land parcel. The presence of built-form means that the land parcel has a	3/5
Purpose 3: Tota		uses (such as a cycle workshop) are dispersed in the land	
		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	
(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 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.	3
Purpose 2: Tota		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.	3/5
neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	the non-Green Belt settlements of Great Missenden / Prestwood and Amersham, which is generally of sufficient scale and character that the parcel is less important for preventing their coalescence. 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.	



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.



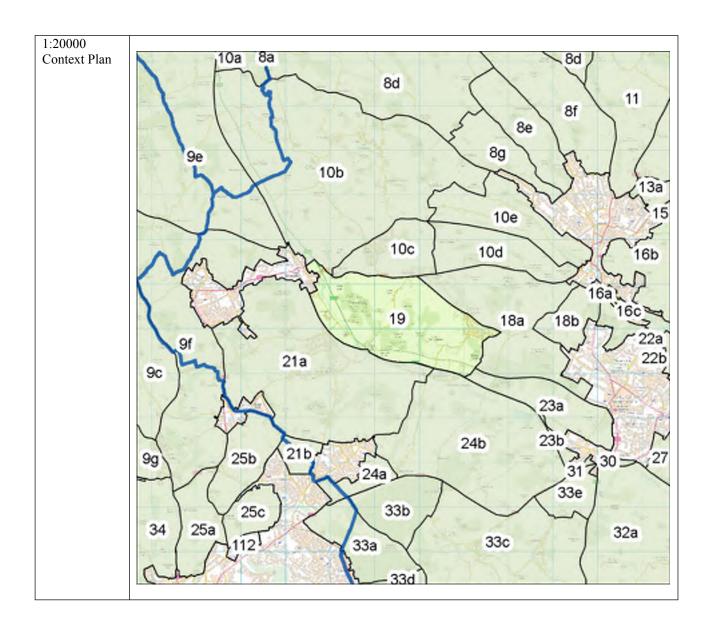
Photograph 2: View of the Great Missenden historic core in General Area 19 facing south-west from green space off the A4128.



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.



General Area	20		
Area (ha)	2455.1		
Local	Wycombe		
Authority Location Plan	w yeomoc 43a	17 9a 9h 9h 20 20 20 39	
Description	and to the east of Stokenchu north by Upper Icknield Wa Cherry Lane, Horseshoe Ro It is bound to the south by the	to the north-west of High Wycombe, to the south of Princes Rislarch. It is bound to the east by the Chiltern Main Line railway line, and to the west by Wigan's Lane, Chinnor Road, Radnage Land, Grange Farm Road, Park Lane and the settlement of Stokenine A40 (Wycombe Road / Oxford Road).	ne, to the ane, church.
Purpose (1) To cheek		Assessment The land parcel is at the adds of the large built up area of	Score
(1) To check the		The land parcel is at the edge of the large built-up area of High Wycombe.	PASS
unrestricted	distinct large built-up	ingii ii yeemiee.	
sprawl of	areas.		
large built-up		The land parcel is connected to the large built-up area of High	3
areas	sprawl of a large built-	Wycombe in its south-east corner.	
	up area into open land,		
		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.	
	boundary.	COOKSHAII LAHC.	
Purpose 1: Tot			3/5
1 u1 pose 1: 10t	ai SCUI C		313

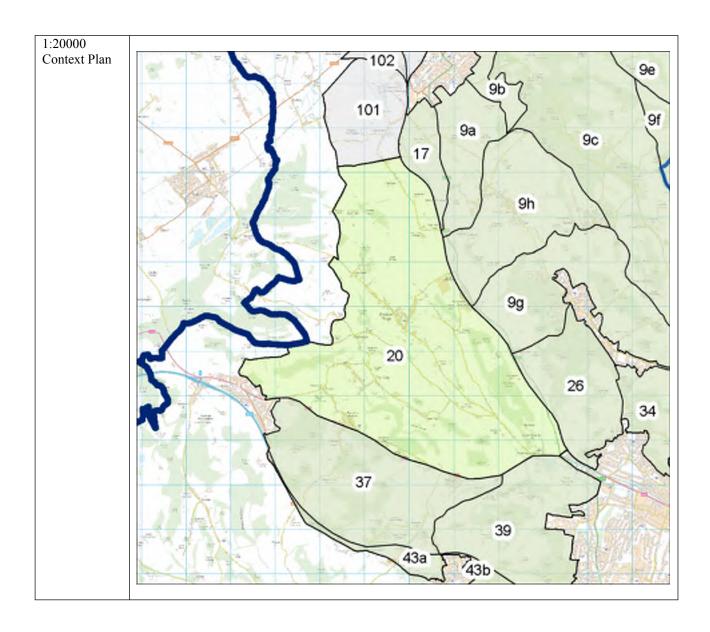
Durpose 2: Total Score Softward Score Protects the openness of the countryside and is least covered by development. Built-form is dispersed throughout the land parcel although there are concentrations around the non-Green Belt settlements of West Wycombe, Saunderton, Bledlow Ridge and Radnage. There 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. Purpose 3: Total Score Protects land which preverved the settlement 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. S/5 Protects land which provides immediate and vistas between the settlement and the surrounding countryside. Protects land which provides immediate and vistas between the settlement and the surrounding countryside. Protects land which provides immediate and vistas between the settlement and the surrounding countryside. Protects land which provides immediate and vistas between the settlement and the surrounding countryside. Protects land which provides immediate and vistas between the settlement and the surrounding countryside. Protects land which provides immediate and vistas between the settlement and the surrounding countryside. Protects land which provides immediate and vistas between the settlement and the surrounding countryside. Protects land which provides immediate and vistas between the settlement provides immediate and vistas between the settlement provides immed	(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 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. 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. However, the far south-west of the parcel at the edge of	3
Purpose 2: Total Score Case Protects the openness of the countryside and is least covered by development. Suitt-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.			Stokenchurch plays a lesser role in preventing coalescence	
(3) Assist in safeguarding the countryside and is least covered by development. 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. Purpose 3: Total Score (4) To 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 rore and does not meet this purpose.	Purpose 2: Tot	al Score	between these settlements.	3/5
safeguarding the countryside and is least covered by development. 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. Purpose 3: Total Score (4) To 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. **S** **S** **S** **S** **S** **Total** **Purpose 3: Total** **Purpose 3			Less than 5% of the land parcel is covered by built-form	
(4) To protects land which provides immediate and setting and special character of historic towns historic towns settlement and the surrounding countryside. This land parcel does not abut an identified historic settlement core and does not meet this purpose. This land parcel does not abut an identified historic settlement core and does not meet this purpose.	safeguarding the countryside from encroachment	the countryside and is least covered by development.	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	
preserved the setting and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	Purpose 3: Tot	al Score		5/5
surrounding countryside.	(4) To preserved the setting and special character of	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the		
	Purnose 4. Tot	surrounding countryside.		0/5



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.



General Area	21a		
Area (ha)	1025.1		
Local	Chiltern		
Authority	Cintern		
Location Plan			
Location 1 ian		10	10
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	1		10d
	9f	10c (100
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		24b	1
	and the second	240	1
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	25b	21b pd	Lune
		() Yes York or Yes	1000
		Total Control	
	100	24a	1
	25a/	33b	1000
		25c 33a 33b	/33c
Description		ed to the south of Great Missenden / Prestwood, north of Holmer	
		ll. It is bordered by Great Missenden and Prestwood, the River M	
		th-east, Great Kingshill and the A4128 to the west, Spurlands En	
		south, and Penfold Lane / Taylors Lane to the east The Green B	
		nill is located in the centre of the land parcel and Little Missender	1 1S
P.	located in the east of the la		
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the large built-up area of	PASS
the	edge of one or more	High Wycombe.	
unrestricted	distinct large built-up		
sprawl of	areas.	TEL 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2.
large built-up	(b) Prevents the outward	The land parcel is connected to the large built-up area of High	3+
areas	sprawl of a large built-	Wycombe (Holmer Green), preventing its outward sprawl	
	up area into open land,	into open land.	
	and serves as a barrier at	The houndary between the land reveal and the High	
	the edge of a large built-	The boundary between the land parcel and the High	
	up area in the absence of another durable	Wycombe built-up area is predominantly bordered by features	
	boundary.	lacking in durability or permanence, consisting of the gardens of detached properties with gaps in the built-form. Part of the	
	bouridary.	or demended properties with gaps in the built-form, I art of the	<u> </u>

		boundary to the east is formed by Penfold Lane which is more	
		durable. The land parcel is an important barrier to sprawl.	
Purpose 1: To	tal Score		3+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gap between the non-Green Belt settlements of 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: To	tal Score		3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built form. 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. 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. The presence of built-form means that the land parcel has a largely rural character.	3
Purpose 3: To		The land named does not short an identified historic settlement	3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0



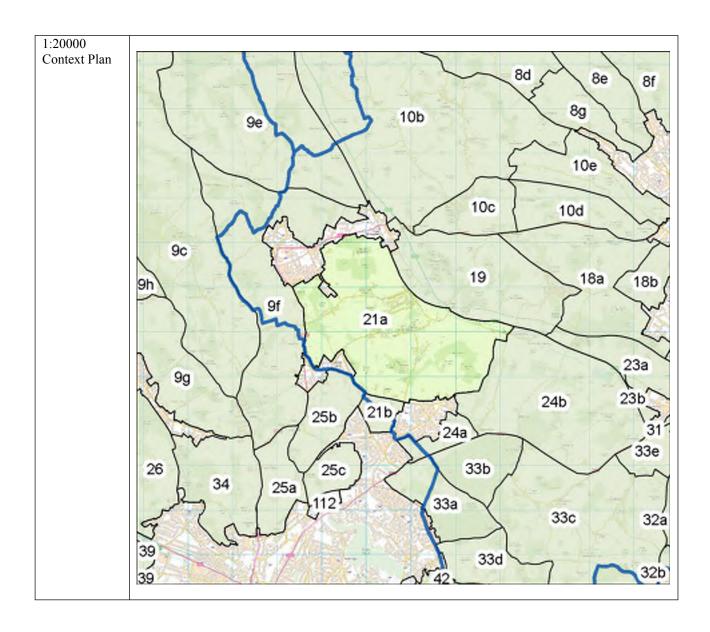
Photograph 1: View of fields and hedgerows in General Area 21a, facing north-east from Nags Head Lane, which is characteristic of the centre of the land parcel.



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.



General Area	21b		
Area (ha)	58.9		
Local	Chiltern / Wycombe		
Authority			
Location Plan			
Location Plan	25b	Bramble 21a Fairn	44
Description	General Area 21b is locate	ed to the east of Widmer End and west of Holmer Green and is bo	ounded
		dmill Lane to the north-west and Spurlands End Road to the north	
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the large built-up area of	PASS
the	edge of one or more	High Wycombe.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is enclosed by the large built-up area of High	1+
areas	sprawl of a large built-	Wycombe (Widmer End / Holmer Green / Hazlemere). It is	1 .
arcus			
	up area into open land,	contained by existing built-form to the south, east and west	
	and serves as a barrier at	and has limited connectivity to surrounding Green Belt.	
	the edge of a large built-	m 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
	up area in the absence of	The boundary between the land parcel and the High	
	another durable	Wycombe built-up area is predominantly regular and	
	boundary.	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	
	1		

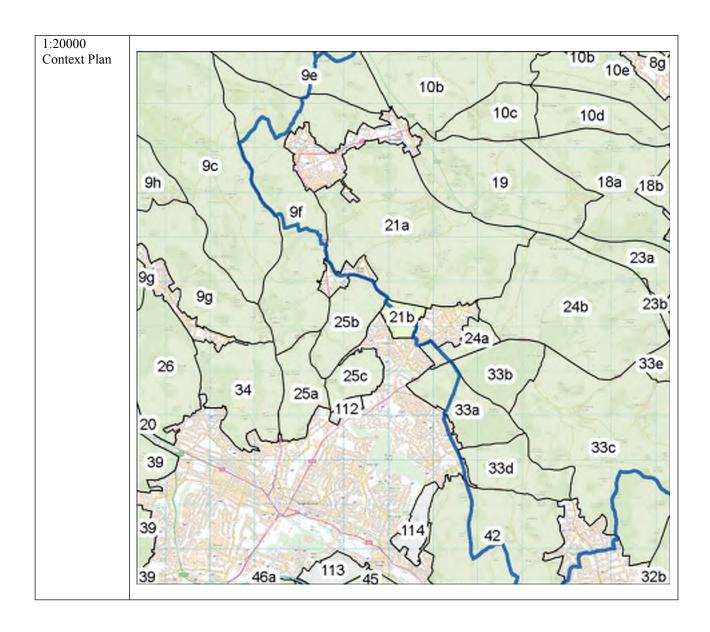
		formed by Watchet Lane.	
		The land parcel is an important barrier to sprawl.	
Purpose 1: Tot	al Score		1+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development 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: Tot			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: Tot			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Tot	2		0/5



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.



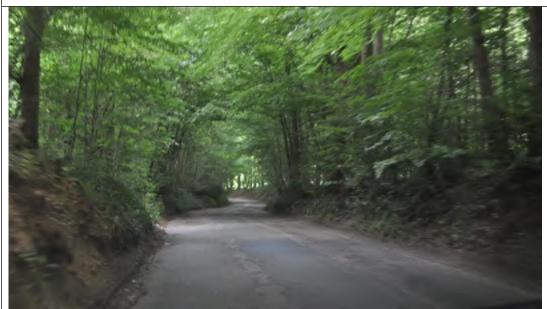
General Area	22.		
	22a 229.4		
Area (ha)	Chiltern		
Local	Chintern		
Authority Location Plan	+		
Location Plan	annual .	7MP	1 1
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Description		ed to the north of Little Chalfont and to the east of Amersham and	
		ents and the railway line to the south, Hollow Way Lane to the no	rth-west,
D		and Stony Lane to the east.	C.
Purpose (1) To about	Criteria	Assessment The land regard is at the edge of the lange built up area of	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the large built-up area of	PASS
the	edge of one or more	Amersham.	
unrestricted	distinct large built-up		
sprawl of	areas. (b) Prevents the outward	Dort of the land parael is connected to the large built	3
large built-up areas	sprawl of a large built-	Part of the land parcel is connected to the large built-up area of Amersham to the south, preventing its outward sprawl into	3
arcas	up area into open land,	open land.	
	and serves as a barrier at	open rand.	
	the edge of a large built-	The large built-up area is predominantly bordered by	
	up area in the absence of	prominent and permanent features such as the railway line,	
	another durable	Bell Lane and West Wood. The large built-up area is partly	
	boundary.	bordered by features lacking in permanence, consisting of an	
	J J.	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	
	•		

		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.	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. 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).	5
Purpose 2: Tot	al 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 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. 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. Despite this, the land parcel retains a strong unspoilt rural character.	5
Purpose 3: Tot	Protects land which	The land parcel does not abut an identified historic settlement	5/5
preserved the setting and special character of historic towns Purpose 4: Tot	provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	core and does not meet this Purpose.	U



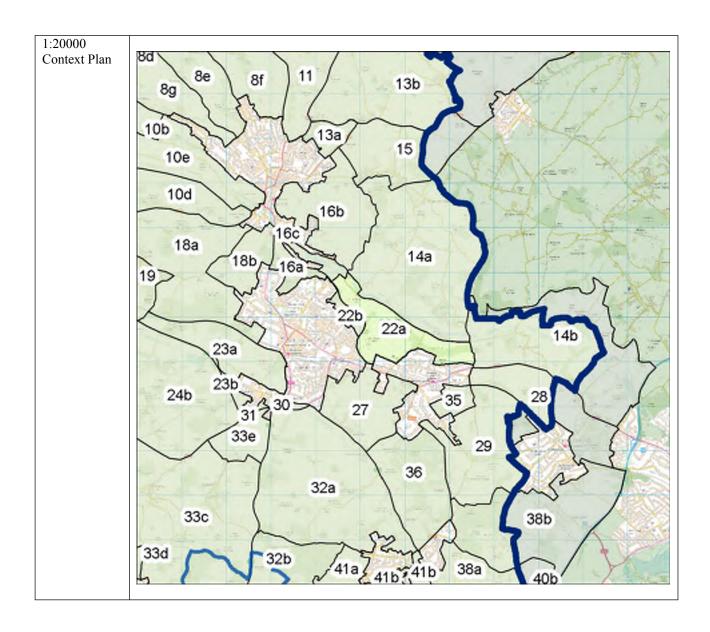
Photograph 1: View of agricultural use in General Area 22a which is characteristic of the south of the land parcel.



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.



General Area	22b			
Area (ha)	33.8			
Local	Chiltern			
Local Authority Location Plan	Chiltern 16a 16c 14a 14a 22b 22a Round Wood			
Description	General Area 22b is locate and the railway line to the	ed to the east of Amersham and is bounded by that settlement to t north.	he south	
Purpose	Criteria	Assessment	Score	
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the large built-up area of	PASS	
the	edge of one or more	Amersham.		
unrestricted	distinct large built-up			
sprawl of	areas.		2.	
large built-up	(b) Prevents the outward	The land parcel is connected to the large built-up area of	3+	
areas	sprawl of a large built-	Amersham, preventing its outward sprawl into open land.		
	up area into open land, and serves as a barrier at	The large huilt up area is predominantly hardened by feetures		
	the edge of a large built-	The large built-up area is predominantly bordered by features lacking in durability or permanence, consisting of detached		
	up area in the absence of	and semi-detached homes with large gardens bounded by		
	another durable	softer natural features as well as Quill Hall Lane. The land		
	boundary.	parcel is an important barrier to sprawl.		
Purpose 1: Tot		1 Lin 11 to an ambanan same same sa skraun	3+/5	
(2) To prevent	Prevents development	The land parcel forms a small part of the wider gap between	1	
neighbouring	that would result in	the non-Green Belt settlements of Amersham and Little	-	
towns from	merging of or significant	Chalfont. However, the parcel makes limited contribution due		
	1	1	1	

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.	1/5
Purpose 2: Tot		Lagrather 50/ of the land regard is severed by heilt forms	1/5 5
(3) Assist in safeguarding	Protects the openness of the countryside and is	Less than 5% of the land parcel is covered by built form.	3
the countryside from encroachment	least covered by development.	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.	
Purpose 3: Tot	al Score		5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

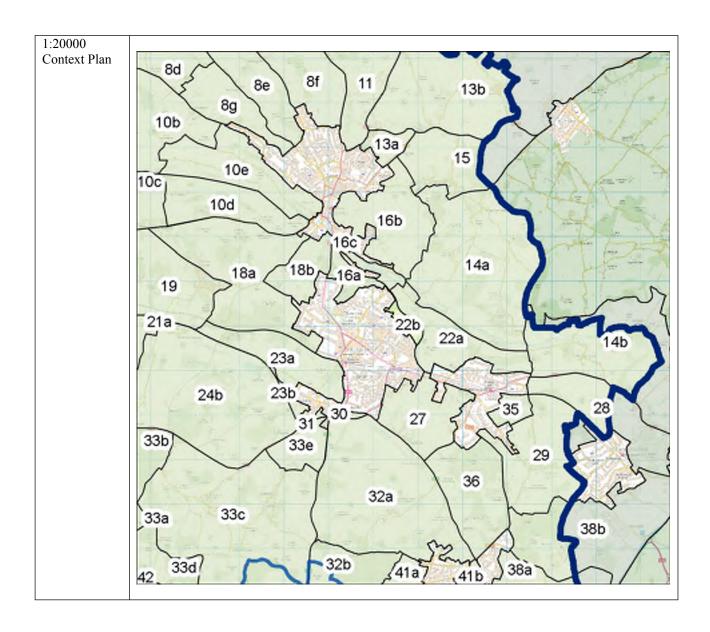
Site Photos



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.



General Area	23a		
Area (ha)	229.2		
Local	Chiltern		
Authority			
Location Plan	7-13/		160
		166	16c
		18b	
	40000		~
	10		1
	19	18a	100
	- Direct	100	XX
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		31	
	Tanani I		
		I inchans	
		32	a
	Moodow	33e	
	33c	222	
		,33c	
Description	General Area 23a is locate	d to the west of Amersham and is bounded by this settlement, the	a railway
Description		to the west and the A413 to the south.	cianway
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the large built-up area of	PASS
the	edge of one or more	Amersham.	
unrestricted	distinct large built-up		
sprawl of	areas.		1
large built-up areas	(b) Prevents the outward sprawl of a large built-	The land parcel is connected to the large built-up area of Amersham, preventing its outward sprawl into open land.	3
arcas	up area into open land,	Amersham, preventing its outward sprawr into open fand.	
	and serves as a barrier at	The large built-up area of Amersham is predominantly	
	the edge of a large built-	bordered by prominent, permanent and consistent boundary	
	up area in the absence of	features, including School Lane and the River Misbourne to	
	another durable	the south and the railway line to the north. The boundary to	
	boundary.	the east comprises woodland and some gardens of detached	
		properties with less durability. The land parcel serves as an	
Purpose 1: Tot	tal Score	additional barrier to sprawl.	3/5
(2) To prevent	Prevents development	The land parcel forms part of the less essential gap between	3/3
(2) TO prevent	1 10 voites de velopinent	The fand parcer forms part of the less essential gap between	1 2

(3) Assist in safeguarding the countryside and is the countryside from encroachment	neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	the non-Green Belt settlements of 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. 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.	
Cass tan 5% of the land parcel is covered by built form. Cass than 5% of the land parcel is covered by built form. Cass tan 5% of the land parcel is covered by built form.	Purpose 2: Tot	al Score		3/5
Purpose 3: Total Score (4) To	(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	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. Overall though, the limited presence of built-form means that	1
(4) To	Purpose 3: Tot	al Score	overait the land pareer has a largery larar open endracter.	3/5
relationship with the Amersham historic core, with limited views.	(4) To preserved the setting and special character of	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding	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.	3
	Purnose 4. Tot	al Score	relationship with the Amersham historic core, with limited	3/5

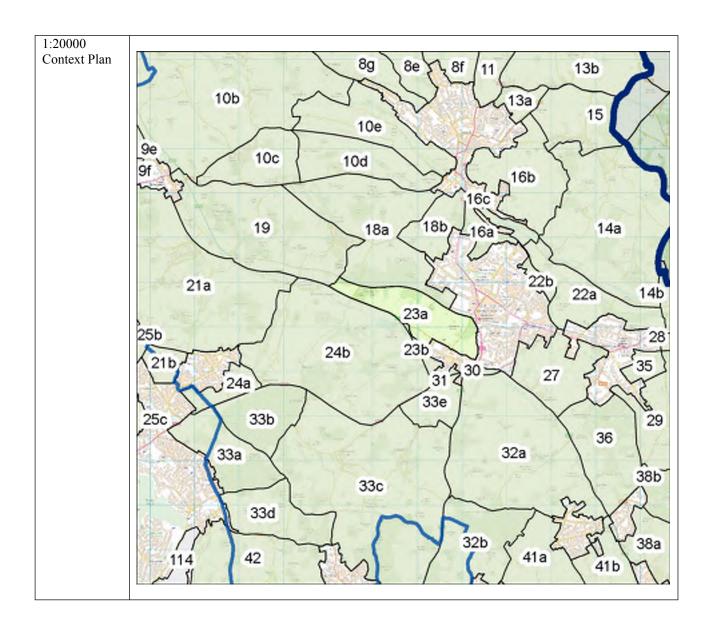
Site Photos



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.



General Area	23b		
Area (ha)	17.5		
Local	Chiltern		
Authority			
Location Plan			
Location Plan	Lower Park House Wood Cottages	23a Glebe House Amersham Old Town 23b Wood And Amersham Old Town 31	
		The Chilterns	
		Crematorium	4.7
Description	General Area 23h is locate	ed to the south-west of Amersham and is bounded by this settleme	ent and
Description		id east and by A413 to the west.	one and
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the large built-up area of	PASS
the	edge of one or more	Amersham.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is enclosed by the large built-up area of	1+
areas	sprawl of a large built-	Amersham. It is contained by existing built-form to the north	
	up area into open land,	and east and has limited connectivity to surrounding Green	
	and serves as a barrier at	Belt.	
	the edge of a large built-	The large built up area is hardered by feetures leeling in	
	up area in the absence of another durable	The large built-up area is bordered by features lacking in durability or permanence, consisting of detached homes with	
	boundary.	large gardens, softer natural features and hospital car parks.	
	obalidary.	The land parcel serves as a barrier to sprawl at the edge of the	
		large built-up area.	
Purpose 1: Tot	tal Score		1+/5
(2) To prevent	Prevents development	The land parcel forms only a small part of the less essential	0
(-) - 5 provent	, at the pinete	and part of the lead cooling	

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.	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. 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.	
Purpose 2: Total	al Score	indication as Rows of Dwellings in the Children Local I latt.	0/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built form. The 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.	3
Purpose 3: Tot			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The 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.

