

The Buckinghamshire Authorities  
**Buckinghamshire Green Belt  
Assessment**

Annex Report 1C - 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

<sup>1</sup> Recommendation Categories:

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

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

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

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

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

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

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

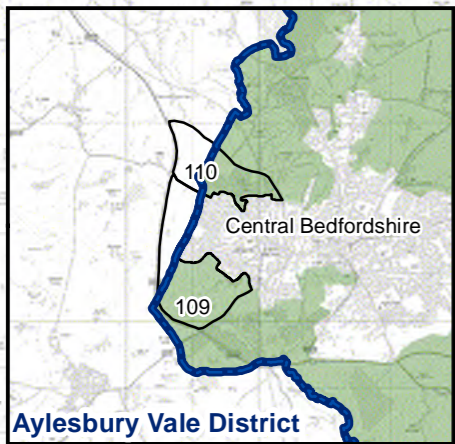
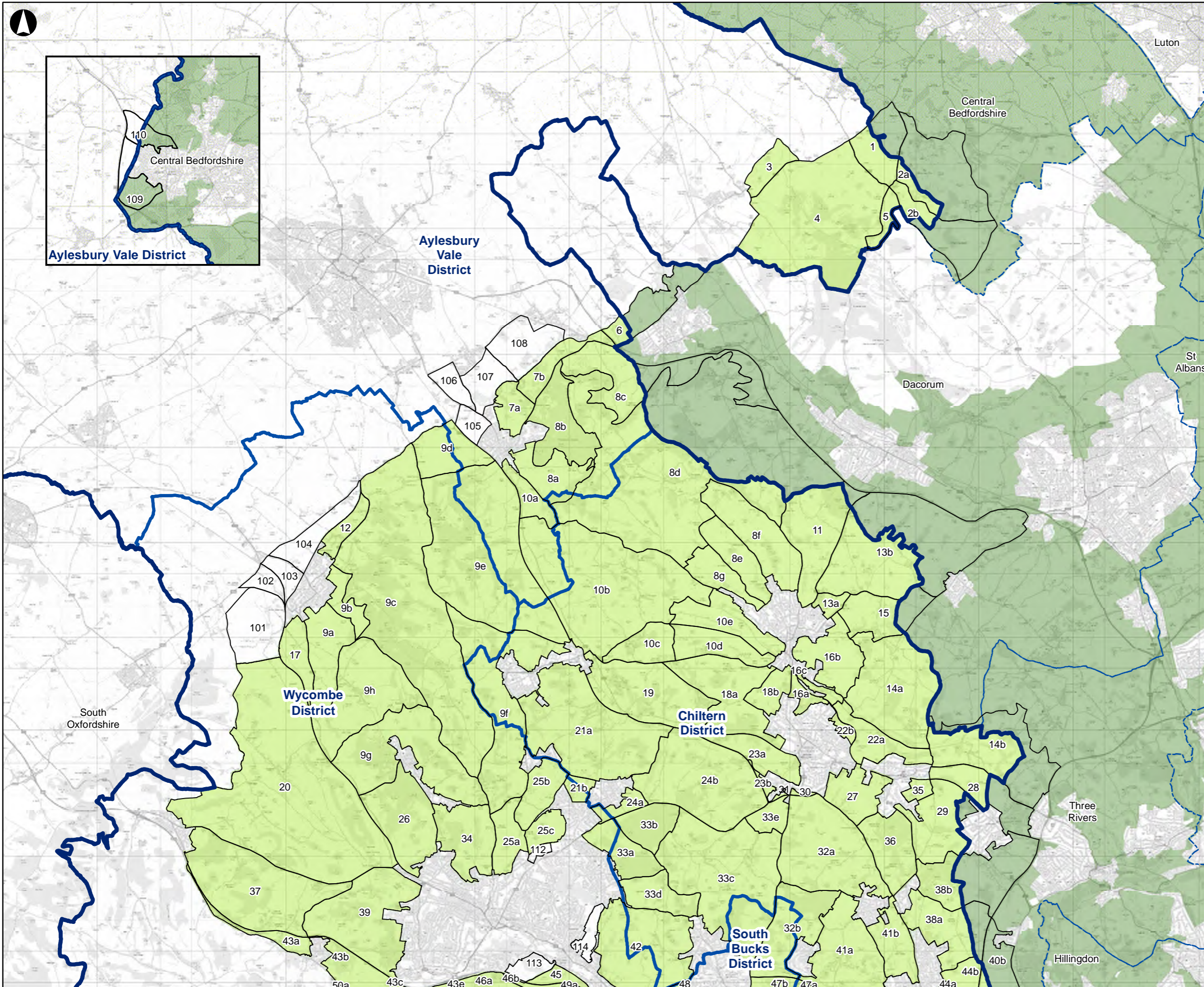
53b	3	RSA-18	Eastern part of General Area 53b.	South Bucks
57a	2	RGA-6	Whole General Area.	Chiltern / South Bucks
58a	3	RSA-19 & RSA-20	Two areas of General Area 58a, in the north, north of Hedsor Road, and south-west, west of Ferry Lane.	Wycombe
60	3	RSA-21	Eastern part of General Areas 60 and 67, at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

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



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

General Area	Recommendation Category <sup>1</sup>	Recommended Area ID	Broad Location of Recommended Area	Local Authority
	(refer to Chapter 6 of main Report)			
107	4	N/A		Aylesbury Vale
108	4	N/A		Aylesbury Vale
109	4	N/A		Aylesbury Vale / <i>Central Bedfordshire</i>
110	4	N/A		Aylesbury Vale / <i>Central Bedfordshire</i>
111	4	N/A		Wycombe
112	4	N/A		Wycombe
113	4	N/A		Wycombe
114	4	N/A		Wycombe

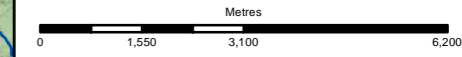


**Legend**

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

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



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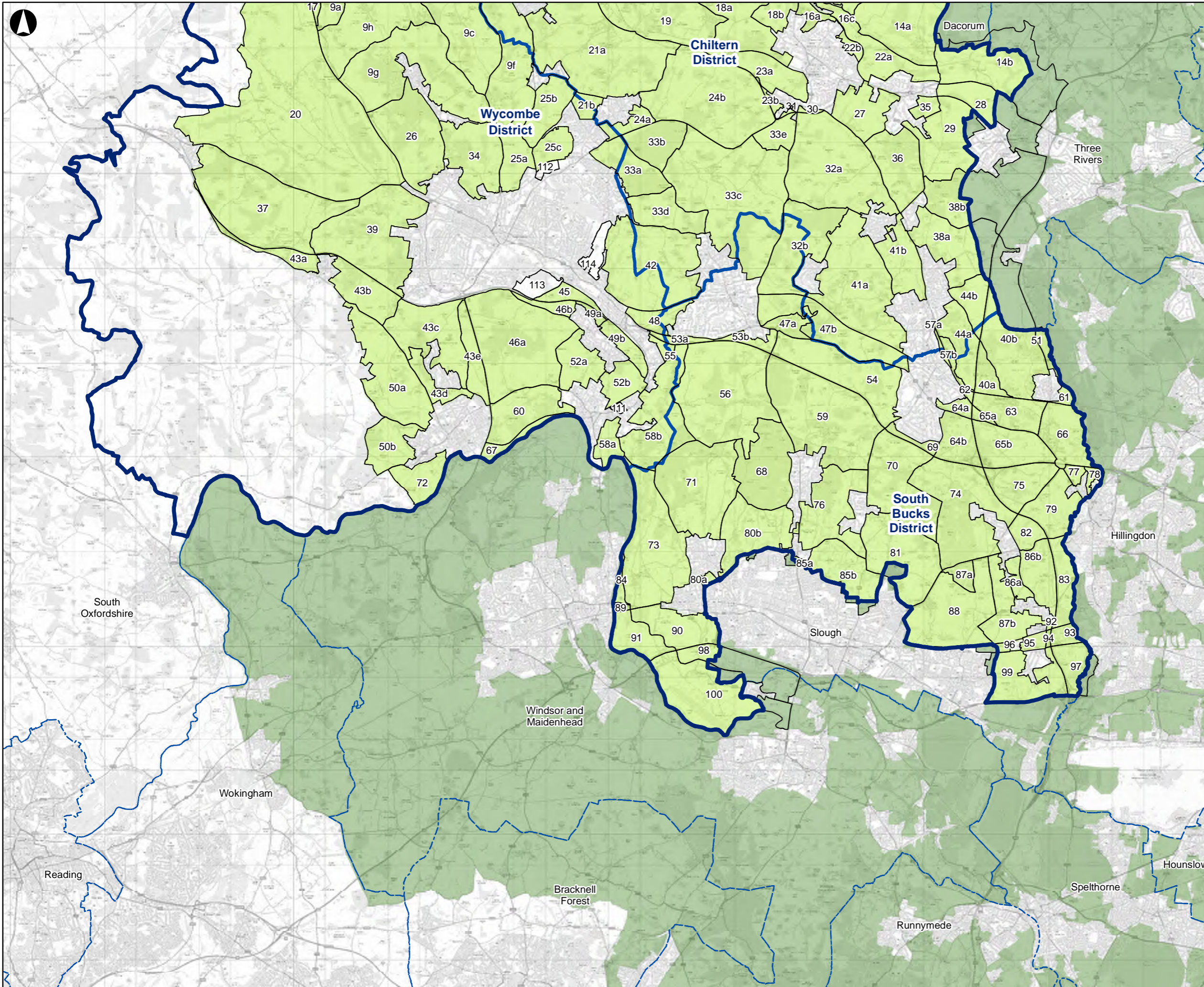
Client  
**The Buckinghamshire Authorities**

Job Title  
**Buckinghamshire Green Belt Assessment**

**Map 4.3a General Areas, North**

Scale at A3  
**1:115,000**

Job No <b>242368-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>4.3a</b>	Issue <b>P1</b>



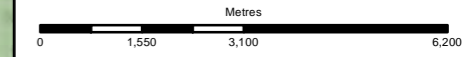
**Legend**

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

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P1	13-01-16	CG	ML	AB
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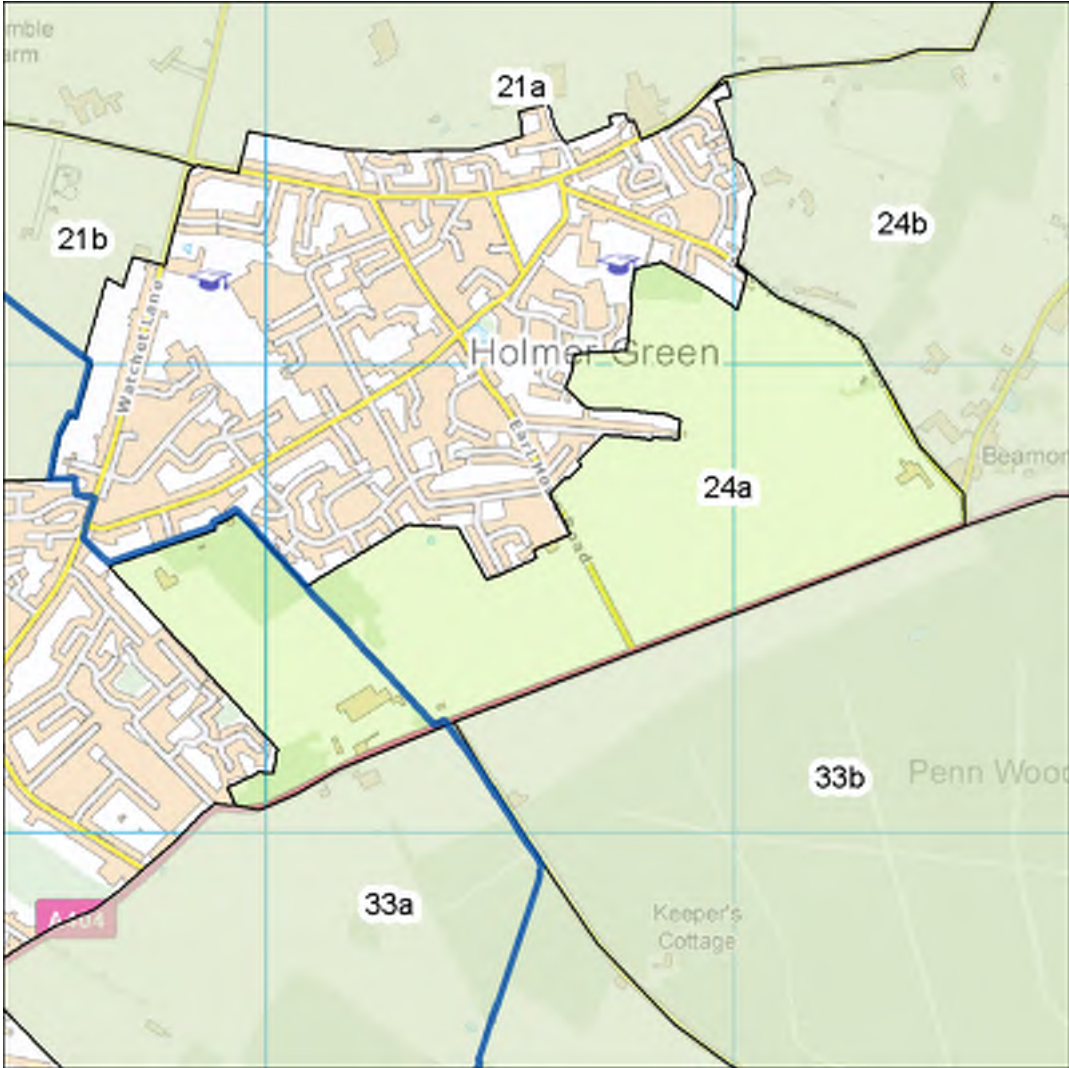
Job Title  
**Buckinghamshire Green Belt Assessment**

**Map 4.3b General Areas, South**

Scale at A3  
**1:115,000**

Job No <b>242368-00</b>	Drawing Status <b>Issue</b>
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Drawing No <b>4.3b</b>	Issue <b>P1</b>
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General Area	24a		
Area (ha)	78.5		
Local Authority	Chiltern / Wycombe		
Location Plan			
Description	General Area 24a is located to the south of Holmer Green and is bordered by this settlement to the north and Hazlemere to the west, the A404 to the south and Sheepcote Dell Road to the east. The parcel is divided in the centre by Earl Howe Road.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the High Wycombe large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected to the large built-up area of High Wycombe (Holmer Green), preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the High Wycombe built-up area is predominantly bordered by detached and semi-detached homes with gardens, some of which are regular but the majority are bounded by softer natural features, are less well defined and lack durability. The land parcel serves as an additional barrier to sprawl. It is noted, however, that the west of the parcel is more enclosed</p>	3+

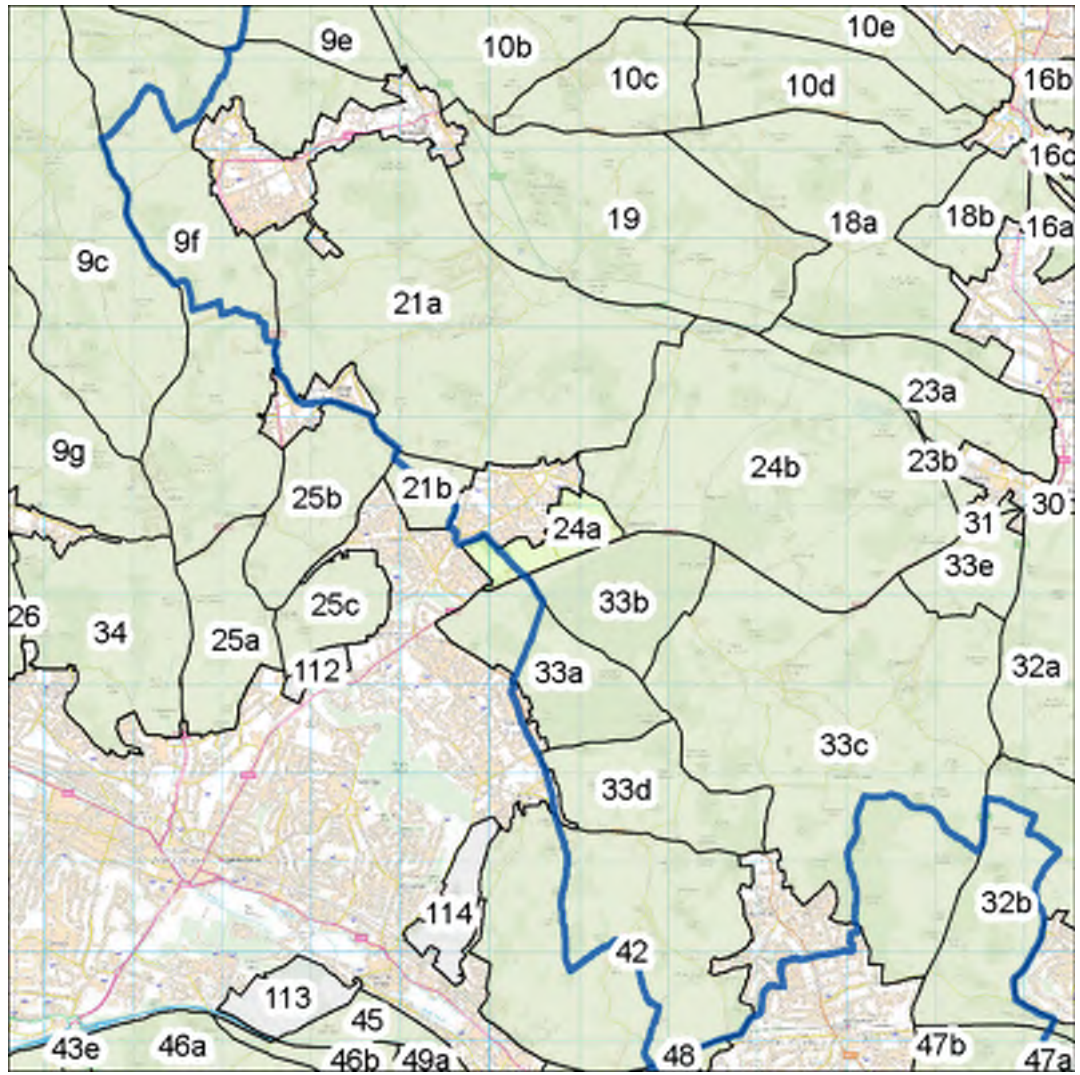
		by built form than the eastern part, which has a greater visual and physical connection to the wider countryside.	
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms a small part of the less essential gap between the non-Green Belt settlements of High Wycombe (Holmer Green) and Knotty Green / Beaconsfield as well as High Wycombe (Hazlemere / Holmer Green) and Amersham. These gaps are of sufficient scale and character that development is unlikely to cause merging between settlements.	1
<b>Purpose 2: Total Score</b>			<b>1/5</b>
(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 fairly flat fields and agricultural uses. There is an area of woodland in the west of the parcel and allotments to the south of Hogg Lane. Built-form includes farms in the north-west and south-east of the land parcel as well as some properties and commercial uses on the A404 in the west of the land parcel. The presence of built-form and enclosed character of the land parcel means that it has only a largely rural character.	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

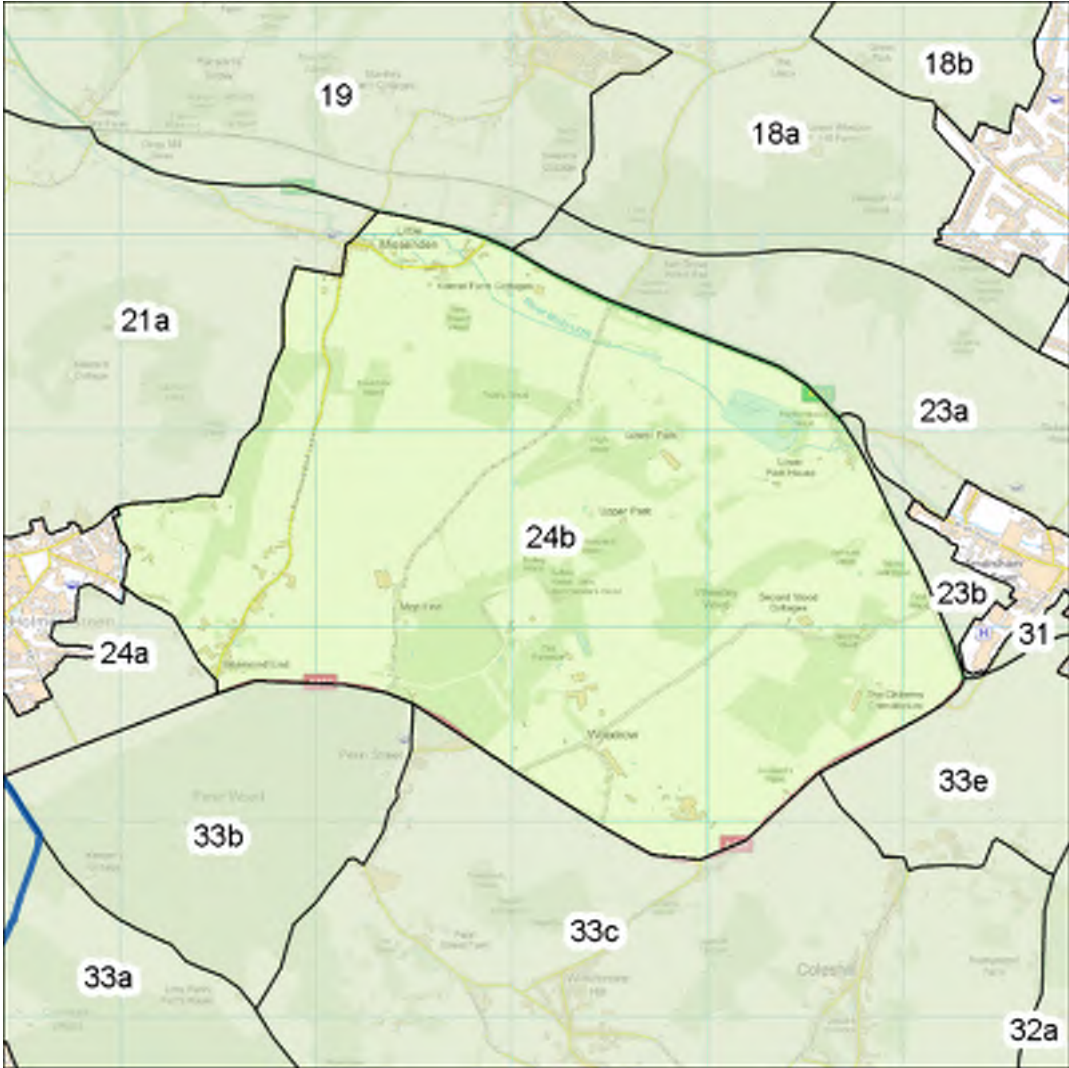


Photograph 1: View of fields in General Area 24a facing west from Sheepcote Dell Lane.

1:20000  
Context Plan





General Area	24b		
Area (ha)	838.7		
Local Authority	Chiltern		
Location Plan			
Description	<p>General Area 24b is located to the east of Holmer Green and west of Amersham. It is bordered by Holmer Green and Sheepcote Dell Road and Penfold Lane to the west, the River Misbourne and the A413 to the north and east, and the A404 to the south. The Green Belt settlement of Little Missenden is located in the north of the land parcel.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the High Wycombe and Amersham large built-up areas.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>A small part of the land parcel is connected to the large built-up area of High Wycombe (Holmer Green) to the west and Amersham to the east, preventing their outward sprawl into open land.</p> <p>The boundary between the land parcel and the High Wycombe built-up area is bordered by detached and semi-detached homes with gardens bounded by softer natural features. The boundary between the land parcel and the Amersham built-up area is bordered by the A413 which acts</p>	3+

		as a strong boundary feature. The land parcel is an important barrier to sprawl.	
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms the wider gap between the non-Green Belt settlements of High Wycombe (Holmer Green) and Amersham. The land abutting Holmer Green to the west of the parcel is less important for preventing the coalescence of settlements, but the overall openness and scale of the gap is important to restricting the merging of these settlements.</p> <p>In addition, it should also be noted that, at the local level, the parcel plays a role in protecting the gaps from these settlements to Penn Street and Little Missenden, identified as Rows of Dwellings in the Chiltern Local Plan, restricting them from coalescing.</p>	3
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel is characterised by open fields interspersed by concentrated areas of woodland. The River Misbourne runs west-east through the north of the land parcel opening up into a wider lake in the east of the land parcel. The topography of the land parcel slopes up from the boundaries of the land parcel and there is likely to be long views outwards to the surrounding countryside.</p> <p>Built-form includes the Green Belt settlement of Little Missenden in the north of the land parcel which has an inherently rural character and properties and farms at Beamond End on the south-west of the land parcel. The character of the north-east of the land parcel is influenced by Shardeloes Farm Equestrian Centre and surrounding grounds with managed green spaces. There is also an electricity substation enclosed by woodland in the south of the land parcel and farm buildings dispersed throughout the land parcel. The presence of built-form and enclosed character of the land parcel means that it has only a largely rural character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(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 Amersham, however the land parcel makes limited contribution to the broader setting of the historic core which is inward facing and has a weak relationship with the surrounding countryside owing to the severance of the A413 which has steep embankments on each side.	1
<b>Purpose 4: Total Score</b>			<b>1/5</b>

Site Photos



Photograph 1: View of slope onto Shardeloes House in General Area 24b facing south from the A413 towards open fields, patches of trees and denser areas of woodland, characteristic of the north-east of the land parcel.

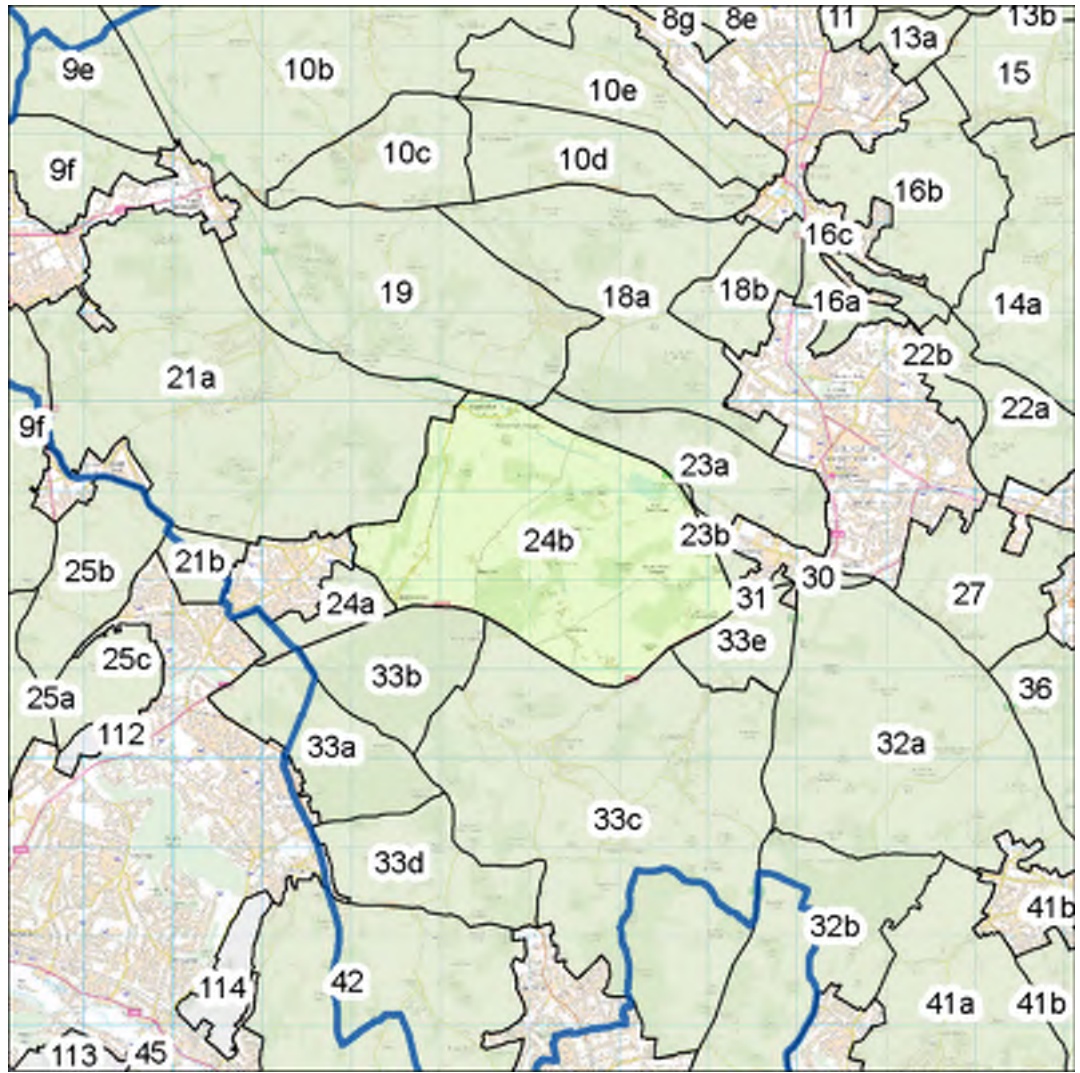


Photograph 2: View facing south west from the A413. The land on right of the photo is parcel 24b and shows the dense planting established upon construction of the road.



Photograph 3: View of farm land in General Area 24b facing east from Beamond End Lane, which is characteristic of the east of the land parcel.

1:20000  
Context Plan



General Area	25a		
Area (ha)	180.3		
Local Authority	Wycombe		
Location Plan			
Description	General Area 25a is located to the north of High Wycombe and is bounded by this settlement to the south, the A4128 to the west and north and Four Ashes Road / Kingshill Road to the east.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the High Wycombe large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The land parcel is connected to the large built-up area of High Wycombe, preventing its outward sprawl into open land.  The boundary between the land parcel and the High Wycombe built-up area consists of features lacking in durability or permanence, including detached and semi-detached properties with large gardens bounded by softer natural features, university grounds and gaps in built form. The land parcel provides an important barrier to sprawl in the absence of another durable boundary feature.	3+
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent	Prevents development	The land parcel forms part of the wider gaps between the non-	3

neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Green Belt settlements of High Wycombe and Great Kingshill and Naphill. The area of land abutting the High Wycombe built-up area in the south of the parcel is less important for this purpose but the overall openness and scale of the gap is important to restricting the merging of these settlements (as well as for protecting the gap to the Green Belt settlements of Hughenden Valley and Cryers Hill).	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built-form.</p> <p>The land parcel is characterised by fields and agricultural uses with some areas of woodland (Millfield Wood, Green Wood and Green Hill). The topography of the land parcel slopes down towards the A4128 in the west providing long views to the surrounding countryside that add to the sense of openness. The south of the land parcel is more enclosed where it is bordered by the built-form of High Wycombe. There is a cemetery and the grounds of properties in the north-east of the land parcel which have a less rural character.</p> <p>There is some built-form in the land parcel which includes some ribbon development along the A4128 (Cryers Hill Road) to the north, properties on Four Ashes Road in the north-east and east of the land parcel, and a few properties on the A4128 (Valley Road) in the west. However, this does not detract from the land parcel possessing an overall strong unspoilt rural character.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: View of agricultural uses and sloping topography in General Area 25a, facing east from west of the A4128, which his characteristic of the north of the land parcel.



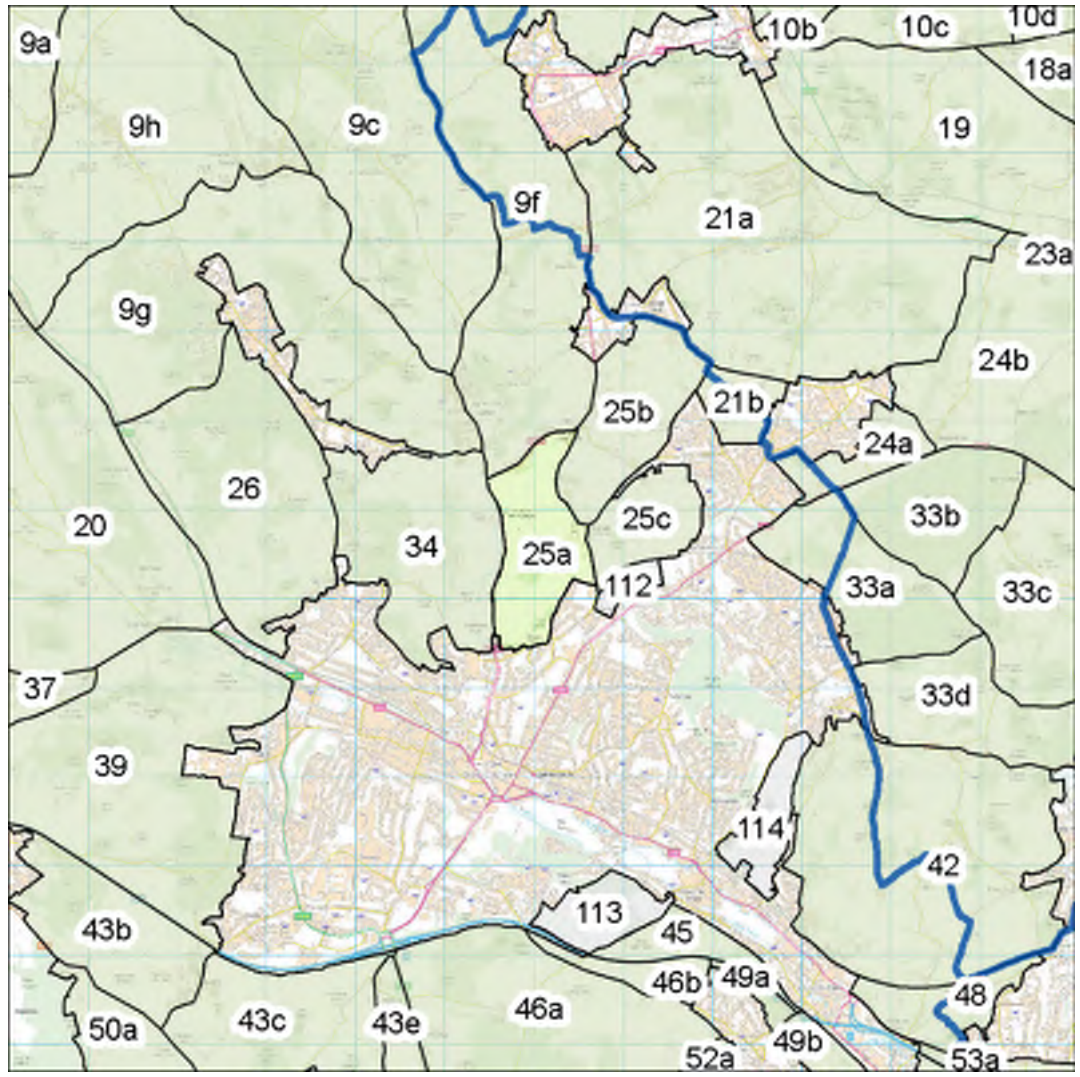
Photograph 2: View of more enclosed fields in General Area 25a facing west from Kingshill Road, which is characteristic of the south of the land parcel.





Photograph 3: View of ribbon development on Cryers Hill Road in General Area 25c facing south, which is characteristic of the northern boundary of the land parcel.

1:20000  
Context Plan



General Area	25b		
Area (ha)	200.0		
Local Authority	Wycombe		
Location Plan			
Description	<p>General Area 25b is located to the north of High Wycombe and to the south of Great Kingshill. It is bounded by Great Kingshill and Spurlands End Road / Copes Road / Cockpit Road to the north, North Road / Windmill Lane to the south and east, and Four Ashes Road / A4128 (Cryers Hill Road) to the south and west.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the High Wycombe large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected to the large built-up area of High Wycombe (Widmer End), preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the High Wycombe built-up area comprises prominent, permanent and consistent boundary features, including public roads of North Road and Windmill Lane. The land parcel serves as an additional barrier to sprawl.</p>	3
<b>Purpose 1: Total Score</b>			<b>3/5</b>

(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 essential gap between the non-Green Belt settlements of Widmer End and Great Kingshill, preventing development that would significantly reduce the perceived or actual distance between these settlements. It also maintains the gap between these settlements and the Green Belt settlement of Cryer Hill, which is particularly narrow in scale, preventing coalescence between the settlements.	5
<b>Purpose 2: Total Score</b>			<b>5/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>6% of the land parcel is covered by built-form.</p> <p>The land parcel is characterised by fields and agricultural uses interspersed with built-form. This includes a conference centre on Four Ashes Road enclosed by Town Wood in the south of the land parcel, ribbon development and some allotments off Cryers Hill Lane, Cockpit Road and Spurlands End Road, farms dispersed to the north of Cryers Hill Lane including a large farm off Cockpit Road, and an industrial estate off Cryers Hill Road in the west of the land parcel. The topography of the land parcel is relatively flat and views are interrupted in several places by this built-form.</p> <p>The presence of built-form and the reduced sense of openness in the land parcel means that the land parcel has a largely rural character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: View of fields and trees in General Area 25b facing west from Windmill Lane, which is characteristic of the north of the land parcel.

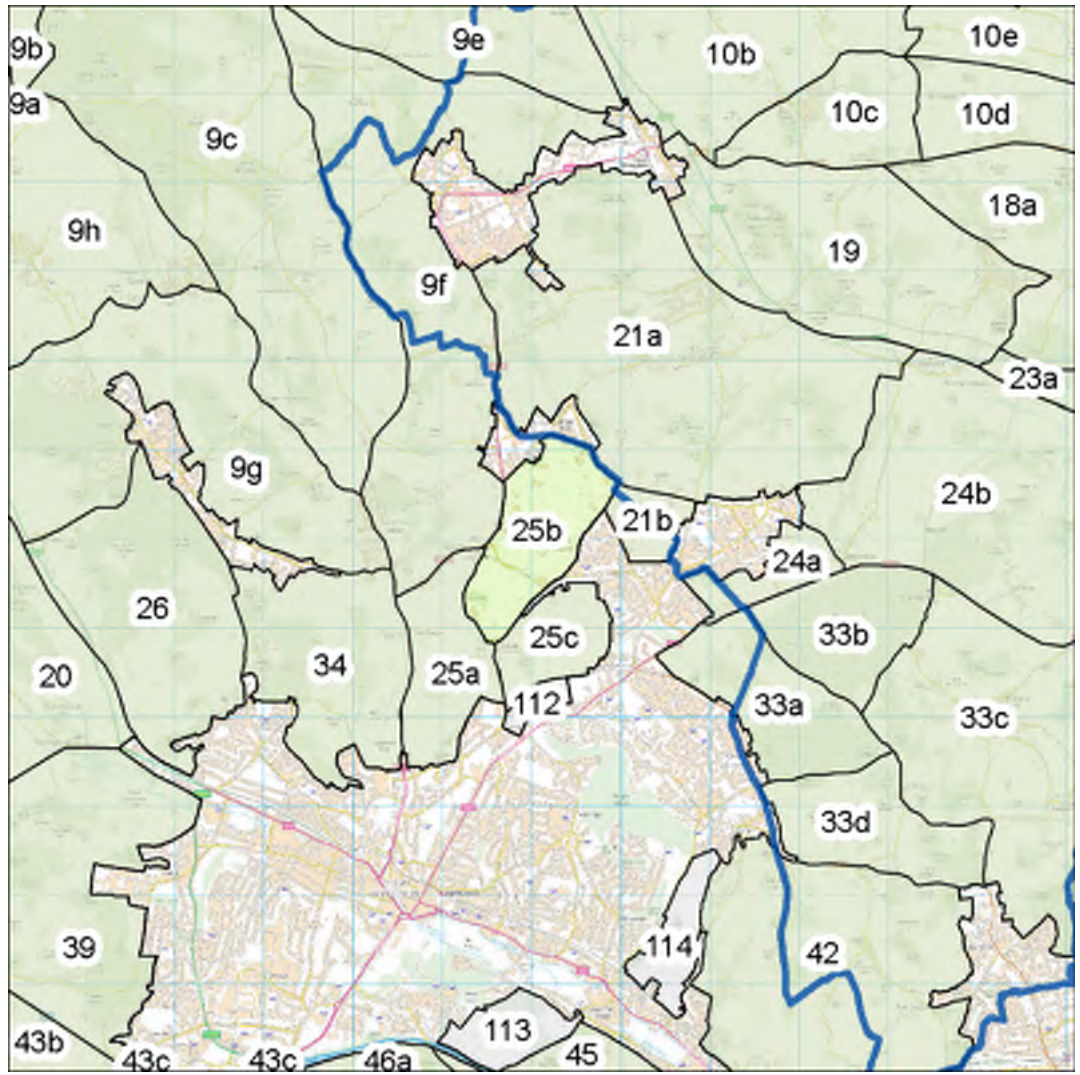


Photograph 2: View of built-form on Copes Road in General Area 25b, facing south from the northern boundary.



Photograph 3: View of allotments in General Area 25b facing west from Windmill Lane.

1:20000  
Context Plan



General Area	25c		
Area (ha)	112.5		
Local Authority	Wycombe		
Location Plan			
Description	General Area 25c is located to the west of Hazlemere. It is bounded by this settlement to the east, by the Terriers Farm reserve site to the south, Widmer End and properties along North Road to the north, and Kingshill Road to the west.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the High Wycombe large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is enclosed by the large built-up area of High Wycombe (Hazlemere / Widmer End). It is contained by existing built-form to the north, south and east (which includes General Area 112 which is not part of the Green Belt but is included as part of this Study), and has limited connectivity to surrounding Green Belt.</p> <p>The boundary between the land parcel and the High Wycombe built-up area is bordered by features lacking in durability or permanence, consisting of hedgerows and fields to the south and the gardens of detached and semi-detached</p>	1+



		properties bounded by softer natural features, as well as other gaps in the built form including a school and a park to the east. The land parcel is an important barrier to sprawl.	
<b>Purpose 1: Total Score</b>			<b>1+5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms a small part of the less essential gap between the non-Green Belt settlements of Widmer End / Hazlemere and Naphill, which is of sufficient scale and character that the parcel is less important for preventing coalescence between these settlements, or maintaining the gap to the Green Belt settlement of Cryers Hill.	1
<b>Purpose 2: Total Score</b>			<b>1/5</b>
(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. The land parcel is relatively flat and longer views to the surrounding countryside are interrupted by woodland and hedgerows in some places. Built-from includes Rockhalls Farm and the large Grange Farm in the centre and west of the land parcel, some properties and a nursery in the south and west of the land parcel on Kingshill Road and tennis courts and a recreation ground with a cricket pitch in the north of the land parcel at Grange Road. The presence of these built-forms limits the unspoilt character of the land parcel, meaning that it possesses a largely rural open character.	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

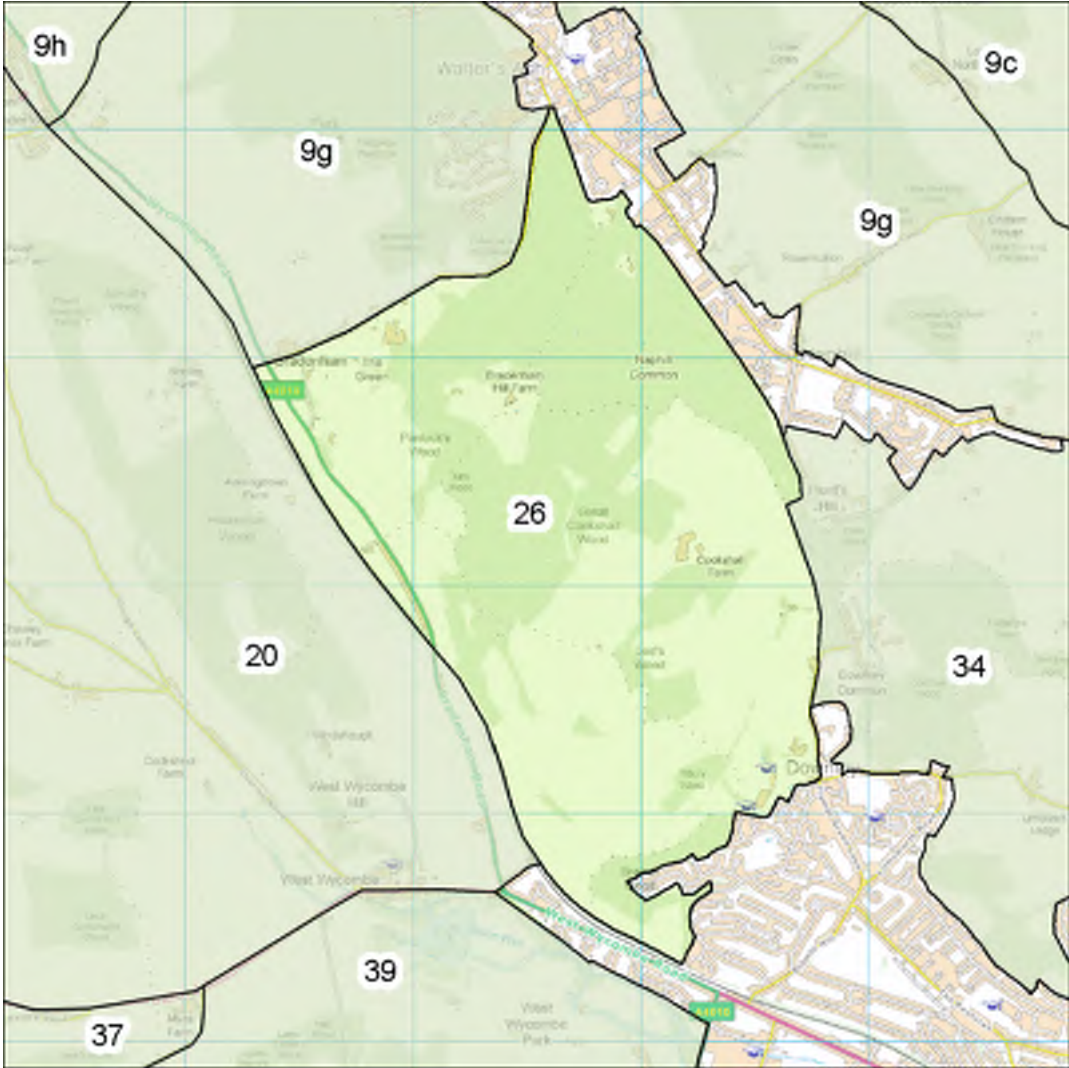
Site Photos



Photograph 1: View of trees and agricultural uses in General Area 25c, facing east from Kingshill Road.

1:20000  
Context Plan



General Area	26		
Area (ha)	476.5		
Local Authority	Wycombe		
Location Plan			
Description	<p>General Area 26 is located to the north-west of High Wycombe and the south-west of Walter's Ash / Naphill. It is bounded by High Wycombe to the south, the railway line to the west, Bradenham Wood Lane to the north, and Walter's Ash / Naphill / Downley Road / woodland and Plomer Green Lane to the east.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the High Wycombe large built-up area	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected to the large built-up area of High Wycombe (Downley), preventing its outward sprawl into open land.</p> <p>The large built-up area is predominantly bordered by features lacking in durability or permanence, consisting of the gardens of detached and semi-detached properties and school grounds bounded by softer natural features. Parts of the boundary are more durable and consistent including the railway line, Pheasant Drive and Plomer Green Lane. The land parcel is an</p>	3+

		important barrier to sprawl.	
<b>Purpose 1: Total Score</b>			<b>3+5</b>
(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 Downley and Naphill as well as Walter's Ash beyond. The land abutting High Wycombe in the south east corner of the parcel the east of Plomer Green Lanes is less important for preventing the coalescence of settlement, but the overall scale of the gap is important to restricting the merging of these settlements.	3
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built-form.</p> <p>The land parcel is characterised by dense woodland in the north (Naphill Common, Great Cookshall Wood) and agricultural uses with some concentrated woodland areas in the south. Although the land parcel is connected to the wider Green Belt to the west, visible connections are limited due to the railway line and trees. The woodland contributes to a more enclosed character within the land parcel.</p> <p>Built-form includes schools on the southern boundary, a few farms dispersed in the land parcel, residential properties on Bradenham Road to the west and residential properties and buildings associated with Bradenham Manor on Bradenham Wood Lane near the northern boundary. Despite the fairly enclosed character and presence of built-form, the land parcel possesses a strong unspoilt rural character.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

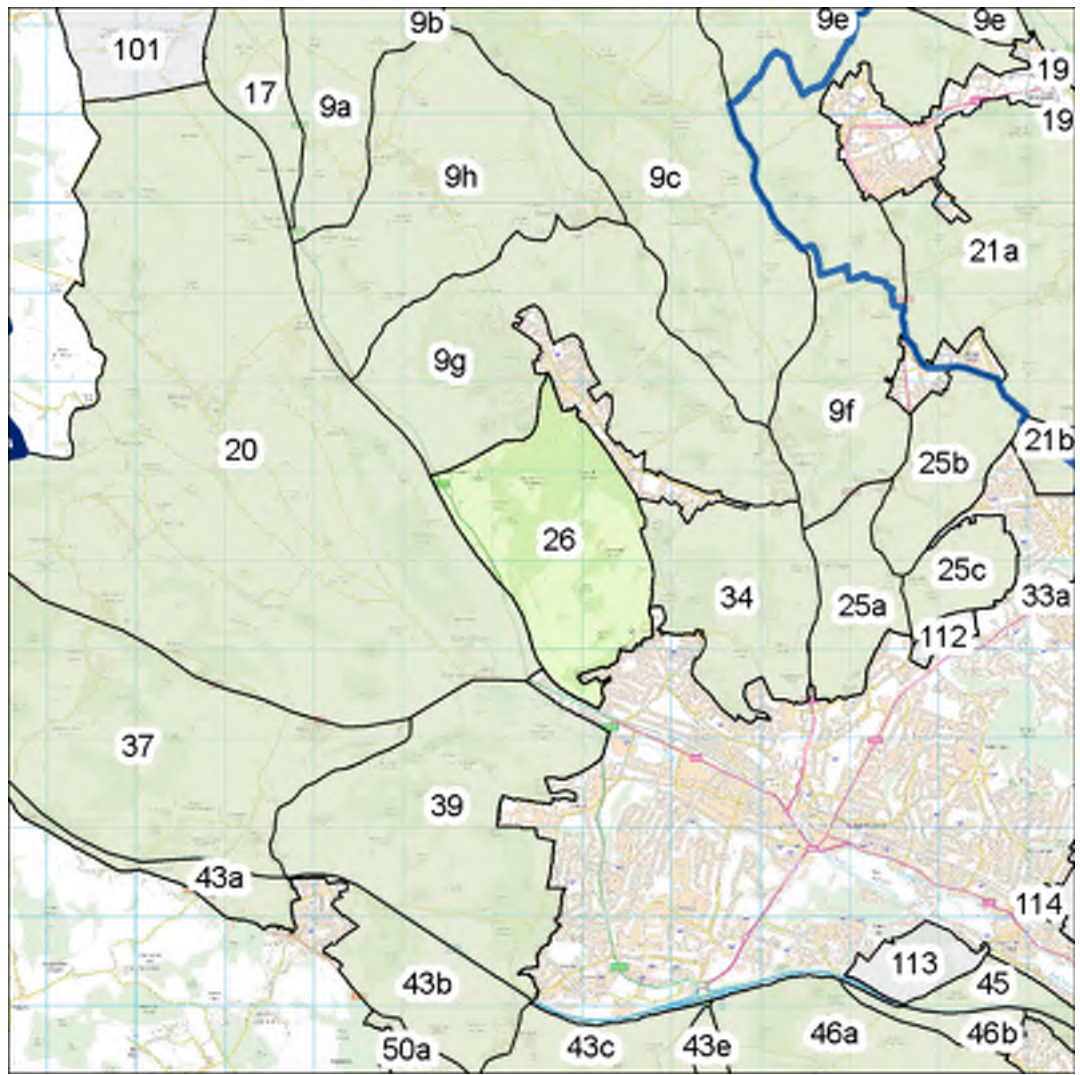


Photograph 1: View of open space and woodland behind in General Area 26 facing south from Bradenham Wood Lane.



Photograph 2: View of woodland in General Area 26, facing south from Bradenham Wood Lane, which is characteristic of the north of the land parcel.

1:20000  
Context Plan



General Area	27		
Area (ha)	235.1		
Local Authority	Chiltern		
Location Plan			
Description	General Area 27 is located between Amersham (to the west) and Little Chalfont (to the east) and is bounded by these settlements and the A413 and Cokes Lane to the south.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area of Amersham.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The land parcel is connected to the large built-up area of Amersham, preventing its outward sprawl into open land.  The large built-up area is predominantly bordered by features lacking in durability or permanence, consisting of school grounds and detached homes with large gardens bounded by softer natural features. The land parcel is an important barrier to sprawl.	3+
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring towns from	Prevents development that would result in merging of or significant	The land parcel forms the essential gap between the non-Green Belt settlements of Amersham and Little Chalfont, preventing development that would significantly physically	5



merging	erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	reduce the distance between these settlements.	
<b>Purpose 2: Total Score</b>			<b>5/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 10% of the land parcel is covered by built form.</p> <p>The land parcel is characterised by open fields and agricultural uses with undulating topography and views out to the surrounding countryside from the south of the land parcel. However the sense of openness is diminished by the topography, which restricts views across the land parcel, as well as the built form within the land parcel, which is dispersed along its boundaries, particularly to the south.</p> <p>Built-form includes schools and school grounds on the north and west boundaries as well as residential uses accessed from the A413 London Road East which have a semi-urban character as well as residential uses on Cokes Lane which have a more rural character.</p> <p>The presence of built-form means that overall the land parcel has a largely rural, open character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

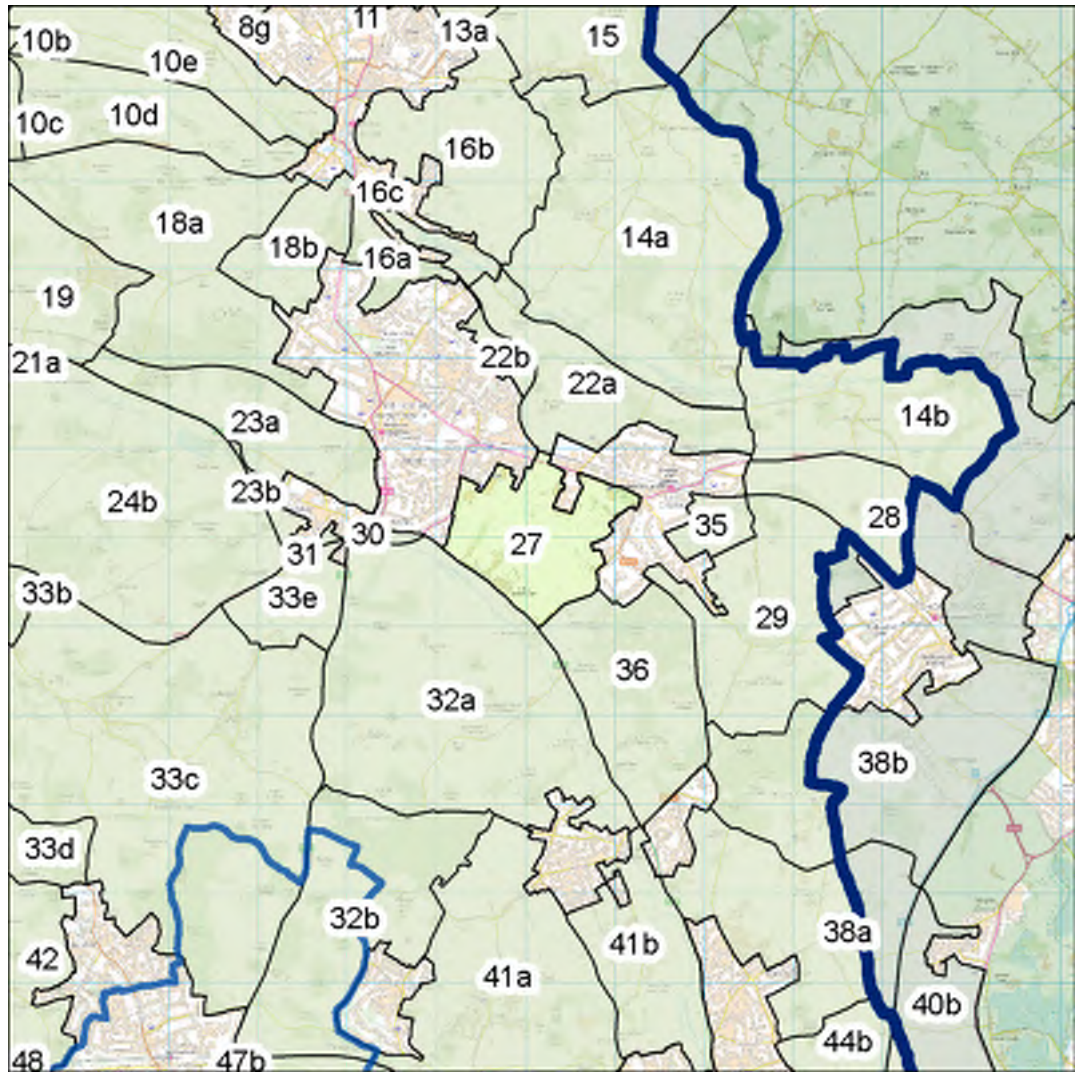


Photograph 1: View of open fields in General Area 27 which is characteristic of the south and centre of the land parcel.



Photograph 2: Views to the surrounding countryside from London Road East in General Area 27.

1:20000  
Context Plan



General Area	28		
Area (ha)	289.0		
Local Authority	Chiltern / <i>Three Rivers</i>		
Location Plan			
Description	<p>General Area 28 is located to the north of Chorleywood, to the east of Little Chalfont, and to the west of Rickmansworth. It is bounded by Chorleywood and the railway line to the south, Church Grove to the west, the A404 (Amersham Road / Chenies Road / Rickmansworth Road) to the north, and the built-up area of Rickmansworth to the east.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The parcel is at the edge of the Rickmansworth large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected to the large built-up area of Rickmansworth on its eastern edge.</p> <p>The boundary between the Green Belt and the large built-up area primarily consists of features which are lacking in durability and permanence. In some places, the boundary cuts across open land; where it follows a recognisable feature, this generally consists of softer natural features such as planting buffers or the edges of dwellings with large, weakly defined gardens.</p>	3+

		The parcel provides a barrier to sprawl in the absence of a durable boundary feature.	
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms the essential gap between the non-Green Belt settlements of Chorleywood to the south of the parcel, Rickmansworth to the east and Little Chalfont to the north-west.</p> <p>The land parcel prevents development that would significantly, both visually and physically, reduce the actual distance between these settlements.</p> <p>The land parcel also forms part of the gap between the non-Green Belt settlement of Chorleywood and the Green Belt settlement of Sarratt, and is important in restricting the merging of these settlements.</p>	5
<b>Purpose 2: Total Score</b>			<b>5/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form, consisting mainly of residential housing around Chorleywood.</p> <p>The land use is characterised by open fields, agricultural use including horse rearing, and woodlands on the eastern side of the parcel. The topography is flat so there are short views across the fields in the land parcel but not in wider countryside, and there is severance to the wider countryside caused by the railway line and the A404 that border the parcel. North of Chorleywood there is some built development along Common Road, mainly of large detached residential houses and St Clement Dane School. Chorleywood Golf Course is almost amongst the woodlands in the east of the parcel, but views into the parcel are marred by trees. There are also sporadic agricultural buildings throughout the parcel. With the presence of the built form, the land parcel has an overall largely rural character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

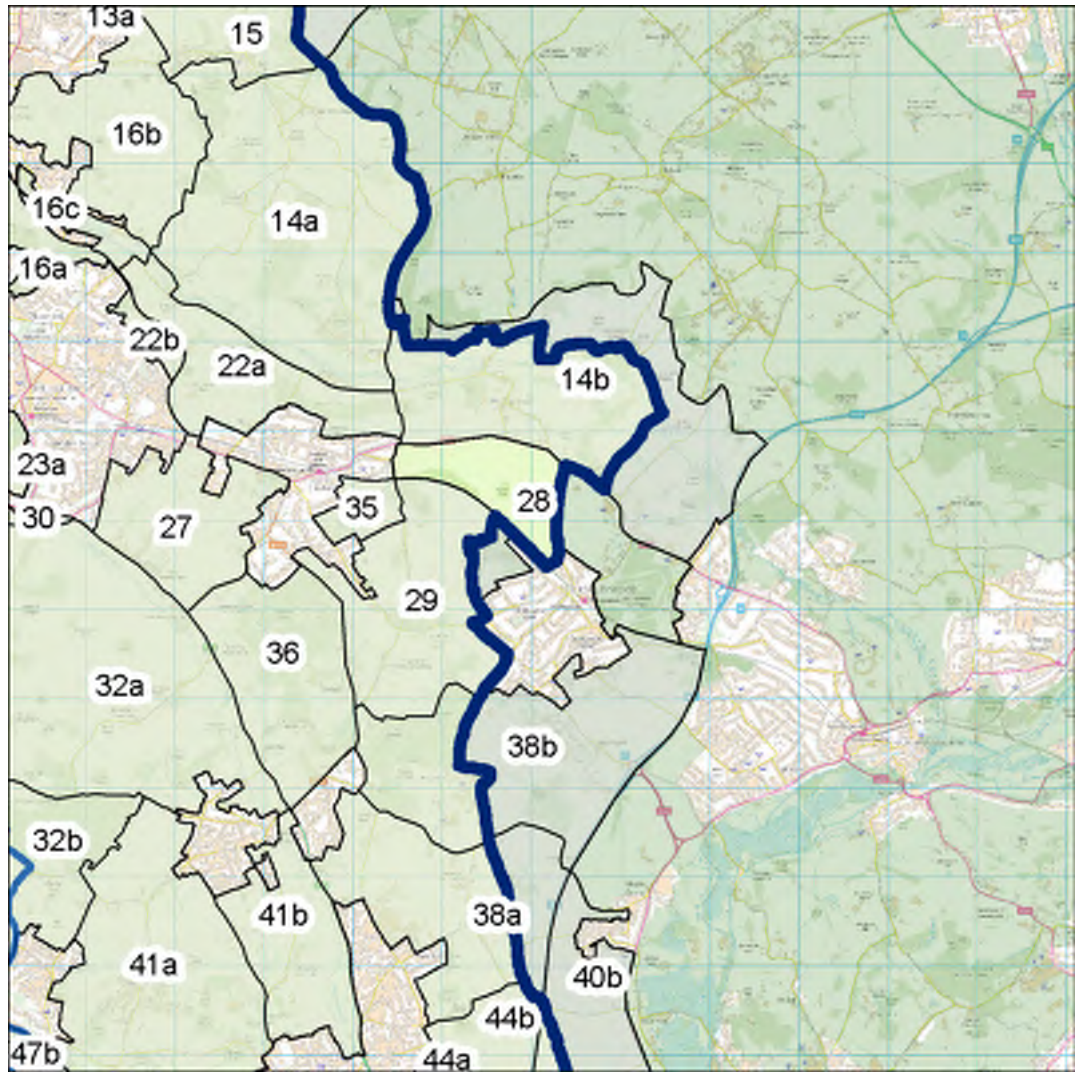


Photograph 1: View across Great Greenstreet Farm (seen on the left), taken from Green Street and facing west.



Photograph 2: View into Chorleywood Common, taken from Common Road and facing east.

1:20000  
Context Plan



General Area	29		
Area (ha)	389.0		
Local Authority	Chiltern / <i>Three Rivers</i>		
Location Plan			
Description	General Area 29 is located to the south-east of Little Chalfont and to the west of Chorleywood and is bordered by the B4442 to the west, Little Chalfont and Long Walk / Lodge Lane and the railway line to the north, Chorleywood to the east and Philipshill Wood / Newland Gorse to the south.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms the wider gap between the non-Green Belt settlements of Little Chalfont and Chorleywood. The	3



towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	area to the west of Roughwood Lane / Lodge Lane is less important for preventing the coalescence of these settlements, however the overall openness and scale of the gap is important to restricting the merging of these settlements.	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>Much of the land parcel is characterised by open fields and agricultural uses with areas of woodland (Crosslane Wood in the centre of the land parcel and Carpenter's Wood in the east).</p> <p>Built form is primarily in the west of the parcel, and includes semi-detached and detached properties along Lodge Lane and Long Walk in the north of the land parcel and more sporadic farms and detached properties in the south of the land parcel such as those accessed from the B4442 and Roughwood Lane as well as along Burtons Lane. These areas have a more semi-urban feel than the wider parcel and are functionally linked to the adjacent settlement of Little Chalfont.</p> <p>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 woodland and built-form. However, overall the land parcel has a largely rural character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

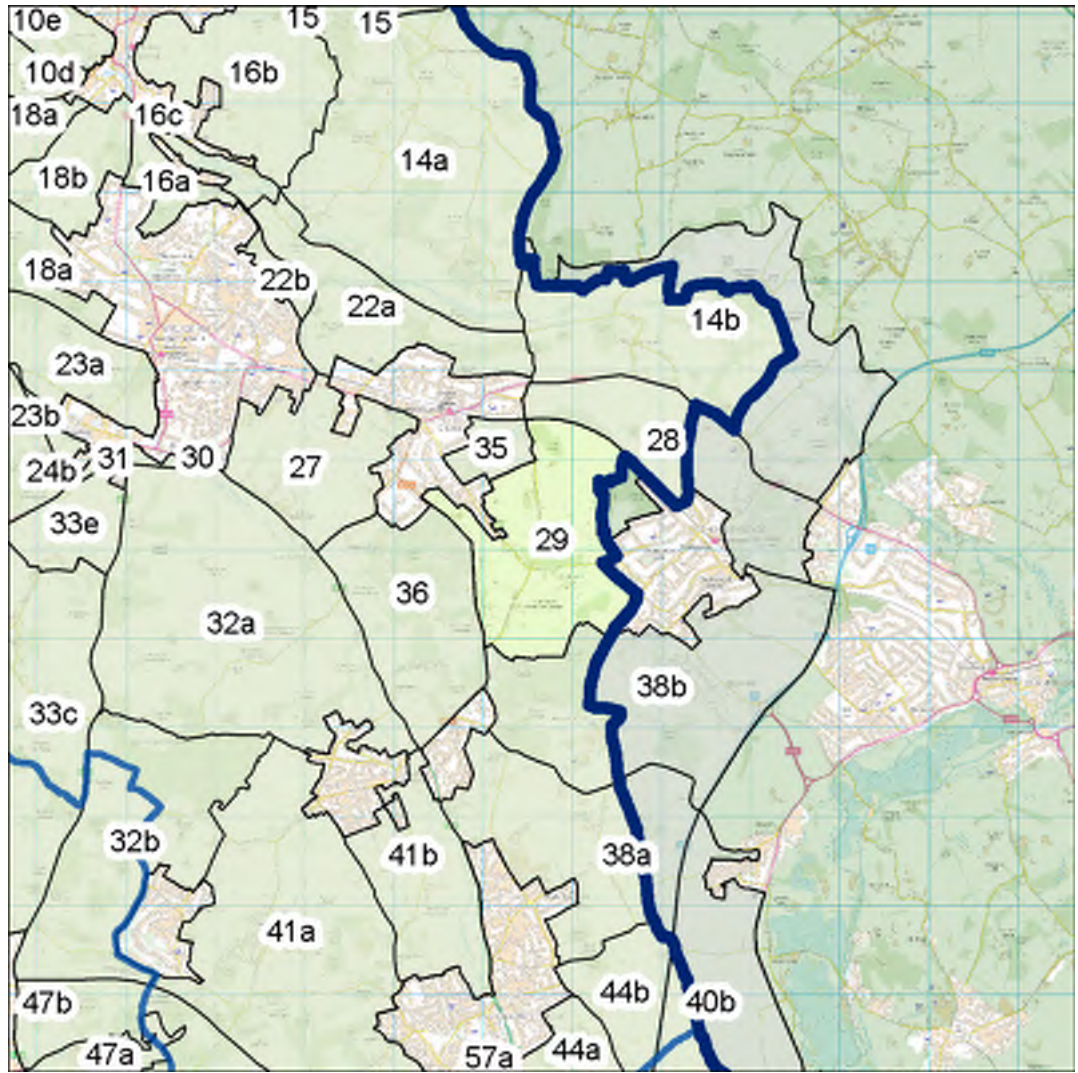


Photograph 1: View of open fields and woodland behind in General Area 29 facing east from Roughwood Lane, which is characteristic of the south of the land parcel.



Photograph 2: View of agricultural uses in General Area 29 facing west from Lodge Lane, which is characteristic of the north of the land parcel.

1:20000  
Context Plan



General Area	30		
Area (ha)	9.8		
Local Authority	Chiltern		
Location Plan	<p>The map shows a green-shaded area labeled '30' situated south-west of Amersham. It is bounded to the north and west by road A355 and to the south by road A413. The area is adjacent to a large built-up area labeled 'Bury End'. Other nearby areas are labeled 23a, 31, 32a, and 33e. A pink road labeled 'A416' is also visible.</p>		
Description	General Area 30 is located to the south-west of Amersham and is bounded by this settlement, the A355 to the north and west and the A413 to the south.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area of Amersham.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is enclosed by the large built-up area of Amersham. It is contained by existing built-form and the A355 to the north and west and has limited connectivity to surrounding Green Belt.</p> <p>The large built-up area is bordered by features lacking in durability or permanence, consisting of large properties, commercial uses, parking and a reservoir. The land parcel serves as a barrier to sprawl at the edge of the large built-up area.</p>	1+
<b>Purpose 1: Total Score</b>			<b>1+/5</b>
(2) To prevent	Prevents development	The land parcel forms only a small part of the less essential	0

neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>gap between the non-Green Belt settlements of Amersham and Chalfont St Giles and Seer Green. The parcel makes no discernable contribution to this gap, which is of sufficient scale and character to prevent coalescence.</p> <p>Furthermore, its severance from the wider Green Belt means that the land parcel makes limited contribution to the gap between Amersham and the settlement of Coleshill which is identified as a Row of Dwellings in the Chiltern Local Plan.</p>	
<b>Purpose 2: Total Score</b>			<b>0/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel is characterised by open fields, scrubland and some concentrations of trees which have a rural character. The River Misbourne runs through the land parcel. There are views to the wider countryside from within the land parcel, some of which are partially interrupted to the south by the tree lined A413. Within the land parcel built form is concentrated in the north-west corner of the land parcel where residential properties and gardens are located with a semi-urban character. Overall the land parcel has a largely rural character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	<p>The land parcel directly adjoins Amersham's historic core. There are some views between the historic core and the surrounding countryside looking both inwards and outwards from public areas and the land parcel protects open land which has a strong connection with the historic core, contributing to its immediate historic setting.</p>	3
<b>Purpose 4: Total Score</b>			<b>3/5</b>

Site Photos

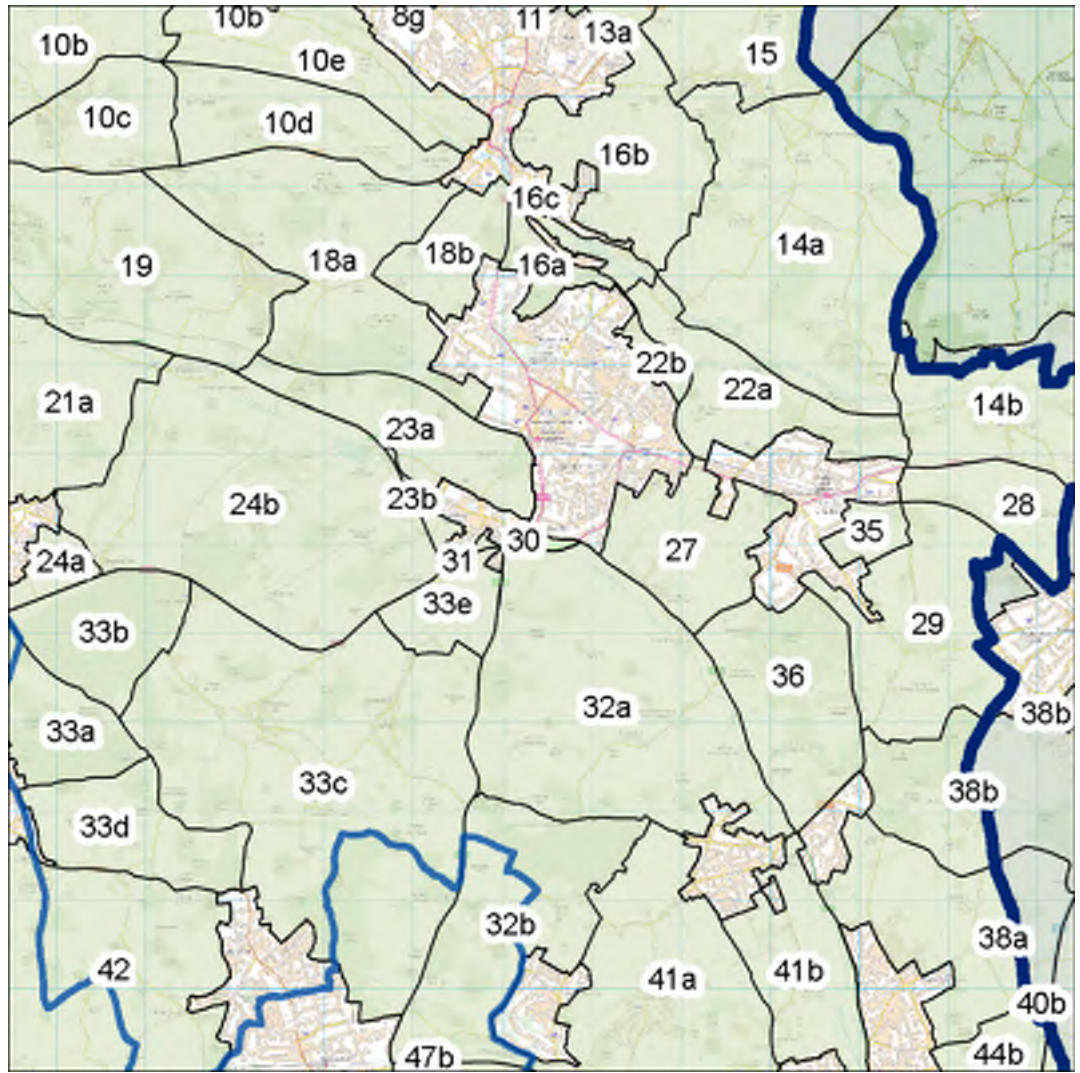


Photograph 1: View of residential development in General Area 30 facing east from the A355.



Photograph 2: View of meadows beyond residential uses in General Area 30 facing north.

1:20000  
Context Plan



General Area	31		
Area (ha)	6.0		
Local Authority	Chiltern		
Location Plan			
Description	General Area 31 is located south west of Amersham and is bounded by Whielden Street to the west, the A413 to the south and east and the Amersham built up area to the north and west.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Amersham large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is enclosed by the large built-up area of Amersham. It is contained by existing built-form to the north and has limited connectivity to surrounding Green Belt.</p> <p>The boundary between the land parcel and the Amersham built-up area is partly durable to the west where it consists of Whielden Street. However most of the boundary is weak and irregular consisting of dispersed and weakly bounded properties. The boundary therefore lacks durability and permanence and the land parcel is an important barrier to sprawl.</p>	1+
<b>Purpose 1: Total Score</b>			<b>1+/5</b>



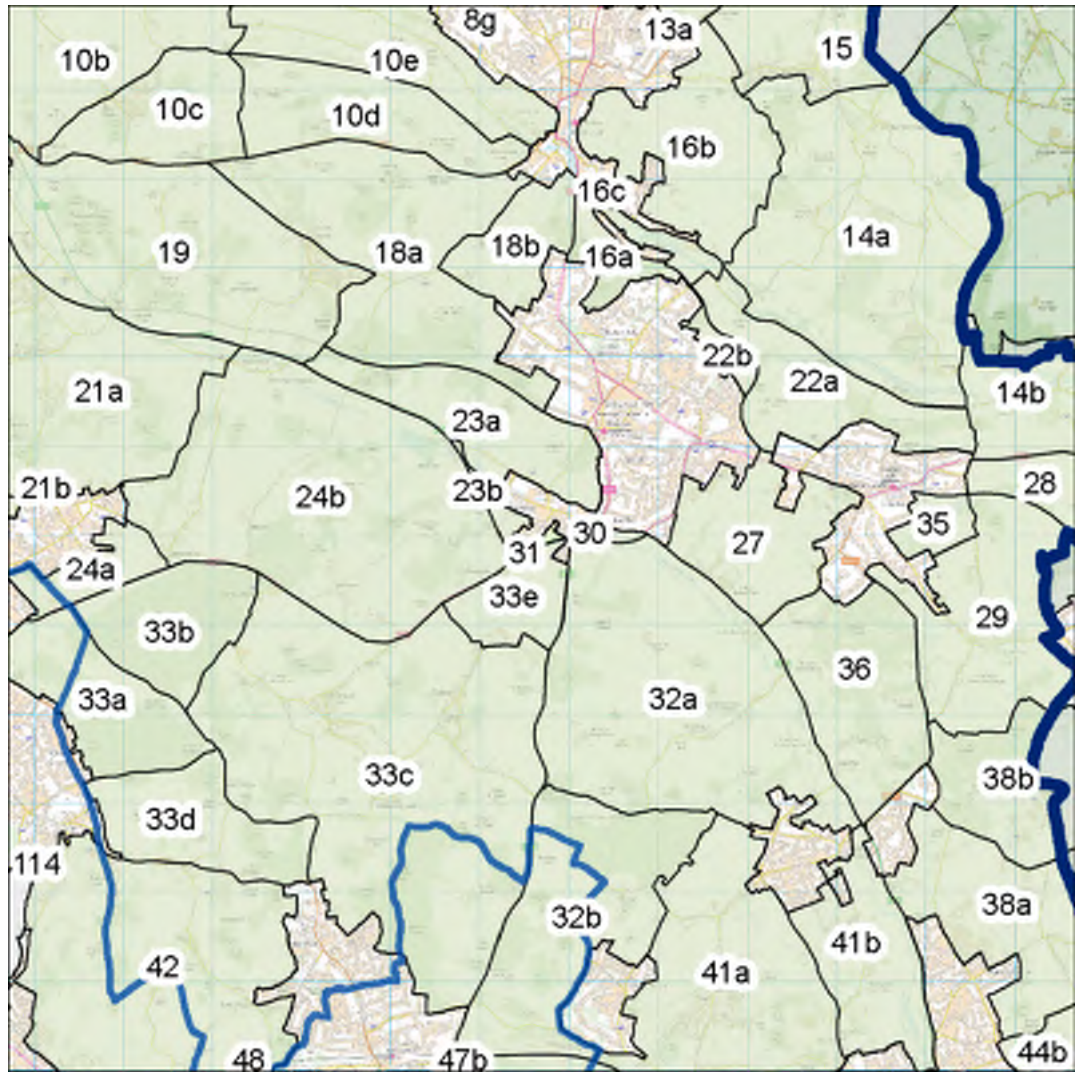
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms only a small part of the less essential gap between the non-Green Belt settlements of Amersham and Knotty Green / Beaconsfield and Seer Green. The parcel makes no discernable contribution to this gap, which is of sufficient scale and character to prevent coalescence.</p> <p>Furthermore, its severance from the wider Green Belt means that the land parcel makes limited contribution to the gap between Amersham and the settlement of Coleshill which is identified as a Row of Dwellings in the Chiltern Local Plan.</p>	0
<b>Purpose 2: Total Score</b>			<b>0/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The land parcel contains less than 5% built-form but possesses a semi-urban character.</p> <p>It mainly consists of scrubland with some trees and hedgerows enclosing the land parcel, with limited views out to the wider countryside and a high degree of enclosure by built-form. The A413 acts as a barrier to the wider countryside and adds to the separation from the countryside and the semi urban character.</p>	2
<b>Purpose 3: Total Score</b>			<b>2/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	<p>The land parcel is identified as part of the historic core of Amersham in the Buckinghamshire Historic Towns Assessment where a 19th century enclosure was located, which makes some contribution to the historic setting of the town.</p> <p>There are some views to the land parcel from publically accessible areas, but these are only occasional and provide very limited vistas to the wider countryside. The relationship between the land parcel and the town is weakened by the steeper topography of the land parcel at the boundary with the built area.</p>	3
<b>Purpose 4: Total Score</b>			<b>3/5</b>

Site Photos



Photograph 1: View of scrubland in General Area 31 facing east.

1:20000  
Context Plan



General Area	32a		
Area (ha)	772.0		
Local Authority	Chiltern		
Location Plan			
Description	General Area 32a is located to the south of the Amersham built-up area and north-west of Chalfont St Giles. It is bounded by the A355 to the west, the A413 to the north and east and Bottrells Lane and the Chalfont St Giles settlement to the south.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of Amersham large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	A small part of the land parcel is connected to the large built-up area of Amersham (north boundary) preventing its outward sprawl into open land.  The boundary between the land parcel and the Amersham built-up area is bordered by the A413, a prominent, permanent and consistent boundary features.	3
<b>Purpose 1: Total Score</b>			<b>3/5</b>
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms part of the wider gap between the non-Green Belt Settlements of Amersham and Chalfont St Giles	3

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>as well as Seer Green beyond.</p> <p>The south-east and north of the land parcel, directly adjacent to the identified settlements, are less important in preventing coalescence of these settlements, but the overall openness and scale of the gap is important to restricting the merging of these settlements.</p> <p>It should also be noted that, at the local level, the parcel plays a role in preventing coalescence between Amersham and Chalfont St Giles with Coleshill, which is identified as a Row of Dwellings in the Chiltern Local Plan.</p>	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel is characterised by open fields and agricultural land uses with some concentrated areas of woodland with a strong unspoilt rural character. The River Misbourne runs north-south in the east of the land parcel. Built form comprises commercial and residential use on London Road East / Amersham Road (A413) and Hill Farm Lane, which diminish the sense of rurality slightly on a localised scale. There are also farms dispersed within the land parcel such as those on Bottom House Farm Lane and Mill Lane, which maintain an inherently rural character.</p> <p>Despite the presence of some built-form, the land parcel remains predominantly open and retains a strong unspoilt rural character.</p>	5
<b>Purpose 3: Total Score</b>			<b>5/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	<p>Small parts of the land parcel immediately abut the Amersham and Chalfont St Giles historic cores.</p> <p>There are some views between the Amersham historic core and the surrounding countryside looking both inwards and outwards from public areas and the land parcel protects open land which has a strong connection with the historic core, contributing to its immediate historic setting.</p> <p>There are limited views outwards to the land parcel from the historic core which are interrupted by woodland and other built form, although the top of Chalfont St Giles Parish Church which forms part of the historic core is partly visible from within the land parcel. Although part of the land parcel abuts the historic core of Chalfont St Giles, the land parcel makes limited contribution to the broader setting of the historic core which is somewhat inward facing at this point. However the Green Belt contributes more generally to the rural setting of Chalfont St Giles.</p>	3
<b>Purpose 4: Total Score</b>			<b>3/5</b>

Site Photos



Photograph 1: View of agricultural uses of General Area 32a which is characteristic of the centre of the land parcel.

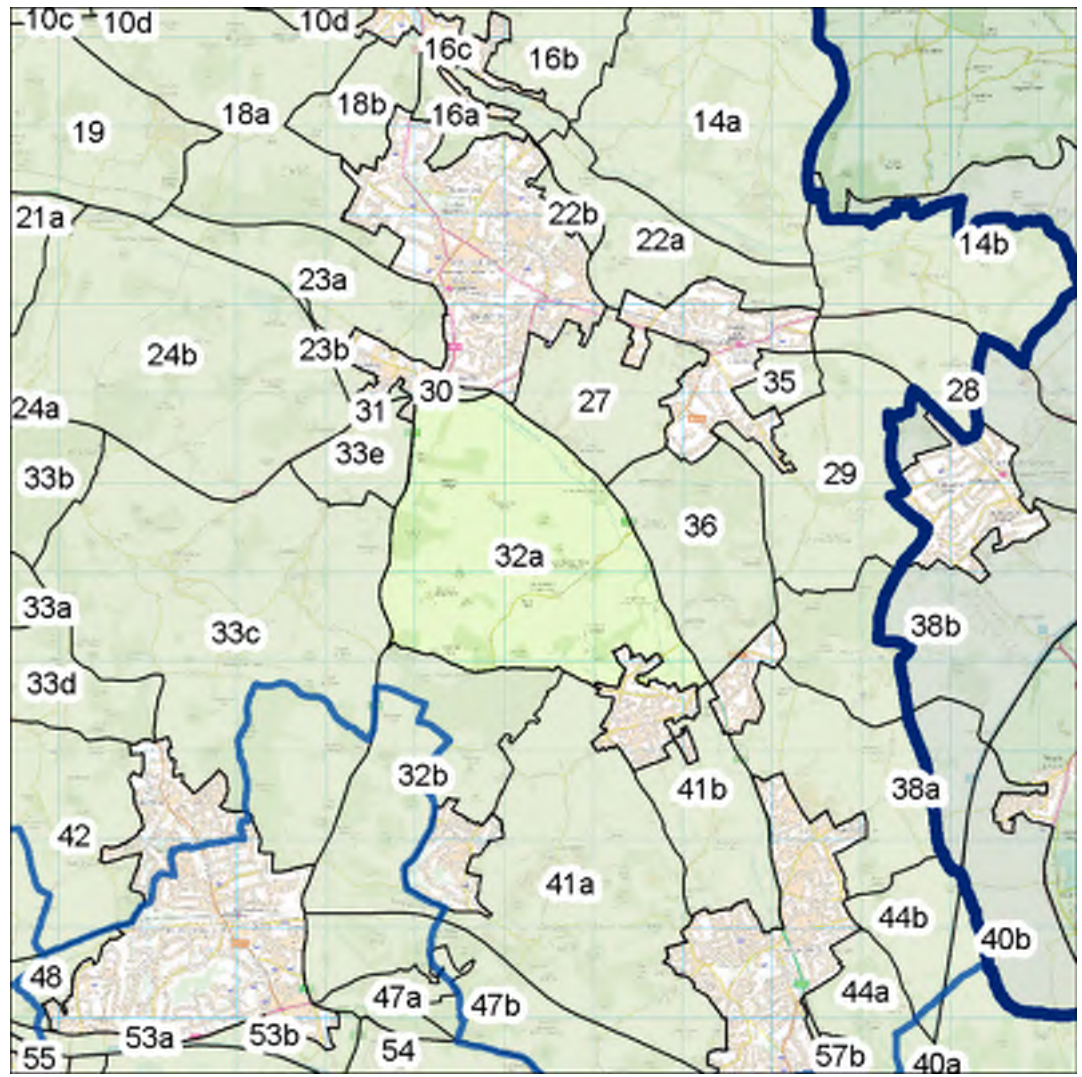


Photograph 2: View of built form in General Area 32a which is characteristic of the dispersed farm areas in the land parcel.



Photograph 3: View of open fields in General Area 32a facing south towards Chalfont St Giles.

1:20000  
Context Plan



General Area	32b		
Area (ha)	433.1		
Local Authority	Chiltern / South Bucks		
Location Plan			
Description	General Area 32b is located to the north and west of Seer Green and east of Beaconsfield and is bounded by these settlements, the railway to the south, the A355 to the west, Bottrells Lane to the north and woodland and Chalfont Road / Rawlings Lane to the east.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area of Beaconsfield / Knotty Green.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	Part of the land parcel is connected to the large built-up area of Beaconsfield, preventing its outward sprawl into open land. The boundary between the land parcel and the Beaconsfield / Knotty Green large built-up area is bordered by the A355, a prominent, permanent and consistent boundary feature. The land parcel serves as an additional barrier to sprawl.	3
<b>Purpose 1: Total Score</b>			<b>3/5</b>
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms the essential gap between the non-Green Belt Settlements of Seer Green and Beaconsfield /	5



towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Knotty Green, preventing development that would significantly reduce both the perceived and actual distance between these settlements.	
<b>Purpose 2: Total Score</b>			<b>5/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel is characterised by concentrated areas of dense woodland interspersed with open fields. There is a large densely wooded area in the north of the land parcel. The sense of openness is diminished by the topography of the land parcel and the presence of woodland which restricts views out to the surrounding countryside and across the land parcel.</p> <p>Built form within the land parcel is dispersed but can particularly be found on Whipass Hill and Rawlings Lane. Built-form comprises farms and large residential properties with an inherently rural feel. There is also a golf course in the south west of the land parcel.</p> <p>Despite the presence of some limited built-form and the enclosed character of the land parcel, it retains a strong unspoilt rural character.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

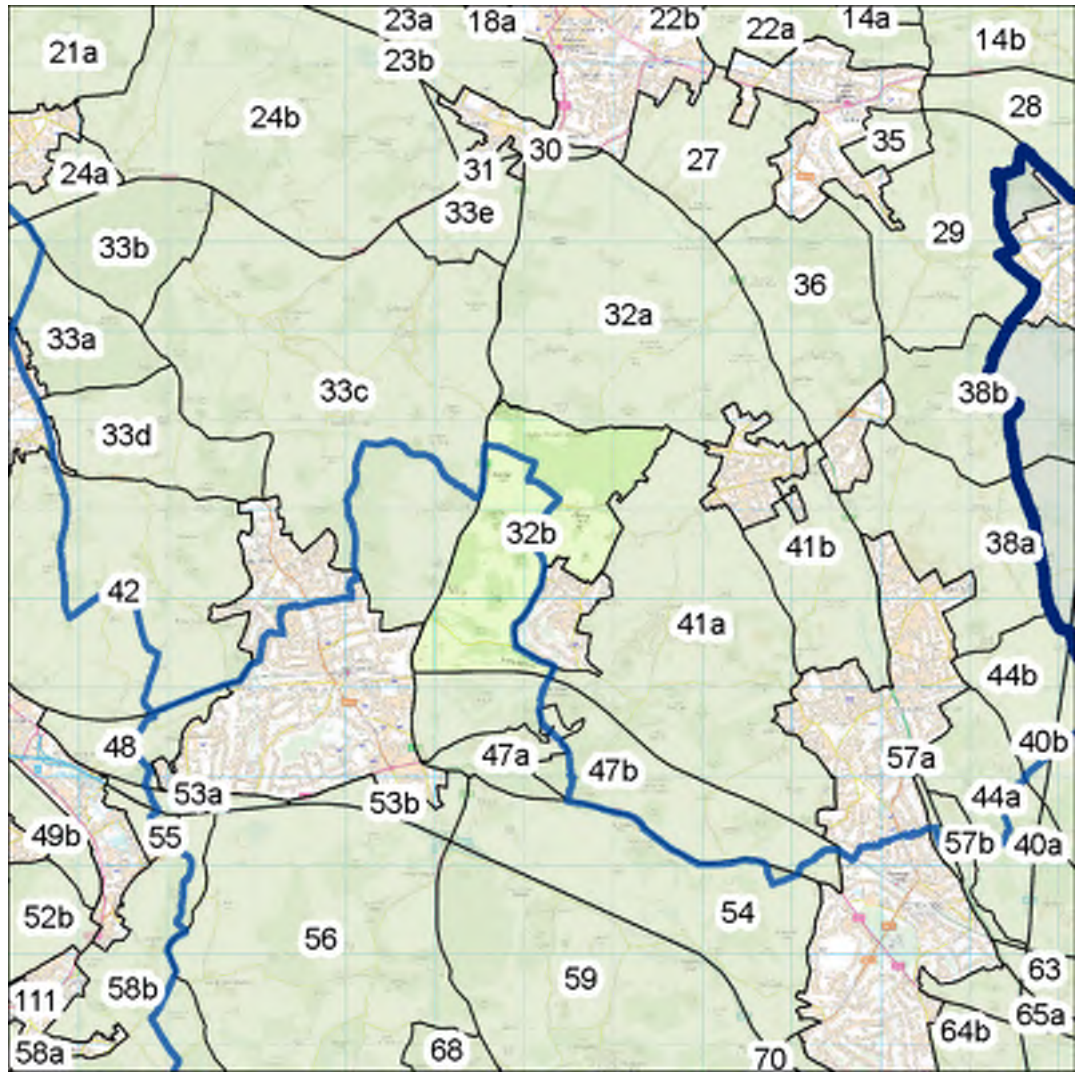


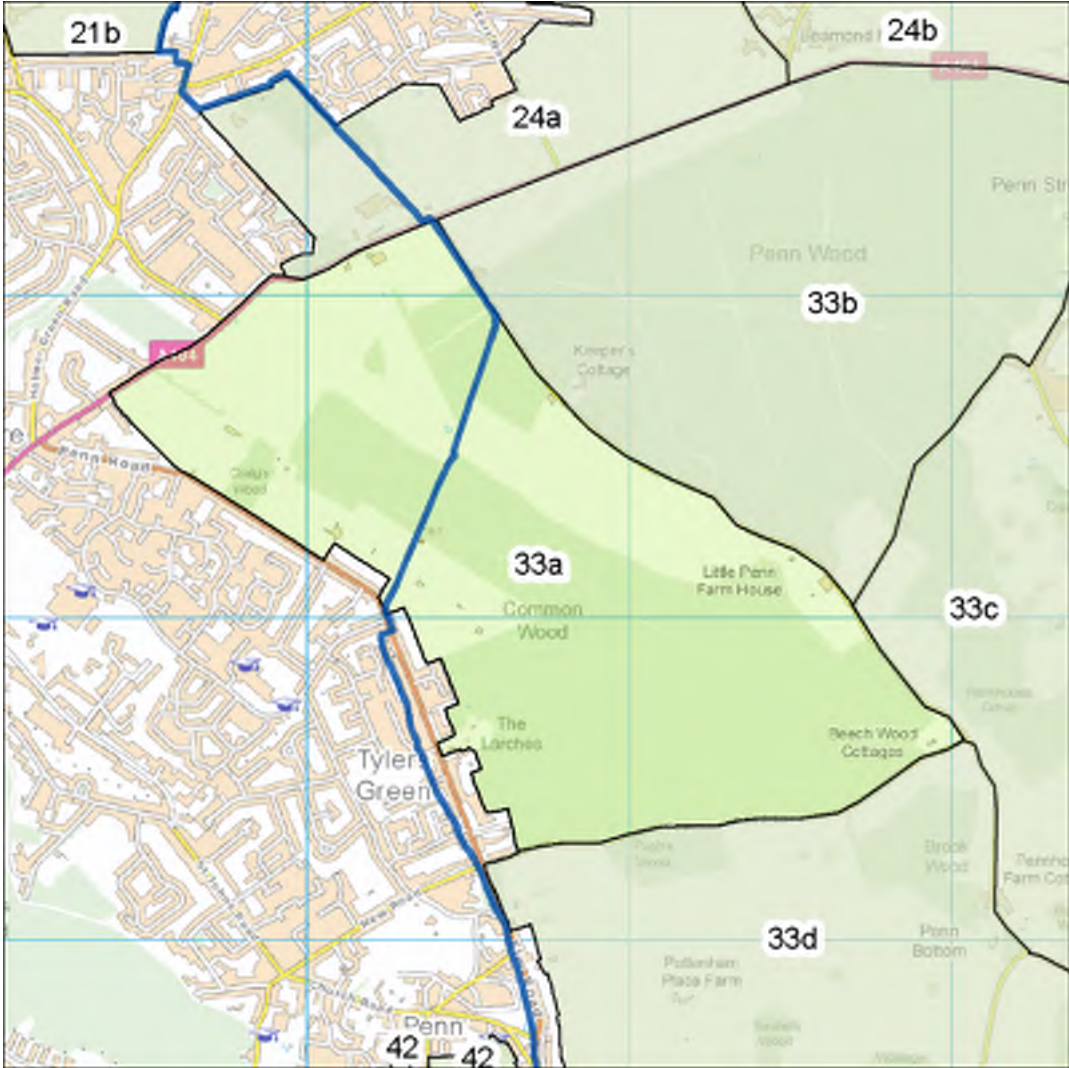
Photograph 1: View of fields and woodland in General Area 32b which is characteristic of the south of the land parcel.



Photograph 2: View of fields and woodland behind in General Area 32b which is characteristic of the north of the land parcel.

1:20000  
Context Plan



General Area	33a		
Area (ha)	231.8		
Local Authority	Chiltern / Wycombe		
Location Plan			
Description	<p>General Area 33a is located east of Tylers Green and Hazlemere and to the south of Holmer Green. It is bounded by Tylers Green and Hazlemere to the west, the A404 (Amersham Road) to the north, Gravelly Way to the east, and Common Wood Lane to the south.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area of High Wycombe (Tylers Green).	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected to the large built-up area of High Wycombe, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the High Wycombe built-up area is predominantly comprised of consistent boundary features such as public roads including Queensway and the B474 (Penn Road) to the north of that boundary and parts of Hazlemere Road to the south of the boundary. A small part of the boundary south-east of Queensway consists of irregular gardens to detached houses bounded by softer natural features, which is weaker. The</p>	3

		<p>remainder of the boundary consists predominantly of regular gardens to detached houses.</p> <p>The land parcel serves as an additional barrier to sprawl.</p>	
<b>Purpose 1: Total Score</b>			<b>3/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms part of the less essential gaps between the non-Green Belt settlements of High Wycombe (Holmer Green, Tylers Green) and Knotty Green / Beaconsfield and Amersham.</p> <p>These gaps are of sufficient scale and character that development is unlikely to cause merging between settlements or affect gaps between High Wycombe and the Green Belt settlement of Winchmore Hill, or between the settlements of Penn and Penn Street which are both identified as a Row of Dwellings in the Chiltern Local Plan.</p>	1
<b>Purpose 2: Total Score</b>			<b>1/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel is characterised by dense woodland (Common Wood) in the south of the land parcel, fields and agricultural uses to the east and west and the large Hazlemere Golf Course and some allotments in the north. Built-form includes buildings associated with the golf club in the north, farms off Penn Road and some large detached properties on Gravelly Way and Common Wood Lane in the south-east of the land parcel. The land parcel has a largely rural open character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

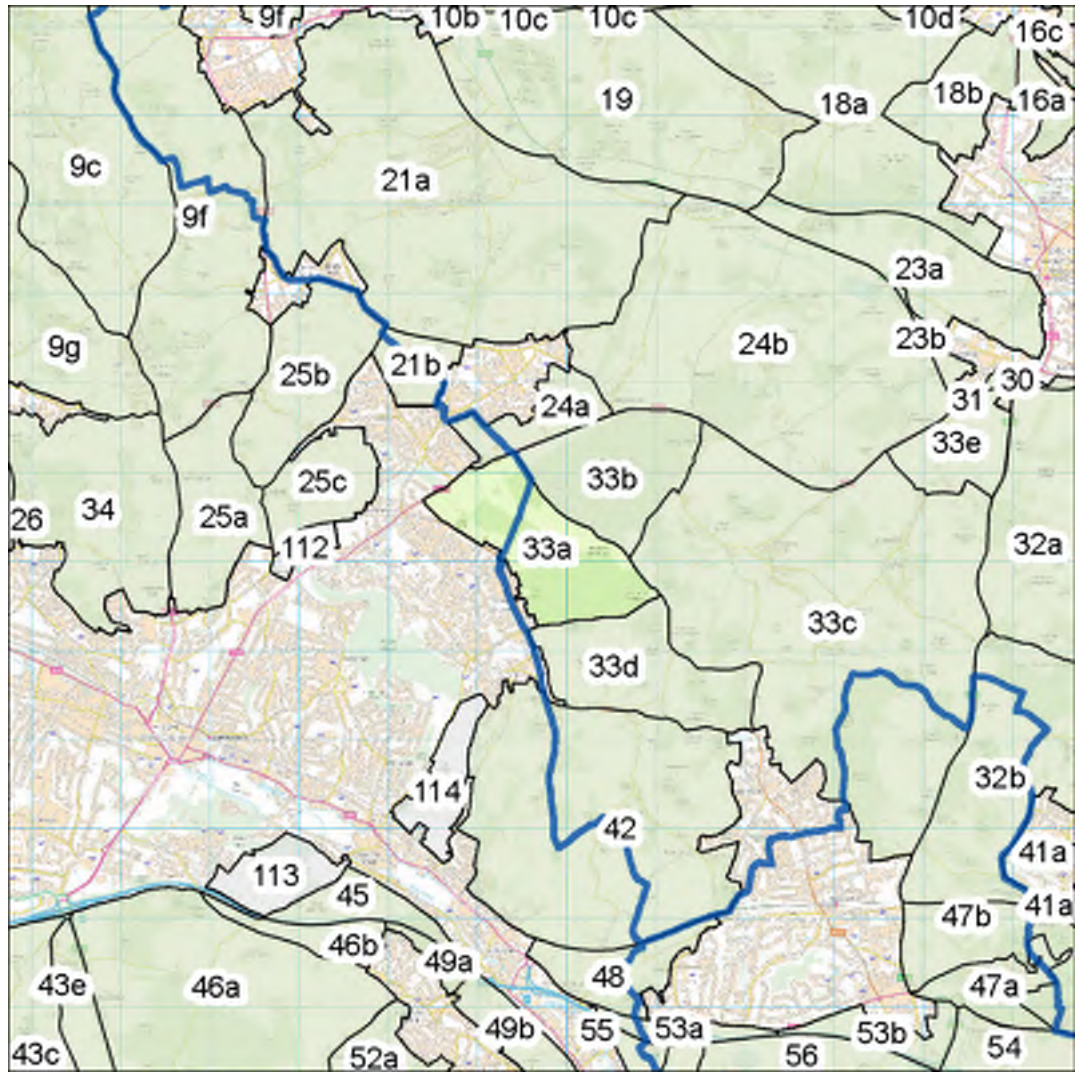


Photograph 1: View towards Hazlemere Golf Club in General Area 33a, facing south-east from Queensway, which is characteristic of the north of the land parcel.



Photograph 2: View of woodland in General Area 33a, facing north from Common Wood Lane, which is characteristic of the south of the land parcel.

1:20000  
Context Plan



General Area	33b		
Area (ha)	203.5		
Local Authority	Chiltern		
Location Plan			
Description	General Area 33b is located north-east of High Wycombe and south of Holmer Green and is bounded by the A404 to the north, Gravelly Way to the west and Penn Street to the east. Part of the Green Belt settlement of Penn Street is located within the land parcel.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms part of the less essential gaps between the non-Green Belt settlements of High Wycombe (Holmer	1



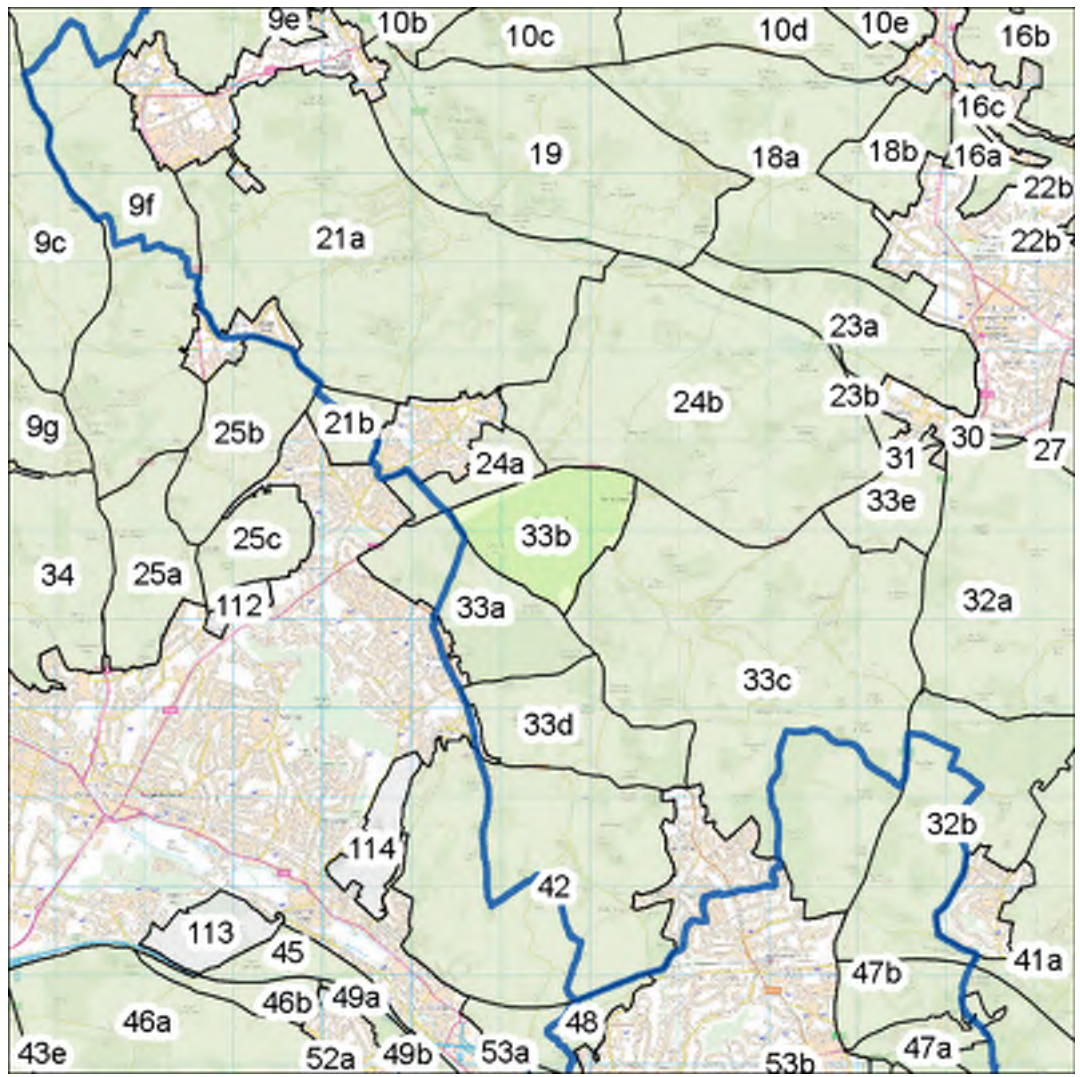
towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Green, Tylers Green) and Knotty Green / Beaconsfield and Amersham, which are of sufficient scale and character that the parcel is less important for preventing the coalescence of these settlements, or for preventing the merging of High Wycombe (Holmer Green, Tylers Green) with the Green Belt settlement of Winchmore Hill.  However, it should also be noted that, at the local level, the parcel plays a role in protecting the gaps between High Wycombe (Holmer Green, Tylers Green), Penn and Penn Street, identified as Rows of Dwellings in the Chiltern Local Plan, restricting them from coalescing.	
<b>Purpose 2: Total Score</b>			<b>1/5</b>
(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 dense woodland (Penn Wood). There are stables, horse paddocks and a farm house on Gravelly Way and on Penn Street there is a village green and sporadic structures such as the war memorial and a church. The land parcel has a strong unspoilt rural character.	5
<b>Purpose 3: Total Score</b>			<b>5/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: View of Penn Street village green and woodland behind in General Area 33b facing west, which is characteristic of the rural character of the land parcel.

1:20000  
Context Plan



General Area	33c		
Area (ha)	1163.9		
Local Authority	Chiltern / South Bucks		
Location Plan			
Description	<p>General Area 33c is located north of Beaconsfield / Knotty Green and is bounded by those settlements, the A355, New Road / Tower Road the A404, Penn Street and Gravelly Way / Clay Street. The land parcel contains the Green Belt settlements of Penn Street, Winchmore Hill and Coleshill.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Beaconsfield / Knotty Green large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected with the large built-up area of Beaconsfield preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the Beaconsfield / Knotty Green built-up area is largely durable consisting of Netherlands Wood and Ledborough Wood. There are minor, anomalous sections of the boundary which are weak and irregular consisting of detached homes with large gardens bounded by softer, natural features.</p>	3

		Overall, the land parcel serves as an additional barrier to sprawl.	
<b>Purpose 1: Total Score</b>			<b>3/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms a large part of the wider gap between the non-Green Belt settlements of Seer Green, Beaconsfield / Knotty Green and High Wycombe (Holmer Green) and Amersham. Although the scale of the gap is important to restricting the merging of these settlements (as well as protecting the gaps to the Green Belt settlement of Winchmore Hill), the south of the land parcel is less important for preventing the coalescence of settlements.</p> <p>In addition, it should also be noted that, at the local level, the parcel plays a role in protecting the gap between Amersham and Coleshill, identified as a Row of Dwellings in the Chiltern Local Plan, preventing them from coalescing.</p>	3
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form, though the structures that do exist are dispersed quite widely across the parcel in the Green Belt settlements of Penn Street, Winchmore Hill and Coleshill. These villages retain an inherently rural character.</p> <p>The remainder of the land parcel is characterised by agricultural land and concentrated areas of woodland across the land parcel and, despite the built form described, is predominantly open and retains a strong unspoilt rural character.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: View of agricultural land use in General Area 33c, which is characteristic of the north-west of the land parcel.

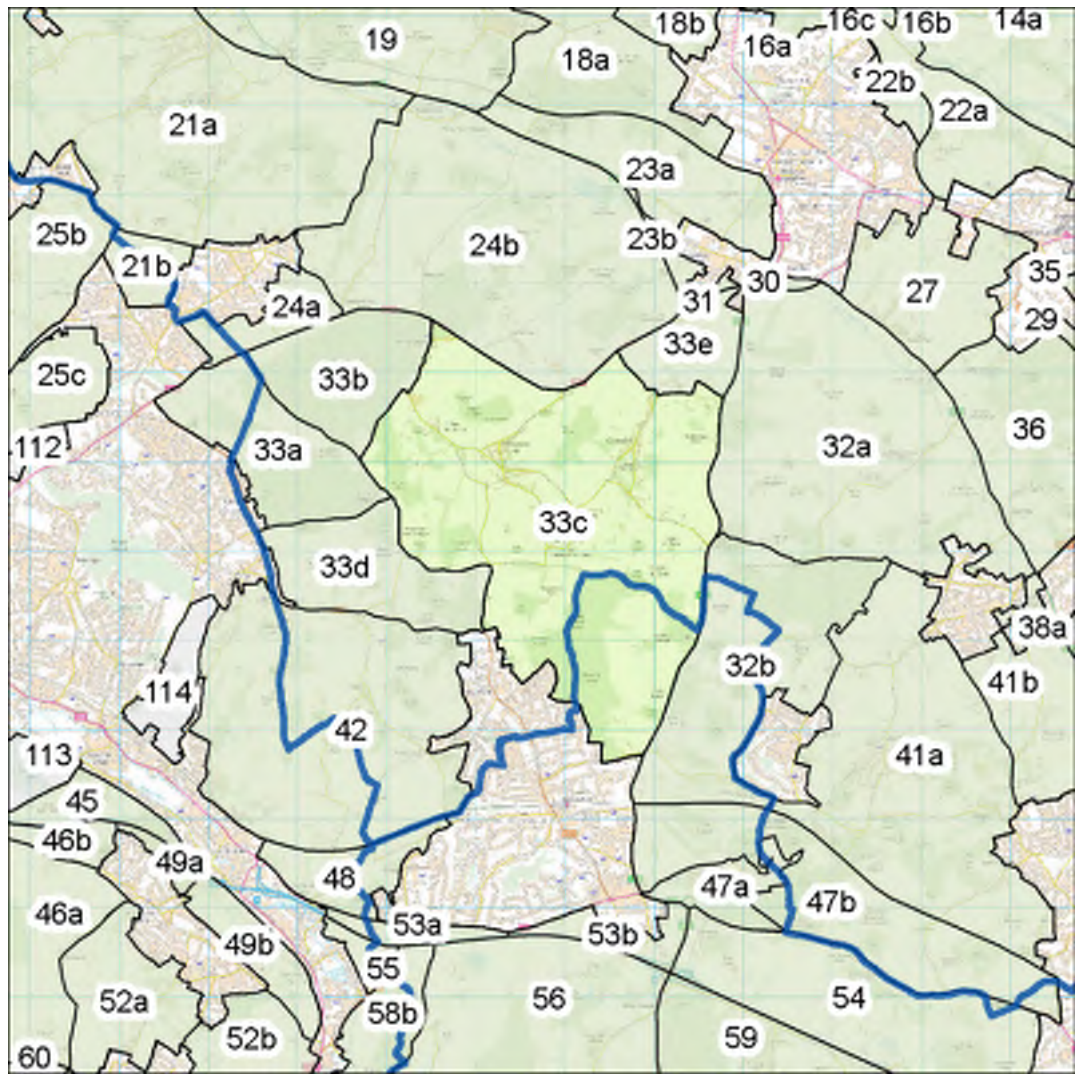


Photograph 2: View of rural character of General Area 33b which is characteristic of the centre of the land parcel.



Photograph 3: View of properties with an inherently rural character which are characteristic of Green Belt settlements in General Area 33c.

1:20000  
Context Plan



General Area	33d		
Area (ha)	220.1		
Local Authority	Chiltern		
Location Plan			
Description	General Area 33d is located to the east of High Wycombe and to the north-west of Beaconsfield. It is bounded by High Wycombe to the west, Common Wood Lane to the north, Gravelly Way / Clay Street to the east, and the B474 (Witheridge Lane) to the south.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up areas of High Wycombe and Beaconsfield / Knotty Green.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected to the large built-up areas of High Wycombe and Beaconsfield / Knotty Green, preventing their outward sprawl into open land.</p> <p>The boundary between the land parcel and the High Wycombe built-up area is predominantly bordered by detached properties with large gardens bounded by softer natural features. A small part of this boundary to the north is bordered by the durable B474 (Elm Road).</p> <p>The small part of the boundary which is between the land</p>	3+



		<p>parcel and the Beaconsfield built-up area is bordered by the B474 (Witheridge Lane) a prominent, permanent and durable feature.</p> <p>The land parcel is an important barrier to sprawl.</p>	
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms part of the wider gap between Beaconsfield / Knotty Green and High Wycombe (Tylers Green). The land abutting Penn in the west of the land parcel adjacent to Elm Road is less important for preventing the coalescence of settlements, though the wider parcel protects against further ribbon development along the B474 which may lead to a perceptual reduction in the gap between these settlements.</p> <p>In addition, it should also be noted that, at the local level, the parcel plays a role in protecting the gap between Beaconsfield / Knotty Green and High Wycombe (Tylers Green), and Penn, identified as a Row of Dwellings in the Chiltern Local Plan, preventing them from further coalescing.</p>	3
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built-form.</p> <p>The land parcel is characterised by fields and agricultural uses interspersed with areas of woodland (Twichels Wood, Brook Wood, Vicarage Wood, Pugh's Wood). The larger Witheridge Wood / Downham Grove is located in the east of the land parcel encloses views and limits the sense of openness. The topography varies across the land parcel and slopes up towards the B474 in the south. There are longer views across the land parcel from public areas which are interrupted in some places by woodland, hedgerows and the topography of the land parcel.</p> <p>Built-form in the land parcel includes properties dispersed along the north of Witheridge Lane, some of which form part of the Green Belt settlement of Penn to the west, and some farm buildings in the west and north of the land parcel.</p> <p>The somewhat enclosed character of the land parcel and the presence of ribbon development along the B474 means that the land parcel has a largely rural character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

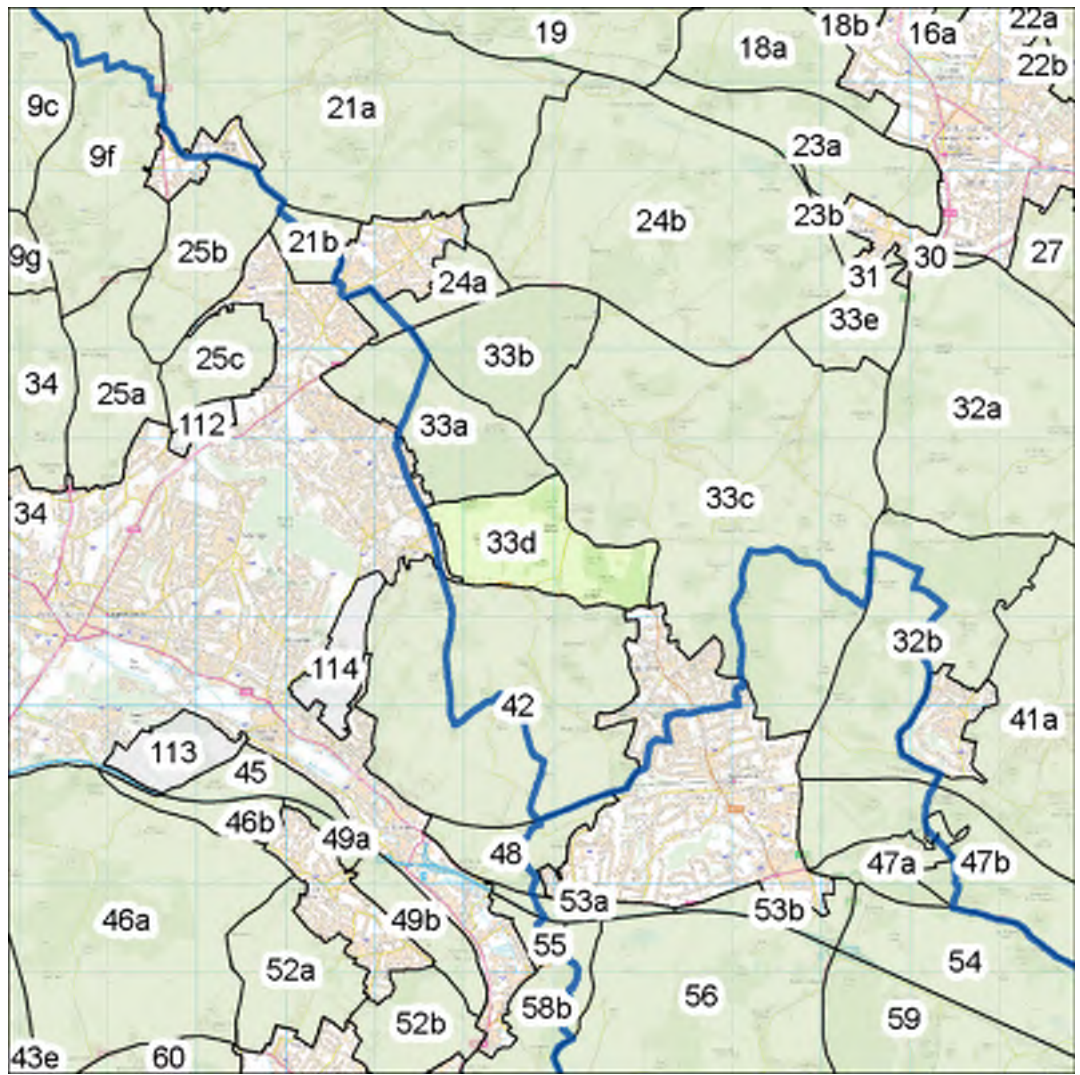


Photograph 1: View of fields and woodland in General Area 33d, facing east from Noaks Lane, which is characteristic of east of the land parcel.



Photograph 2: View of fields and hedgerows in General Area 33d facing west from Noaks Lane, which is characteristic of the west of the land parcel.

1:20000  
Context Plan



General Area	33e		
Area (ha)	104.7		
Local Authority	Chiltern		
Location Plan			
Description	General Area 33e is located to the south-west of Amersham and is bounded by the A404/A413 to the north and west, the A355 to the east and New Road/Tower Road to the south. Part of the Green Belt settlement of Coleshill is located within the land parcel		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area of Amersham.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	A small part of the land parcel is connected to the large built-up area of Amersham in the north-east of the land parcel, preventing its outward sprawl into open land.  The large built-up area is bordered by features lacking in durability or permanence, consisting of semi-detached properties with large gardens. The land parcel serves as a barrier to sprawl at the edge of the large built-up area.	3+
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring	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 Amersham and	1

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Knotty Green / Beaconsfield and Seer Green.  These gaps are of sufficient scale and character that development is unlikely to cause merging between settlements or affect gaps between Amersham and the Green Belt settlement of Winchmore Hill, or with the settlement of Coleshill which is identified as a Row of Dwellings in the Chiltern Local Plan.	
<b>Purpose 2: Total Score</b>			<b>1/5</b>
(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 land with some concentrations of trees such as along field boundaries. There are long views out to the wider countryside from the south. Views from the north are shortened by the topography of the land parcel which slopes up toward Coleshill.  Within the land parcel built form is concentrated in the south of the land parcel and is characterised by large residential properties with a mix of semi-urban and rural character. Overall the land parcel has a strong unspoilt rural character.	5
<b>Purpose 3: Total Score</b>			<b>5/5</b>
(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 Amersham's historic core. There are some limited views between the historic core and the surrounding countryside looking inwards and outwards from public areas, however these are interrupted by the A413. Furthermore the severance by the A413 means that the land parcel makes a limited contribution to the setting of the historic core which has a weak relationship with the surrounding countryside.	1
<b>Purpose 4: Total Score</b>			<b>1/5</b>

Site Photos

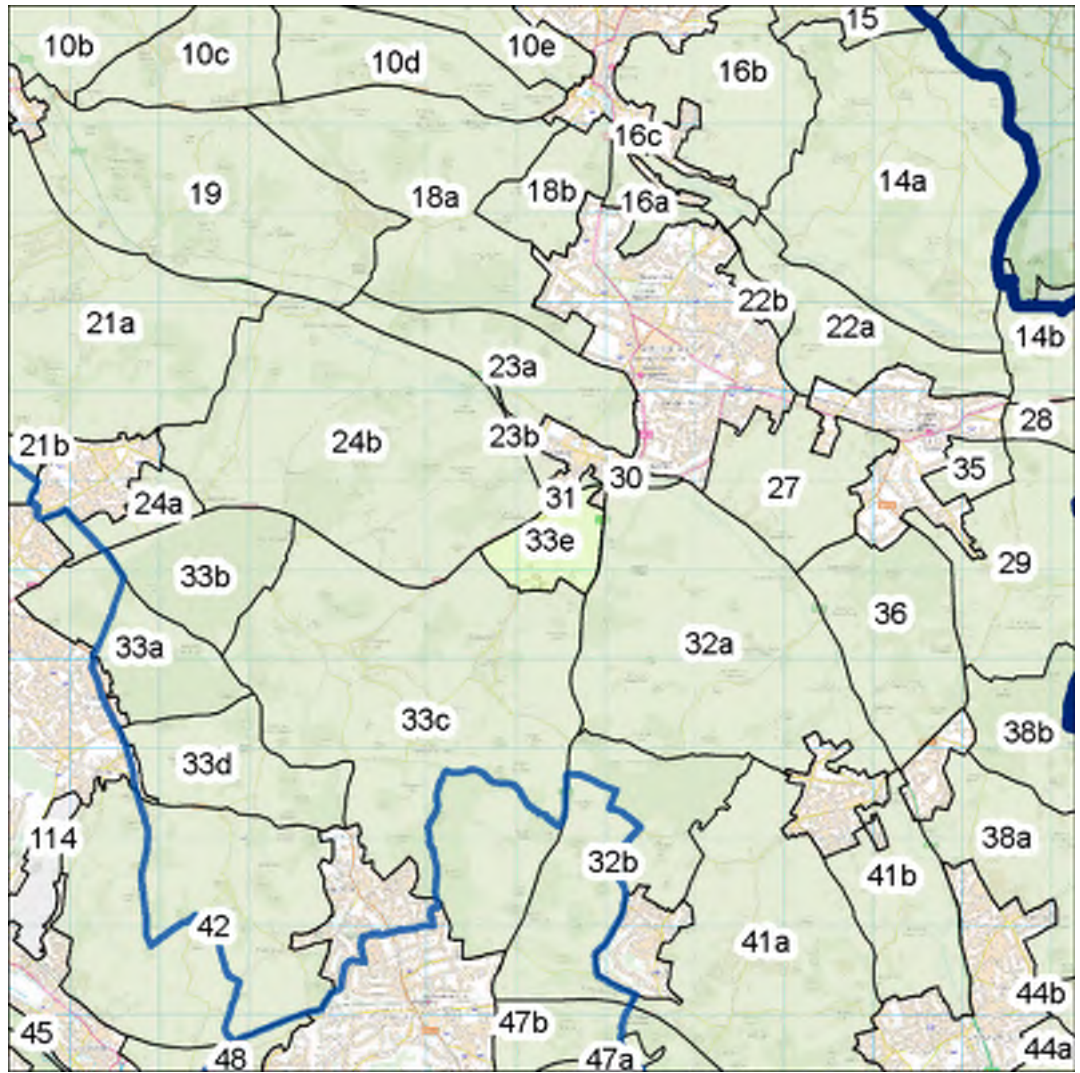


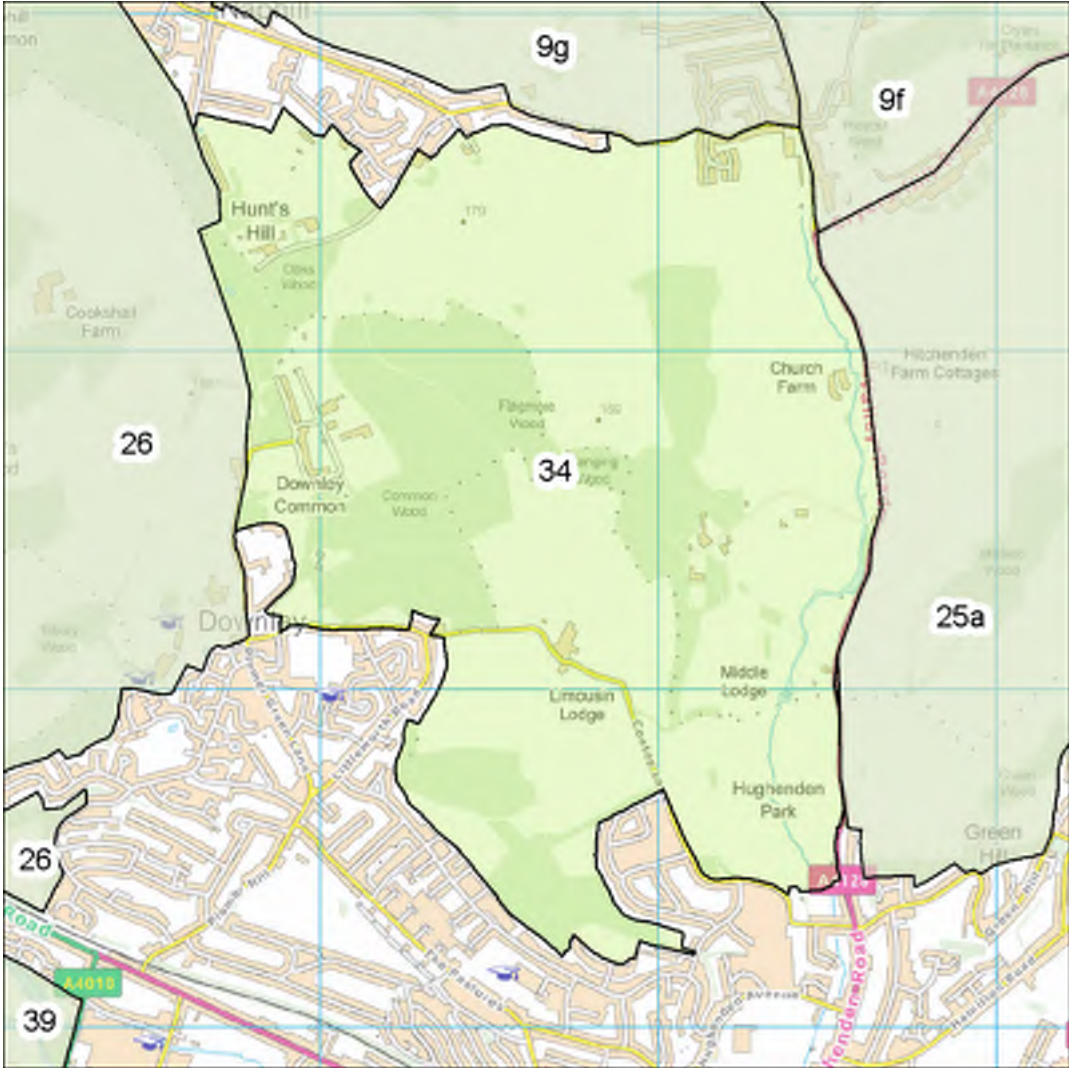
Photograph 1: View of open fields in General Area 33e facing north towards Amersham.



Photograph 2: View of built form on the southern boundary of General Area 33e.

1:20000  
Context Plan



General Area	34		
Area (ha)	354.7		
Local Authority	Wycombe		
Location Plan			
Description	General Area 34 is located to the north of High Wycombe and to the south of Naphill. It is bounded by High Wycombe to the south, the A4128 / Valley Road to the east, Naphill and Coombe Lane to the north, and Downley Road / woodland / Plomer Green Lane to the west.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected to the large built-up area of High Wycombe (Downley), preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the High Wycombe built-up area is predominantly bordered by features lacking in durability or permanence, consisting of the gardens of detached and semi-detached properties bounded by softer natural features. A small part of the boundary to the west is bordered by the durable Commonsides.</p>	3+



		The land parcel is an important barrier to sprawl.	
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(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 High Wycombe (Downley) and Naphill. In general, the southern and northern areas of the land parcel are less important for preventing coalescence between settlements. However, the overall scale of the gap is important to restricting the merging of High Wycombe and Naphill, as well as protecting the gap between these settlements and the Green Belt settlement of Hughenden Valley.	3
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>While overall less than 5% of the land parcel is covered by built-form, historic encroachment diminishes the unspoilt rurality of the parcel in some areas.</p> <p>Much of the land parcel is characterised by fields, open spaces and agricultural uses interspersed with woodland (Flagmore Wood, Hanging Wood, Great Tinker's Wood). The historic parklands of Hughenden Manor maintain a rural character in the east. The parkland and leisure uses at Hughenden Manor do not have an undue effect on the parcel's overall sense of openness.</p> <p>Concentrations of built-form are located in the north and west of the land parcel, and include properties and residential uses at Downley Common and Hunts Hill (Hunts Hill Lane and Downley Road), and residential and commercial properties (Coombe Lane and Valley Road) which form part of the Green Belt settlement of Hughenden Valley. These areas have a more semi-urban feel, though the remainder of the parcel is largely unspoilt. Other built form includes dispersed farms, which do not diminish the parcel's rural character.</p> <p>Therefore, overall the parcel maintains a largely rural character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: View of Hughenden Park in General Area 34 facing south, which is characteristic of the east of the land parcel.

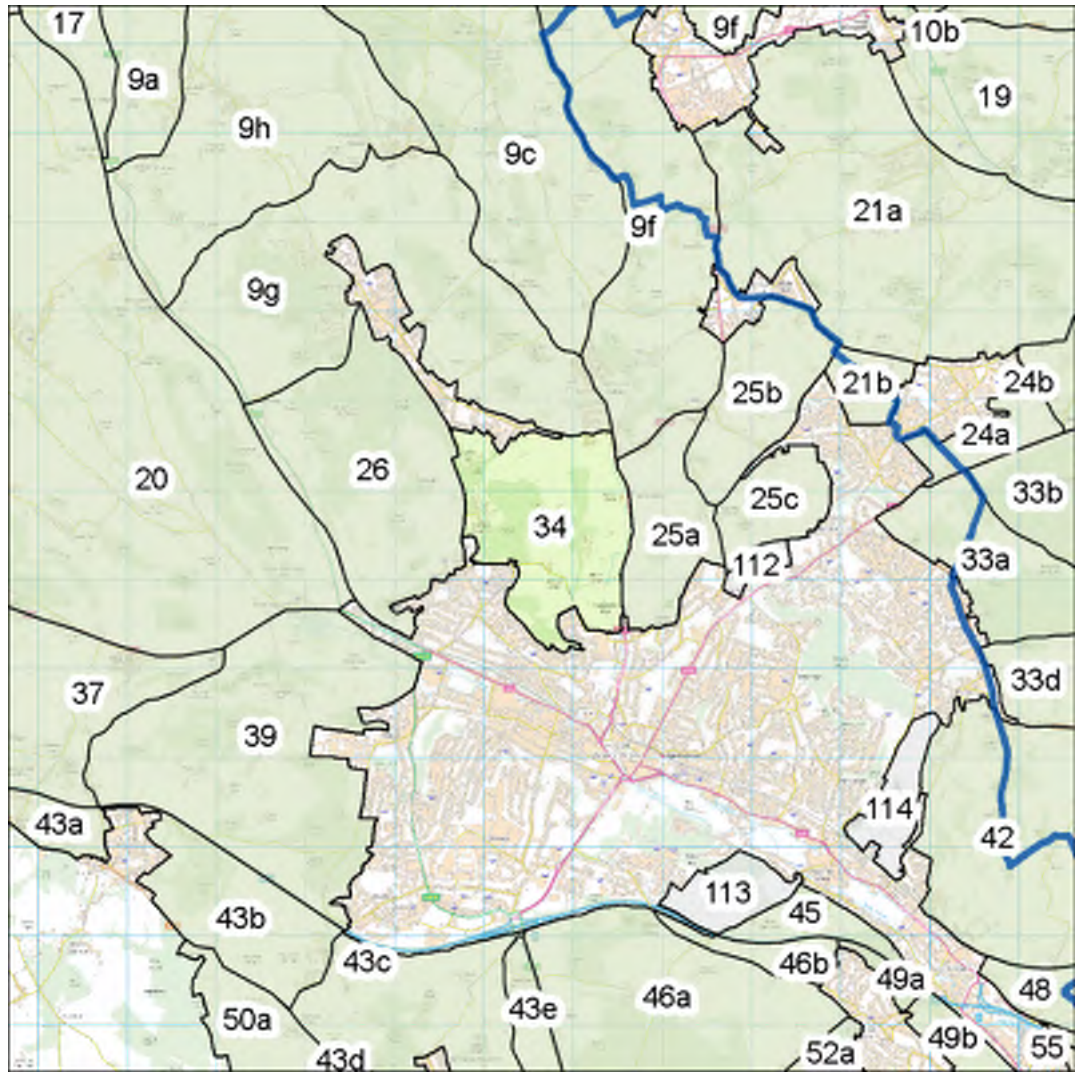


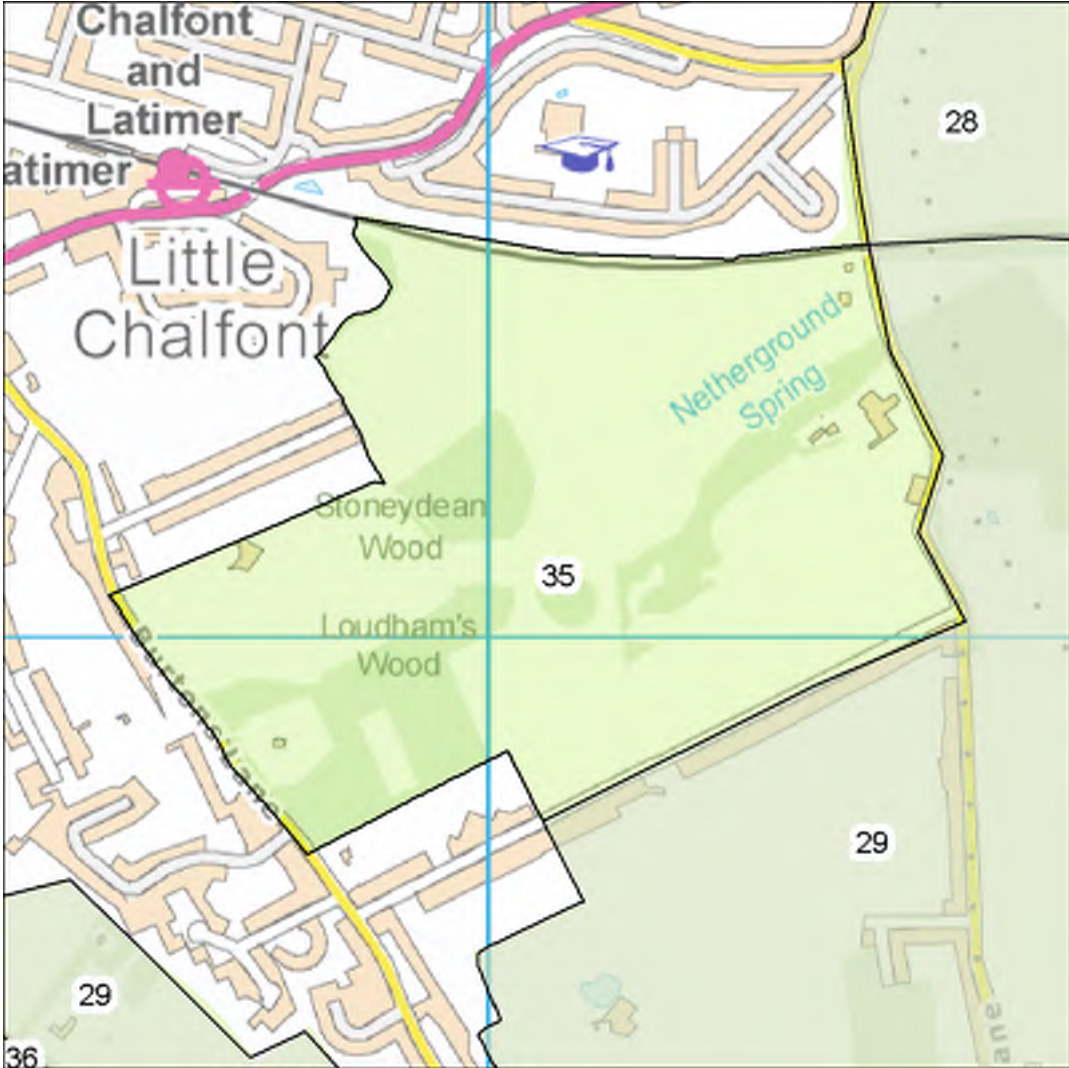
Photograph 2: View of open fields and woodland in General Area 34 facing west from the A4128, which is characteristic of the south-east of the land parcel.



Photograph 3: View of fields and agricultural uses in General Area 34 facing south from Burnham Road, which is characteristic of the north of the land parcel.

1:20000  
Context Plan



General Area	35		
Area (ha)	48.9		
Local Authority	Chiltern		
Location Plan			
Description	General Area 35 is located to the south-east of Little Chalfont and is bordered by this settlement to the north and west, Long Walk to the south and Lodge Lane to the east.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent neighbouring towns from	Prevents development that would result in merging of or significant	The land parcel forms a small part of the wider gap between the non-Green Belt settlements of Little Chalfont and Chorleywood. Although the scale of the land parcel	1

merging	erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	contributes to this gap, development in the land parcel is unlikely to cause merging between settlements.	
<b>Purpose 2: Total Score</b>			<b>1/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel is characterised by enclosed paddocks and fields in the south of the land parcel and the former Little Chalfont Golf Club in the north of the land parcel, interspersed with concentrated woodland areas. There are limited views out to the surrounding countryside from public areas in the land parcel and the parcel has a weak relationship with the wider countryside owing to the presence of built-form on the southern boundary. Built-form includes a large vehicle maintenance depot in the east of the land parcel, buildings associated with the golf club and a large detached property in the west of the land parcel. The presence of built-form and enclosed character of the land parcel means that it has only a largely rural character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

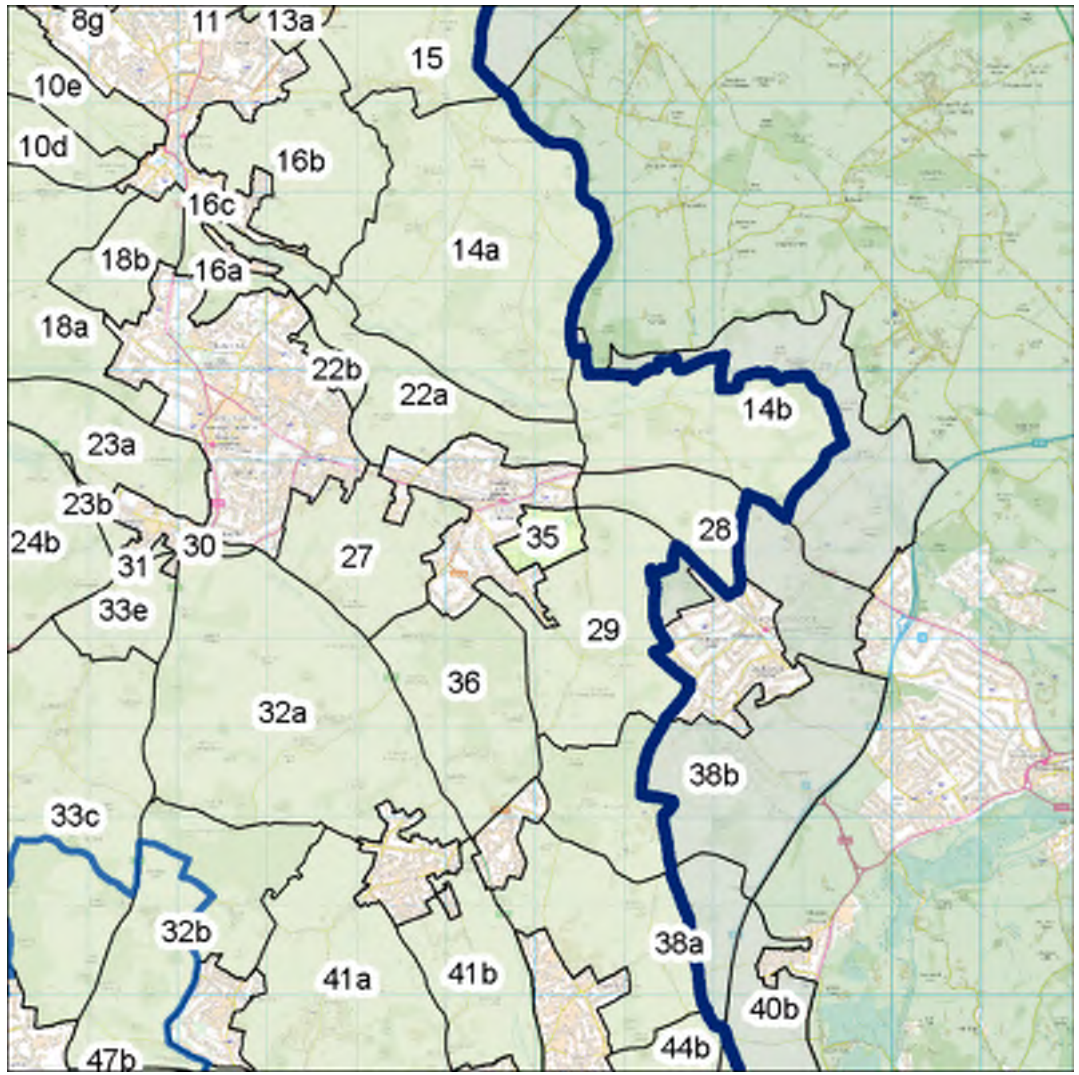


Photograph 1: View of paddocks and trees behind in General Area 35 facing north from Long Walk, which is characteristic of the south of the land parcel.



Photograph 2: View of properties abutting the southern boundary of General Area 35, facing west.

1:20000  
Context Plan





General Area	36		
Area (ha)	308.0		
Local Authority	Chiltern		
Location Plan			
Description	General Area 36 is located to the north of Chalfont St Giles and south of Little Chalfont. It is bounded by the A413 to the west, the B4442 (Vache Lane / Nightingale Lane) to the south and east and Cokes Lane and Little Chalfont settlement to the north.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms the wider gap between the non-Green Belt settlements of Chalfont St Giles and Little Chalfont. The	3

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	north and south of the land parcel, directly adjacent to the identified settlements are less important for preventing the coalescence of settlements. However, the overall scale of the gap is important to restricting the merging of these settlements.	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel is characterised by dense woodland (Pollards Wood and Bailey Wood) in the north-east of the land parcel and large private green spaces enclosed by woodland (such as gardens of large detached homes accessed from the B4442 and Harewood Downs golf course) and interspersed with more open fields to towards the south of the land parcel which open up to the surrounding countryside in the east and west. There is also some commercial use at GE Healthcare in the north of the land parcel.</p> <p>The sense of openness of the land parcel is diminished by the presence of built-form dispersed throughout the land parcel, which overall has a largely rural character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

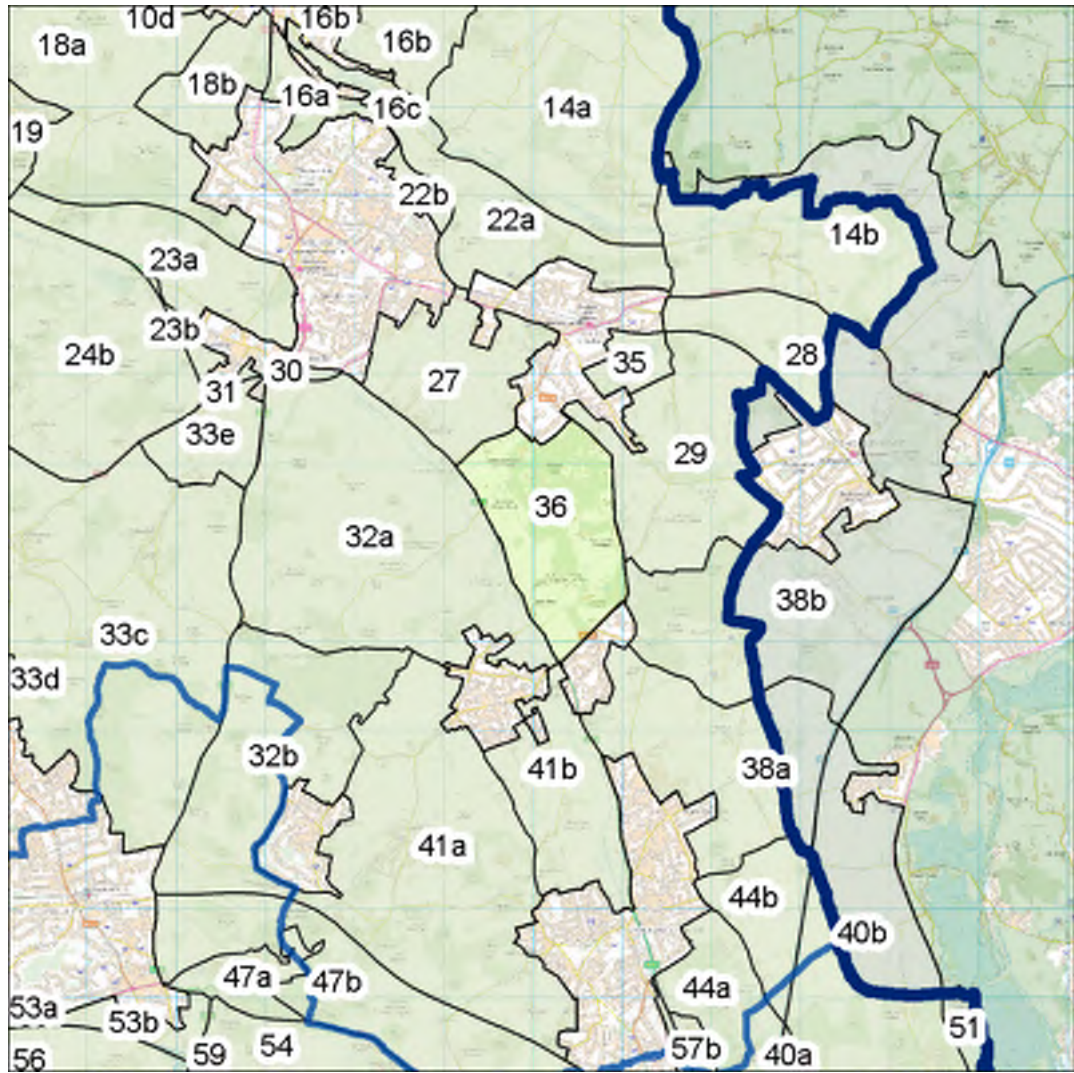


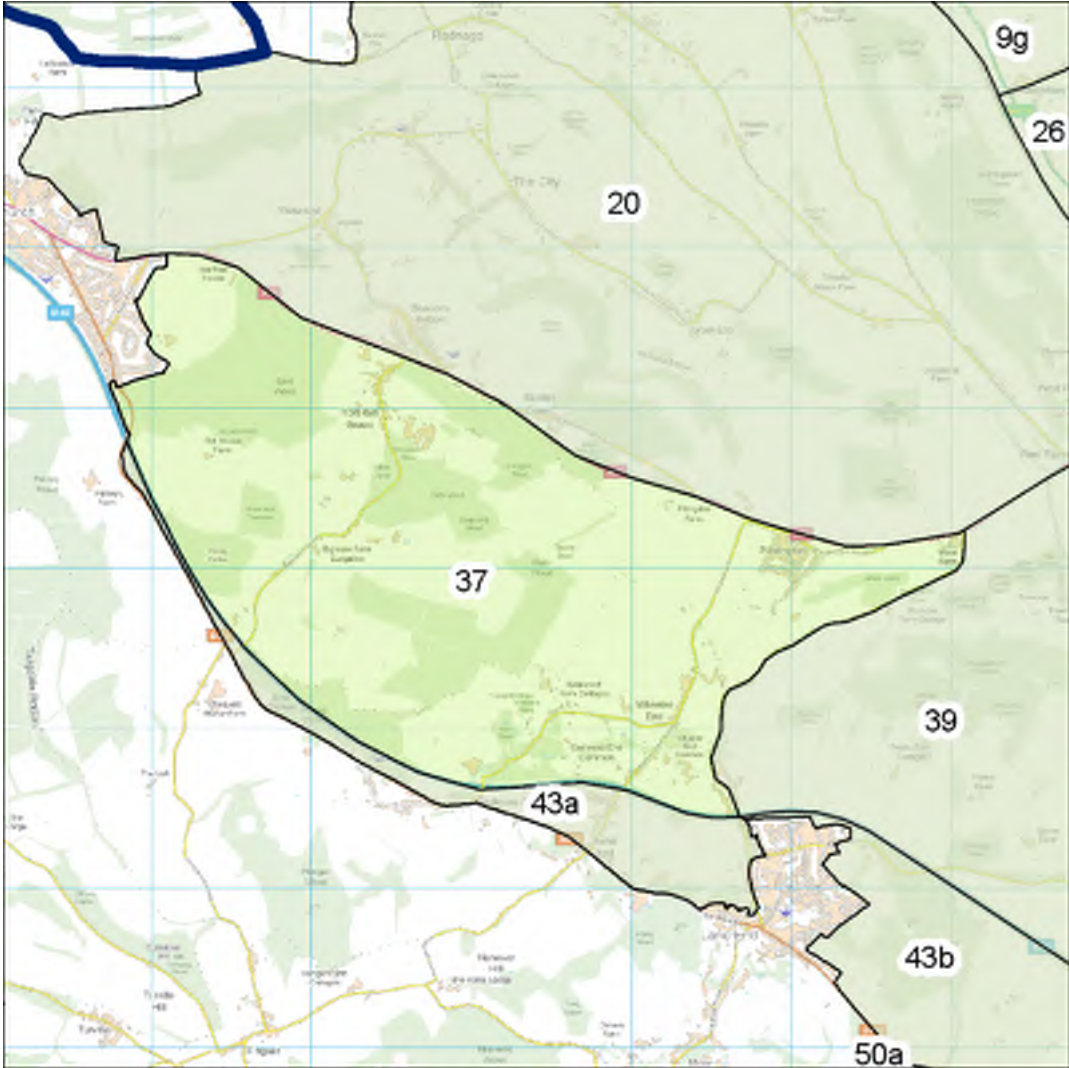
Photograph 1: View of Harewood Downs golf course in General Area 36 which is characteristic of the north and west of the land parcel.



Photograph 2: View of enclosed fields on private roads in General Area 36 which is characteristic of the south of the land parcel.

1:20000  
Context Plan



General Area	37		
Area (ha)	905.1		
Local Authority	Wycombe		
Location Plan			
Description	<p>General Area 37 is located to the west of High Wycombe and adjoins Stokenchurch to the north-west and Lane End to the south-east. It is bounded to the north by the A40 (Wycombe Road), to the east by Bullocks Farm Lane, to the south by the M40 Motorway, and to the north-west by the settlement of Stokenchurch.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The parcel is not at the edge of a large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent	Prevents development	The parcel forms part of the wider gap between the non-	3

neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>Green Belt settlements of Lane End and Stokenchurch and part of the wider gap between both the non-Green Belt settlements of Lane End and High Wycombe and Stokenchurch and High Wycombe.</p> <p>The overall openness and scale of the gap is important to restricting the merging of all three settlements. However, the north and north-west of the land parcel are less important for preventing coalescence between these settlements. The M40 Motorway acts an additional barrier to the merging of settlements in this land parcel.</p> <p>The parcel also restricts further ribbon development along the A40, which may reduce the scale of the gaps physically and perceptually between High Wycombe or Stokenchurch and the Green Belt settlements of Beacons Bottom / Studley Green, Piddington and West Wycombe, as well as the gaps between these Green Belt settlements.</p>	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>Built form is concentrated in the north at Horsleys Green / Studley Green. There are further concentrations of development at Piddington and Wheeler End. Much of the remaining built form in this land parcel consists of farm buildings.</p> <p>The majority of the land parcel consists of arable farming broken up by large pockets of woodland. General Area 37 possesses a strong unspoilt rural character overall.</p>	5
<b>Purpose 3: Total Score</b>			<b>5/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	This land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

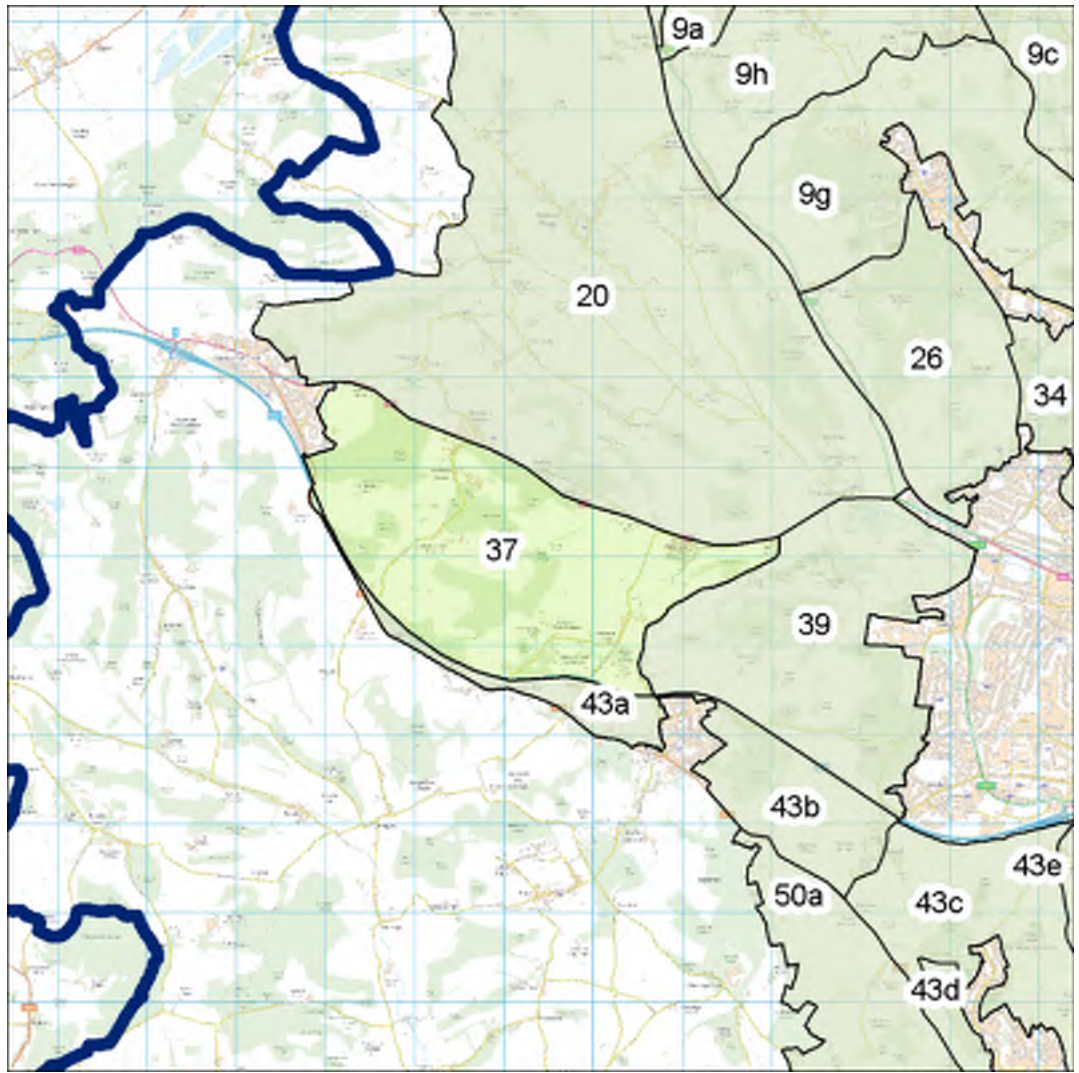


Photograph 1: Looking south-east into General Area 37; photograph taken from Bigmore Lane in the south-west of the land parcel.



Photograph 2: Wooded area in the centre of the western portion of the land parcel; looking north.

1:20000  
Context Plan





General Area	38a		
Area (ha)	399.3		
Local Authority	Chiltern / <i>Three Rivers</i>		
Location Plan			
Description	General Area 38a is located to the north and north-east of Chalfont St Peter and south-east of Chalfont St Giles. It is bounded by these settlements and the A413 to the west, Gorelands Lane / Chalfont Road to the north, the M25 to the east and West Hyde Lane to the south.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area of Gerrards Cross / Chalfont St Peter.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	Part of the land parcel is connected to the large built-up area of Gerrards Cross / Chalfont St Peter, preventing its outward sprawl into open land.  Chesham Lane provides a consistent and regular boundary feature for part of the boundary between the land parcel and the Gerrards Cross / Chalfont St Peter large built-up area, however this boundary is predominantly bordered by features lacking in durability and permanence consisting of residential properties and gardens spilling out onto other built-form and bounded by softer natural features such as trees.	3+

		The land parcel is an important barrier to sprawl.	
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms the essential gap between the non-Green Belt Settlements of Gerrards Cross / Chalfont St Peter and Chalfont St Giles. It also forms part of the wider gap between Gerrards Cross / Chalfont St Peter and Maple Cross and Rickmansworth beyond. The land parcel prevents development that would visually or physically reduce the perceived or actual distance between these settlements</p> <p>In addition, it should also be noted that, at the local level, the parcel plays a role in protecting the gap between Maple Cross and Chalfont St Peter, and Horn Hill, identified as a Row of Dwellings in the Chiltern Local Plan, preventing them from coalescing.</p>	5
<b>Purpose 2: Total Score</b>			<b>5/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel is predominantly characterised by open fields and small pockets of woodland. 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 hedgerows and treelines. Built form is dispersed throughout the parcel. The National Society for Epilepsy site, an identified Major Developed Site in the Green Belt, is located in the west of the parcel at the edge of Chalfont St Peter. It encompasses an extensive complex of ancillary buildings set in managed grounds. Additionally, there is a particular concentration of residential properties and farms with large grounds on Chesham Lane, residential uses on Roberts Lane and Shire Lane, as well as a garden centre and café and Equine health clinic south of Gorelands lane.</p> <p>The reduced sense of openness and presence of built form means that overall the land parcel has a largely rural character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

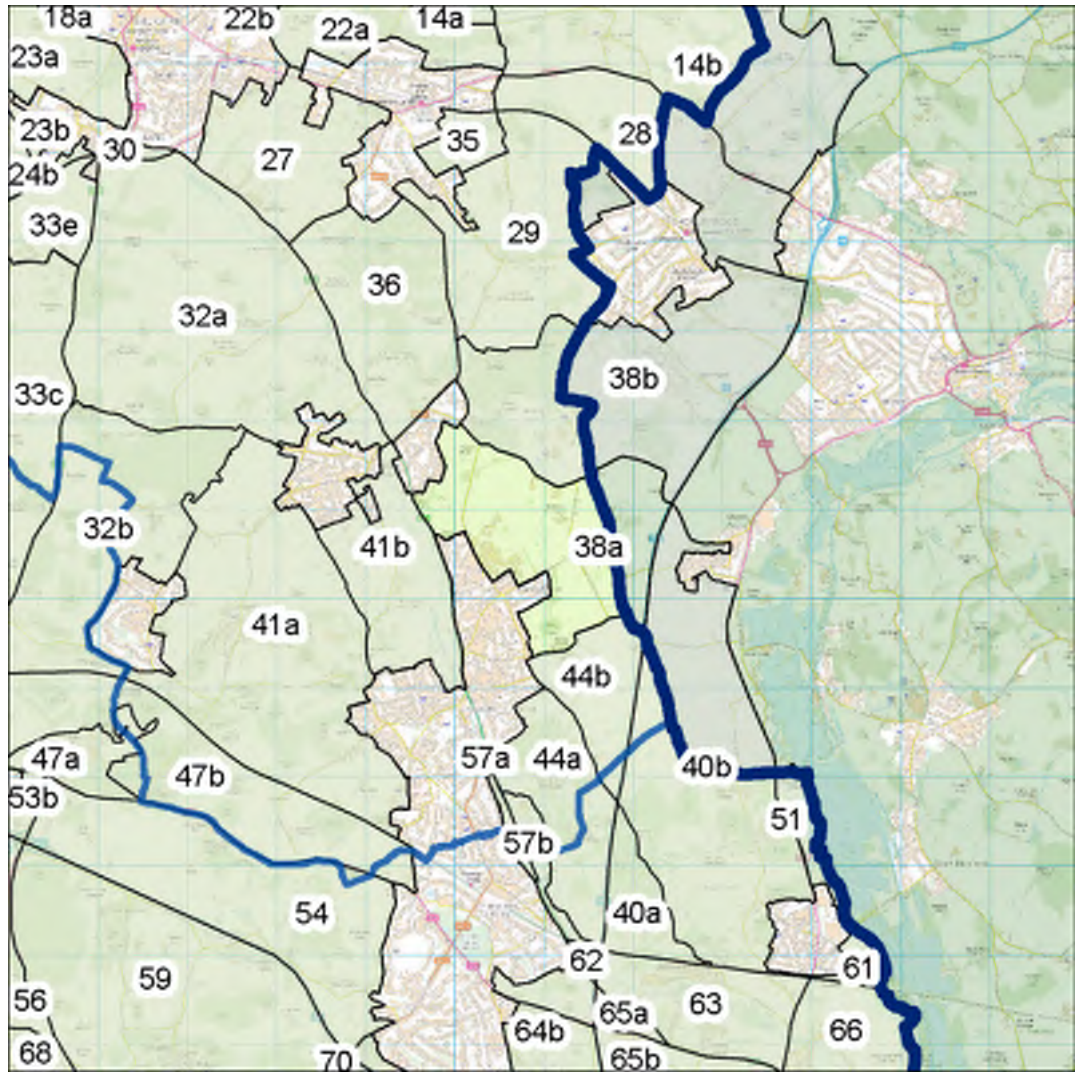


Photograph 1: View of agricultural uses and trees in General Area 38a, which is characteristic of the north of the land parcel.



Photograph 2: View of residential dwellings at the junction between Roberts Lane and Rickmansworth Lane, which is characteristic of the centre of General Area 38a.

1:20000  
Context Plan



General Area	38b		
Area (ha)	556.1		
Local Authority	Chiltern / <i>Three Rivers</i>		
Location Plan			
Description	General Area 38b is located east of Chalfont St Giles and south of Chorleywood. It is bounded by Chorleywood, the railway line and Philipshill Wood / Newland Gorse to the north, Gorelands Lane / Chalfont Road to the south, the M25 to the east and Chalfont St Giles and the B4442 to the west.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Rickmansworth large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The parcel is connected to the large built-up area of Rickmansworth in its north-eastern corner, preventing its outward sprawl into open land.</p> <p>The boundary between the Green Belt and Rickmansworth is strongly defined by Berry Lane, a durable and readily recognisable feature.</p> <p>The Green Belt provides an additional barrier to sprawl.</p>	3
<b>Purpose 1: Total Score</b>			<b>3/5</b>
(2) To prevent	Prevents development	The land parcel forms part of the wider gap between the non-	3

neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Green Belt Settlements of Chorleywood and Chalfont St Giles, as well as Gerrards Cross / Chalfont St Peter. The north and west of the land parcel are less important for preventing coalescence of settlements. However, the overall openness and scale of the gap is important to restricting the merging of these settlements,	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(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 and sloping fields and areas of dense woodland (Philipshill Wood, Newland Gorse in the west and Bottom Wood in the south). Built form includes a former university campus north of Gorelands Lane, large residential properties and grounds on Long Lane and farms and residential properties in the north-east of the land parcel. The sense of openness is diminished by the topography of the land parcel which slopes up to the M25 and the presence of woodland which encloses the fields within the land parcel. The reduced sense of openness and presence of built form means that overall the land parcel has a largely rural character.	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: View of dense woodland on southern boundary of the land parcel.



Photograph 2: View of fields and woodland in General Area 38b facing east from the northern boundary which is characteristic of the north-east of the land parcel.



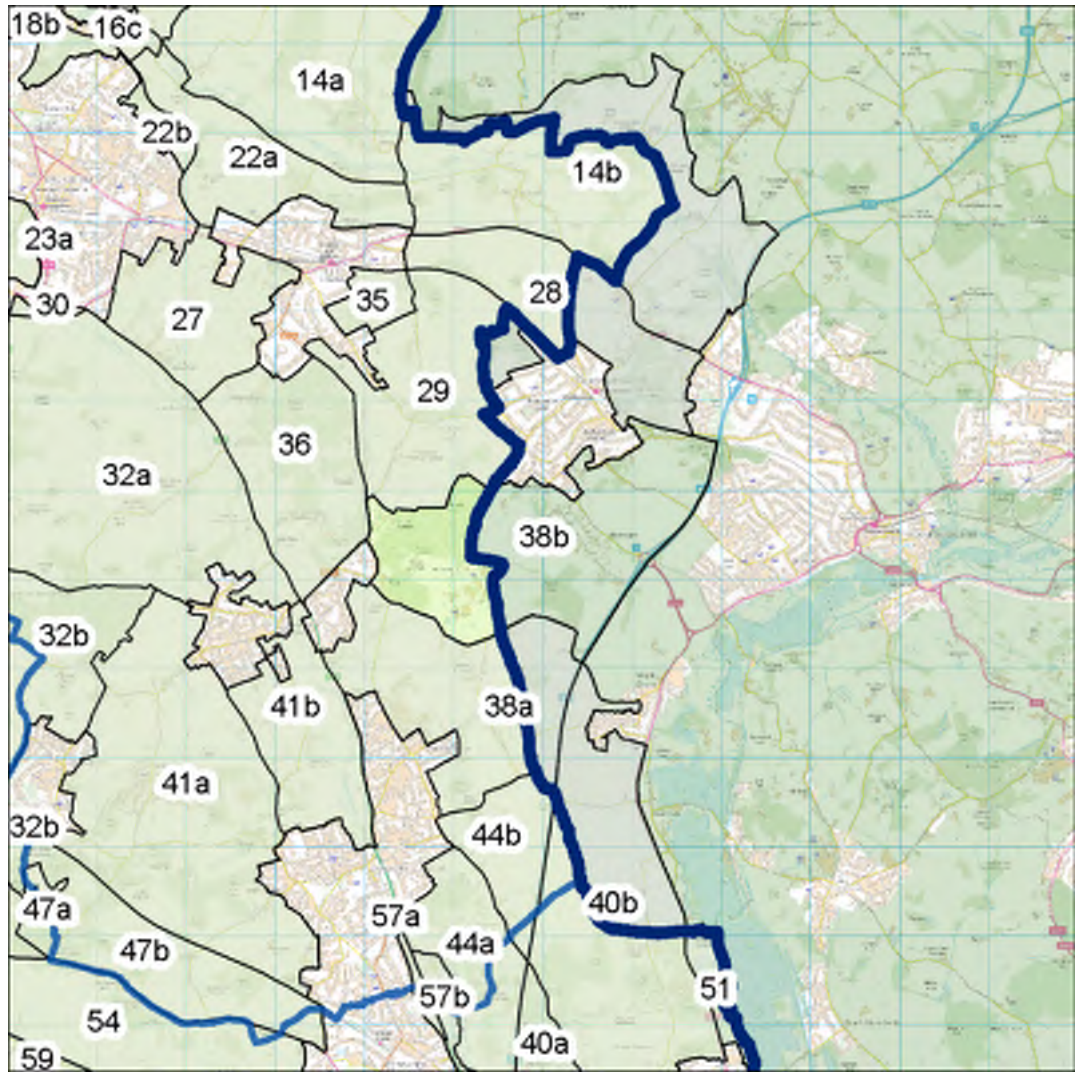
Photograph 3: View looking south from Roughwood Lane in the north-west of the land parcel.

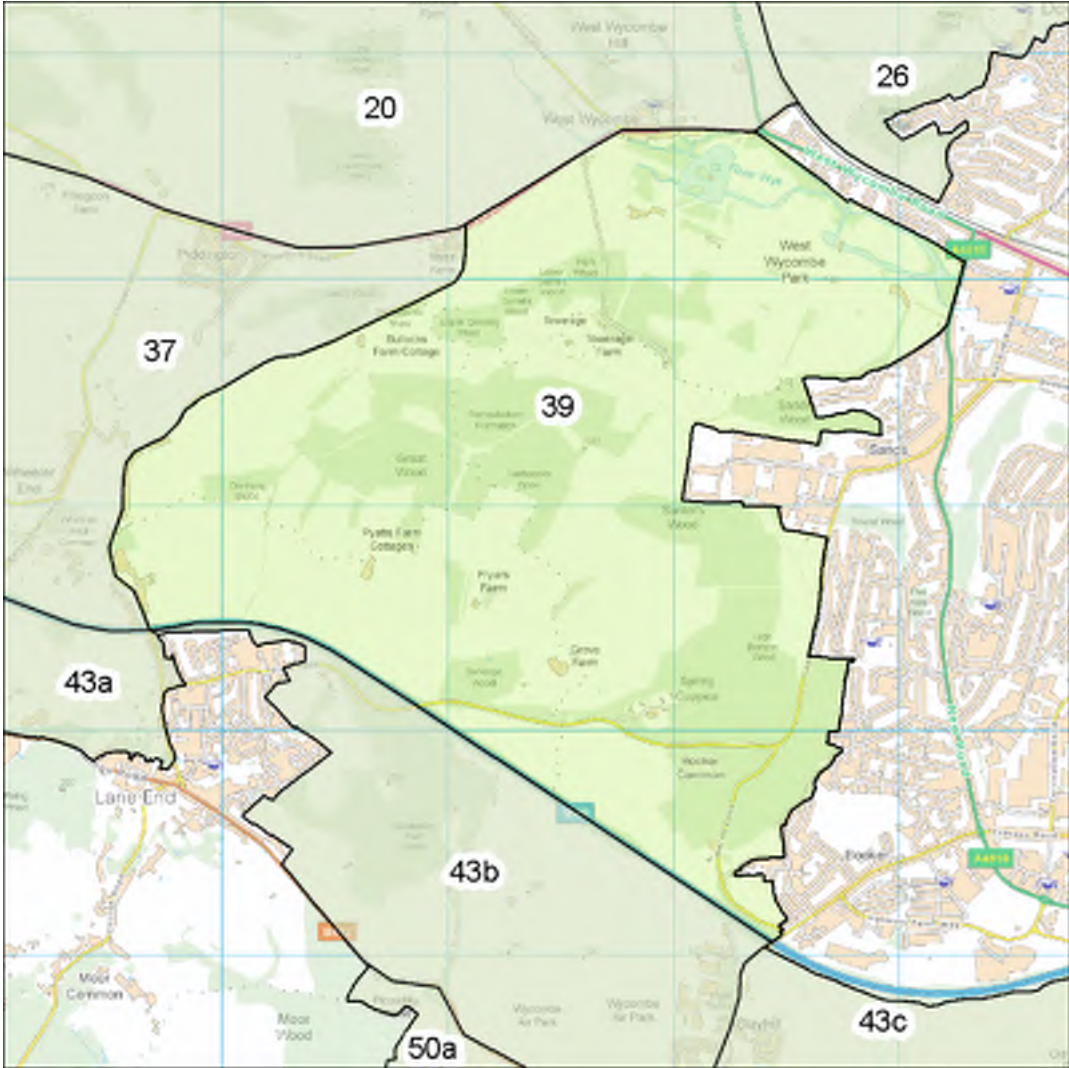


Photograph 4: View looking north from Gorelands Lane at Hentucks Farm in the west of the land parcel.



1:20000  
Context Plan



General Area	39		
Area (ha)	696.0		
Local Authority	Wycombe		
Location Plan			
Description	General Area 39 is located to the west of High Wycombe and north of Lane End. It is bounded by the High Wycombe built-up area to the east, the A40 (Oxford Road) / Bullocks Farm Lane to the north and west, and the M40 to the south.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the High Wycombe large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected to the large built-up area of High Wycombe, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the built-up area is inconsistent. In some cases, the boundary is strong, following durable features including Lane End Road and Toweridge Lane. However, much of the boundary follows the backs of properties with irregular gardens, bounded by softer, less durable features. In some instances, the boundaries are not readily recognisable, cutting across open land (for example, west of Glenister Road and west of Fernie Fields Park).</p>	3+

		Overall, the Green Belt frequently performs as a barrier to sprawl in the absence of another durable boundary.	
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The parcel forms the entirety of the wider gap between the non-Green Belt settlements of High Wycombe and Lane End, maintaining the overall scale and openness of the gap. However, the northern and eastern areas of the parcel are less important for preventing coalescence between settlements.</p> <p>The parcel also provides the gaps between High Wycombe and the Green Belt settlements of West Wycombe and Piddington, in particular by preventing ribbon development along the A40 (Oxford Road) which would reduce the scale of the gaps both physically and perceptually.</p>	3
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Overall, less than 5% of the land parcel is covered by development. The majority of the land parcel maintains a very open character, consisting of expansive areas of open farmland, including arable and pasture fields and paddocks, as well as sizeable patches of dense woodland.</p> <p>Built form is minimal but tends to be concentrated at the edges of the parcel, in particular, dwelling houses, pubs and small retailers which have developed in a linear fashion along main roads at West Wycombe and Lane End. West Wycombe Park, a substantial country house, is located in the north-west of the parcel. These developments are of a small scale and do not detract from the general openness of the parcel.</p> <p>Aside from a small number of isolated farms and agricultural buildings, the remainder of the parcel is free from development and retains an unspoilt rural character.</p>	5
<b>Purpose 3: Total Score</b>			<b>5/5</b>
(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 parcel does not directly abut an identified historic core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: Looking east from Lane End Road in the south of General Area 39, with the M40 in the rear.

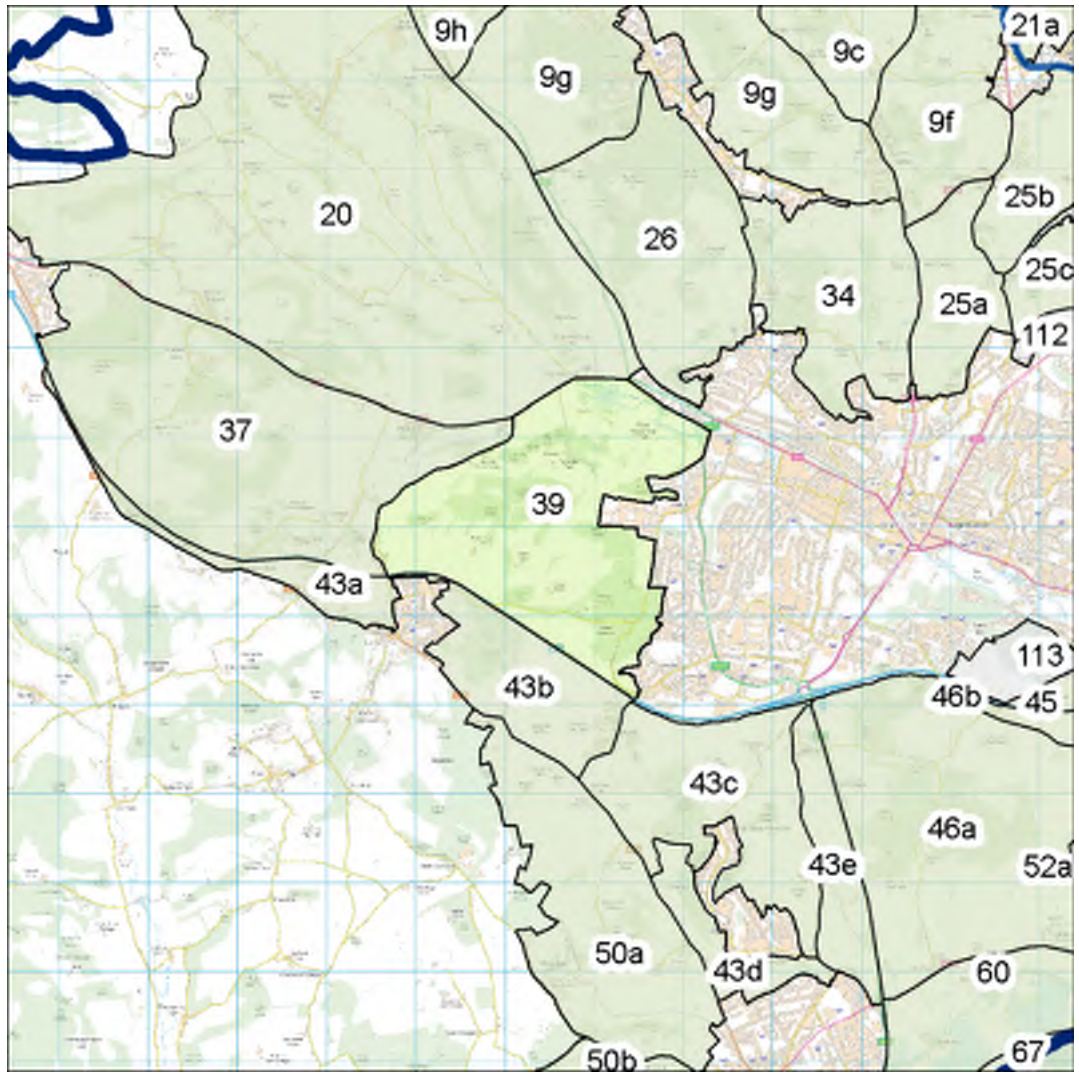


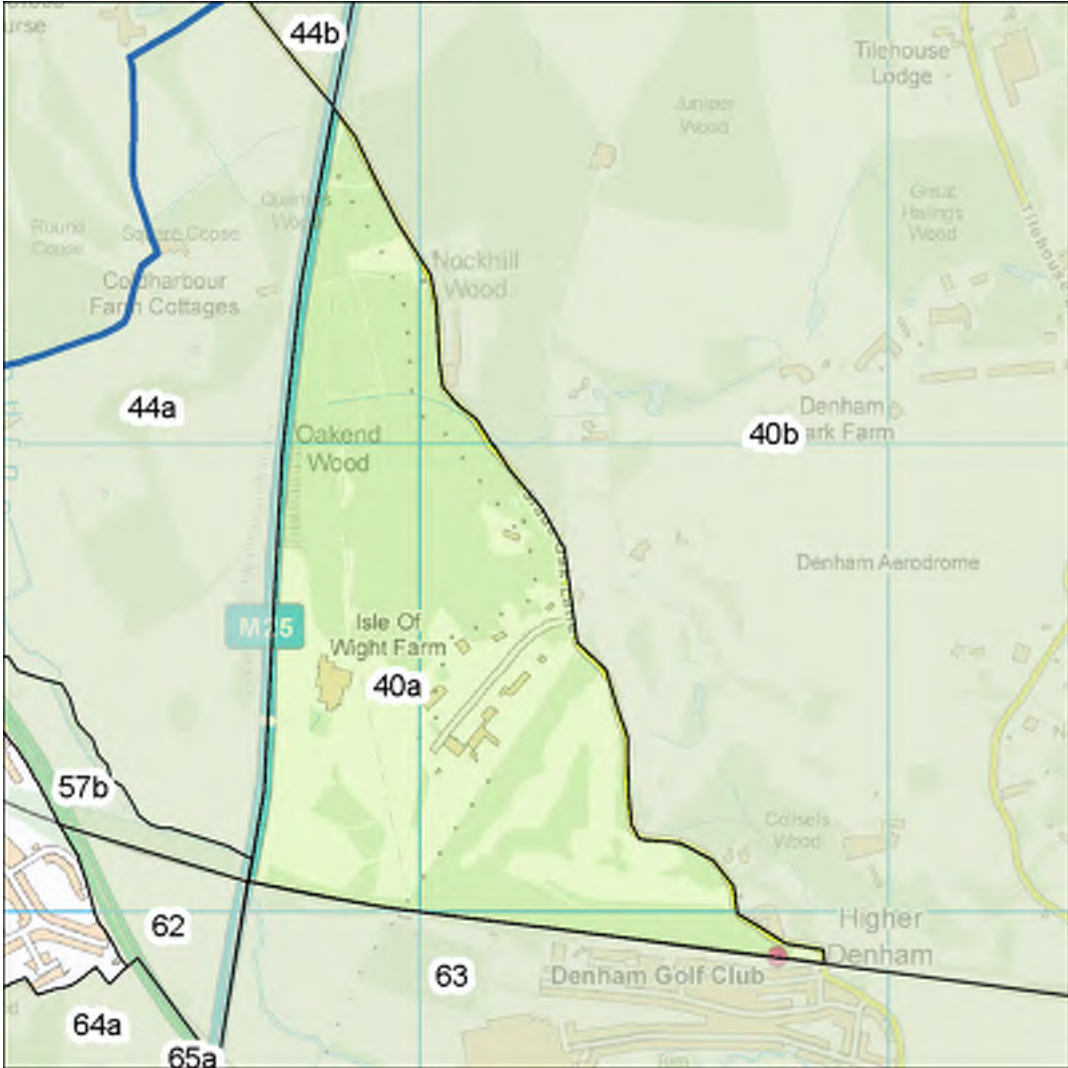
Photograph 2: Woodland at Toweridge Lane, looking west, in the north-east of General Area 39.



Photograph 3: Oxford Road at West Wycombe village looking west, the northern boundary of General Area 39. The hill to the rear of the photo falls within General Area 20.

1:20000  
Context Plan



General Area	40a		
Area (ha)	91.7		
Local Authority	South Bucks		
Location Plan			
Description	General Area 40a is located to the west of Denham Green, to the north of Higher Denham and to the east of Chalfont St Peter / Gerrards Cross. The land parcel is bounded to the south by the railway line, to the east by Slade Oak Lane and to the west by the M25.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms part of the wider gap between the non-Green Belt settlements of Denham Green and Gerrards Cross	3

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>/ Chalfont St Peter, maintaining the overall openness of the gap and preventing development that would reduce its scale. It also forms part of the gap between Gerrards Cross / Chalfont St Peter and the Green Belt settlement of Higher Denham.</p> <p>The south of the parcel plays a particularly important role in maintaining these gaps, whereas the northern area of the parcel is less important for preventing the coalescence between settlements.</p>	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by development, though the land uses within the parcel and the configuration of its landscape detract slightly from its sense of unspoilt rurality.</p> <p>The north of the parcel is unspoilt, consisting of dense woodland at Denham Marsh Wood. Moving south, a small part of the parcel is within the Denham Golf Club; this area has a more managed character and is relatively isolated from the wider countryside.</p> <p>Development is restricted to a row of large dwelling houses along Over the Misbourne Road, as well as a small number of agricultural buildings, though these have little impact on the parcel's overall openness.</p> <p>While the golf course and the M25 to the west do have slight urbanising influence on the parcel, overall it retains a strong unspoilt rural character.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>



Site Photos



Photograph 1: View of dense woodland in the north of the land parcel, looking west from Slade Oak Lane.

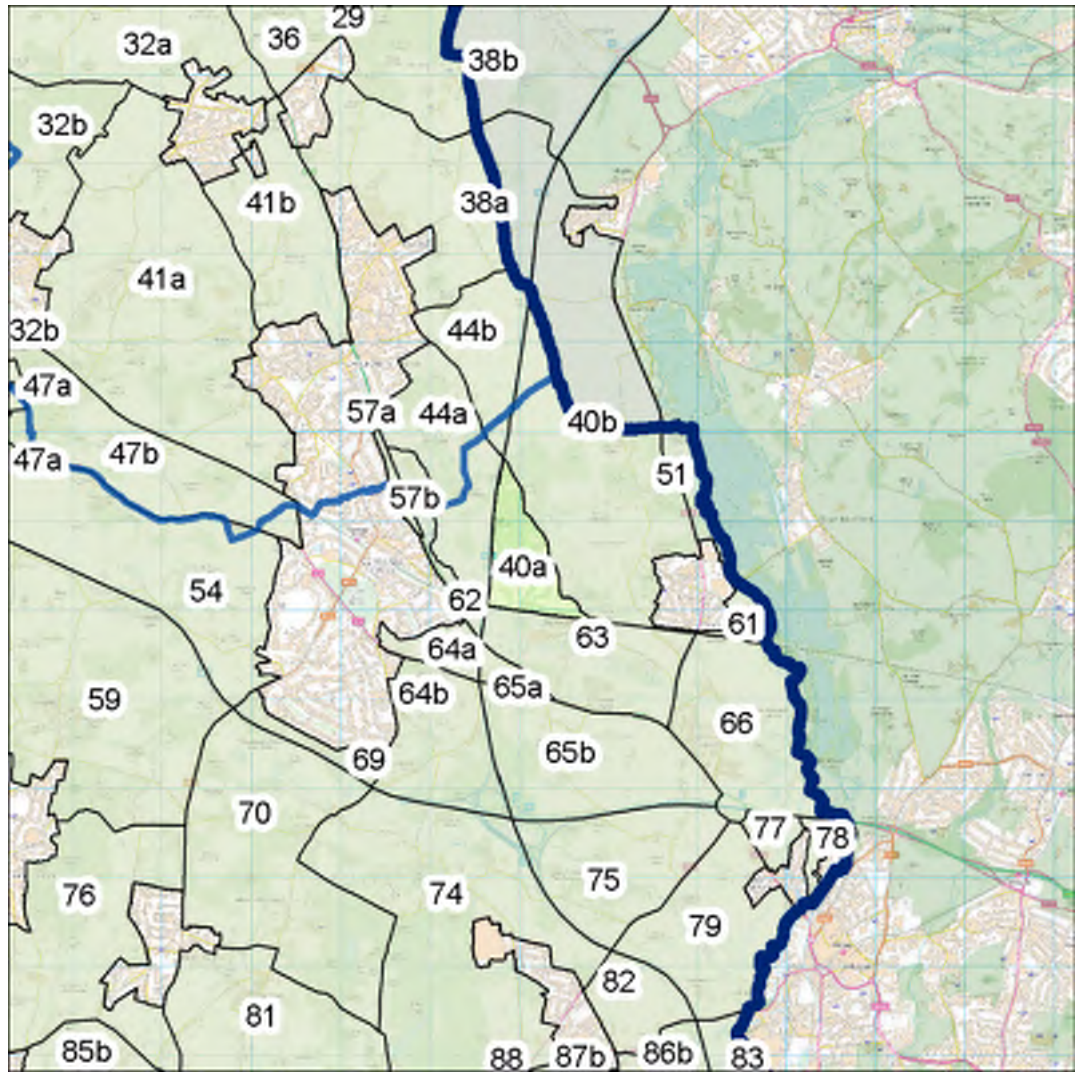


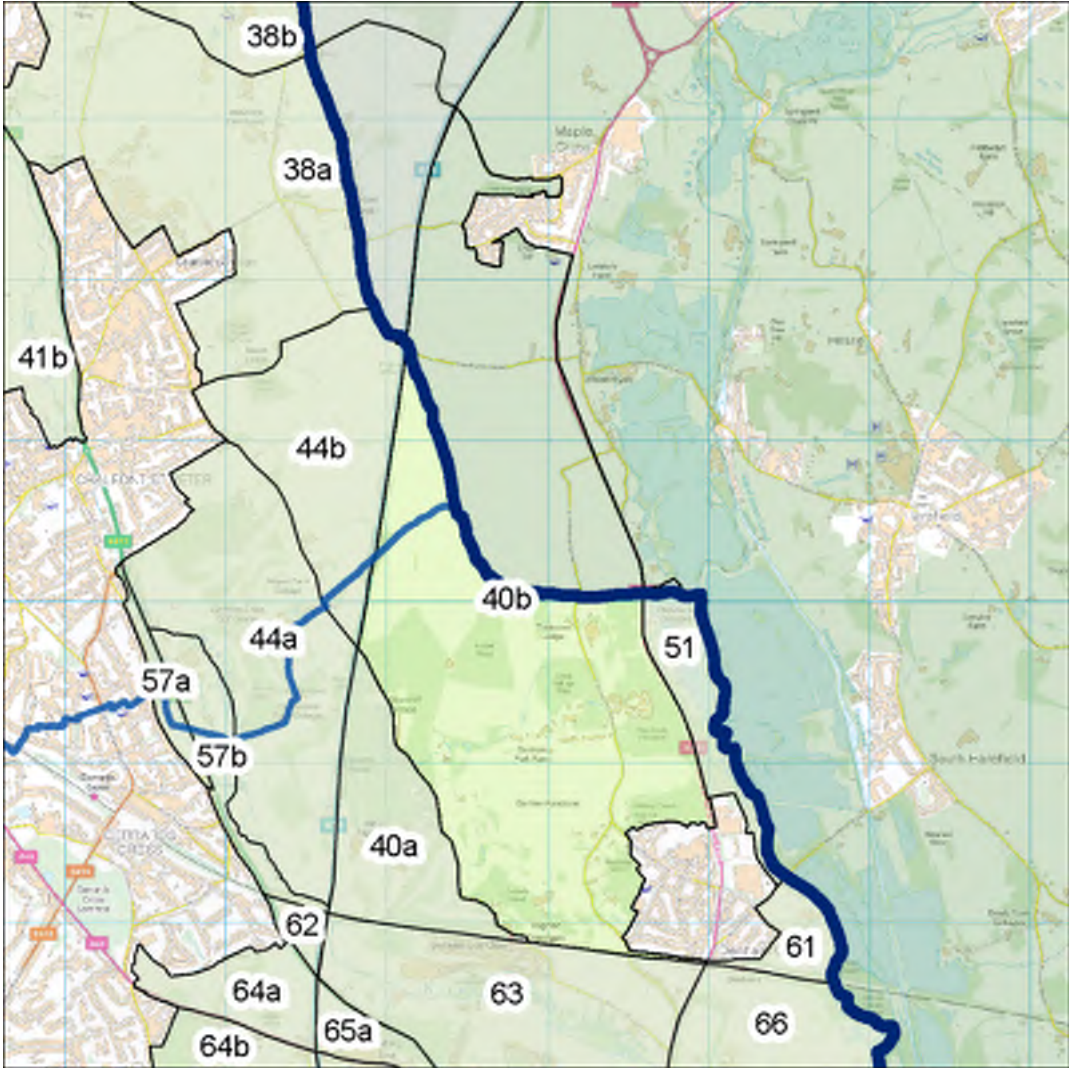
Photograph 2: View of entrance to residential development on Over the Misbourne Road in the centre of the land parcel, looking west from Slade Oak Lane.



Photograph 3: View of Denham Gold Club in the south-east of the land parcel, looking south-west from Slade Oak Lane.

1:20000  
Context Plan



General Area	40b		
Area (ha)	619.7		
Local Authority	Chiltern / South Bucks / <i>Three Rivers</i>		
Location Plan			
Description	<p>General Area 40b is located between the settlements of Denham Green in the south and Maple Cross in Three Rivers District in the north. The land parcel is bounded to the south by the railway line, to the west by the Slade Oak Lane and the M25, to the north by Chalfont Road and to the east by the A412.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent	Prevents development	The land parcel forms the wider gap between the non-Green	3

neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>Belt settlements of Denham Green and Maple Cross, preventing development that may reduce the perceptual and actual distance between the two settlements. It is particularly important for preventing ribbon development along Tilehouse Lane and the A412.</p> <p>The land parcel also forms part of the wider gap between Denham Green and Gerrards Cross / Chalfont St Peter to the west, maintaining the overall openness of the gap and preventing development that would reduce its scale, and also maintains separation between Denham Green and the Green Belt settlement of Higher Denham.</p> <p>Although the scale of the gap is important to restricting the merging of these settlements, the south-east of the land parcel immediately adjacent to Denham Green is less important for preventing coalescence between settlements.</p>	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Although less than 10% of the land parcel is covered by development, there is a marked transition in the character of the landscape from north to south.</p> <p>The north of the parcel retains a largely unspoilt rural character with a rolling landscape characterised by large, open agricultural fields. As a result of local topography and the high level of openness, there are often long vistas across the wider countryside.</p> <p>The centre of the land parcel contains a number of densely wooded areas, including Nockhill Wood, Juniper Wood and Great Halings Wood, and water meadows. Moving further south, there has been encroachment on the countryside around Denham Aerodrome and at the edge of Denham Green, with built form including dispersed residential dwellings, aircraft hangers, a care home and a large caravan park. These developments are, collectively, an urbanising influence on the Green Belt. Additionally, whilst maintaining a high level of openness, Denham Golf Club in the south-west of the parcel further diminishes the parcel's sense of unspoilt rurality.</p> <p>Despite this, overall, the parcel does maintain a largely rural open character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(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
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: Tilehouse Lane at the junction with the South Bucks Way, looking north-west across General Area 40b.



Photograph 2: Water meadows adjacent to Marish Lane in the south-west of General Area 40b.



Photograph 3: Residential property and paddocks in Marish Way in the south-west of General Area 40b.

1:20000  
Context Plan

