

The Buckinghamshire Authorities
**Buckinghamshire Green Belt
Assessment**

Annex Report 1D - General Area
Assessment Pro-formas

242368-4-05

Issue | 7 March 2016

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

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

Job number 242368-00

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

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

¹ Recommendation Categories:

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

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

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

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

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

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

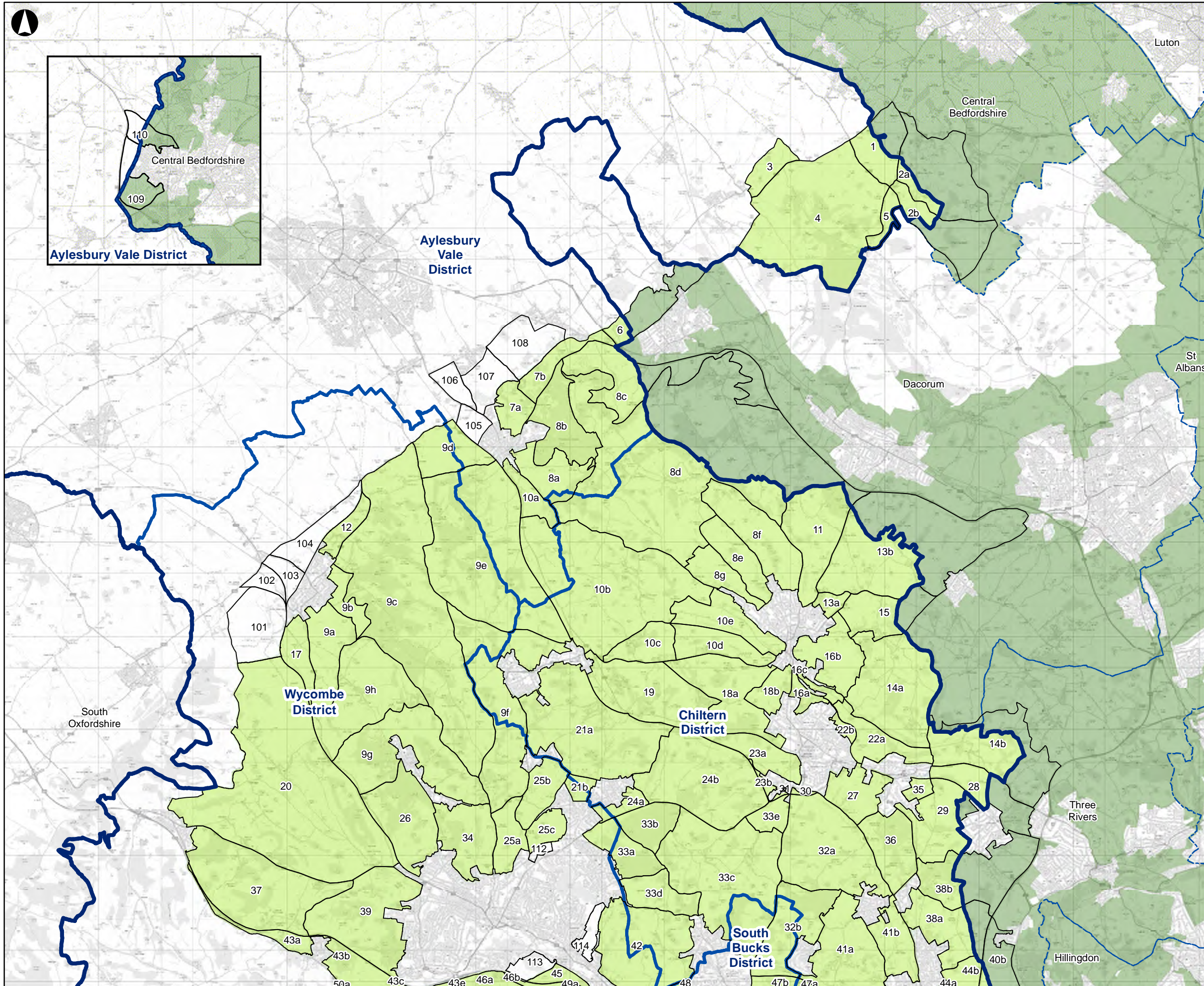
38a	3	RSA-12	North-west part of General Area 38a, incorporating National Society for Epilepsy site and wider area to the north.	Chiltern
40b	3	RSA-13	Small area in the south of General Area 40b, east of Tilehouse Lane.	South Bucks
43b	3	RSA-14	West of General Area 43b, at the edge of Lane End.	Wycombe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

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

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

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

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

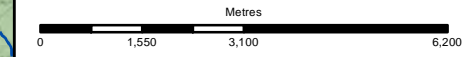


Legend

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

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



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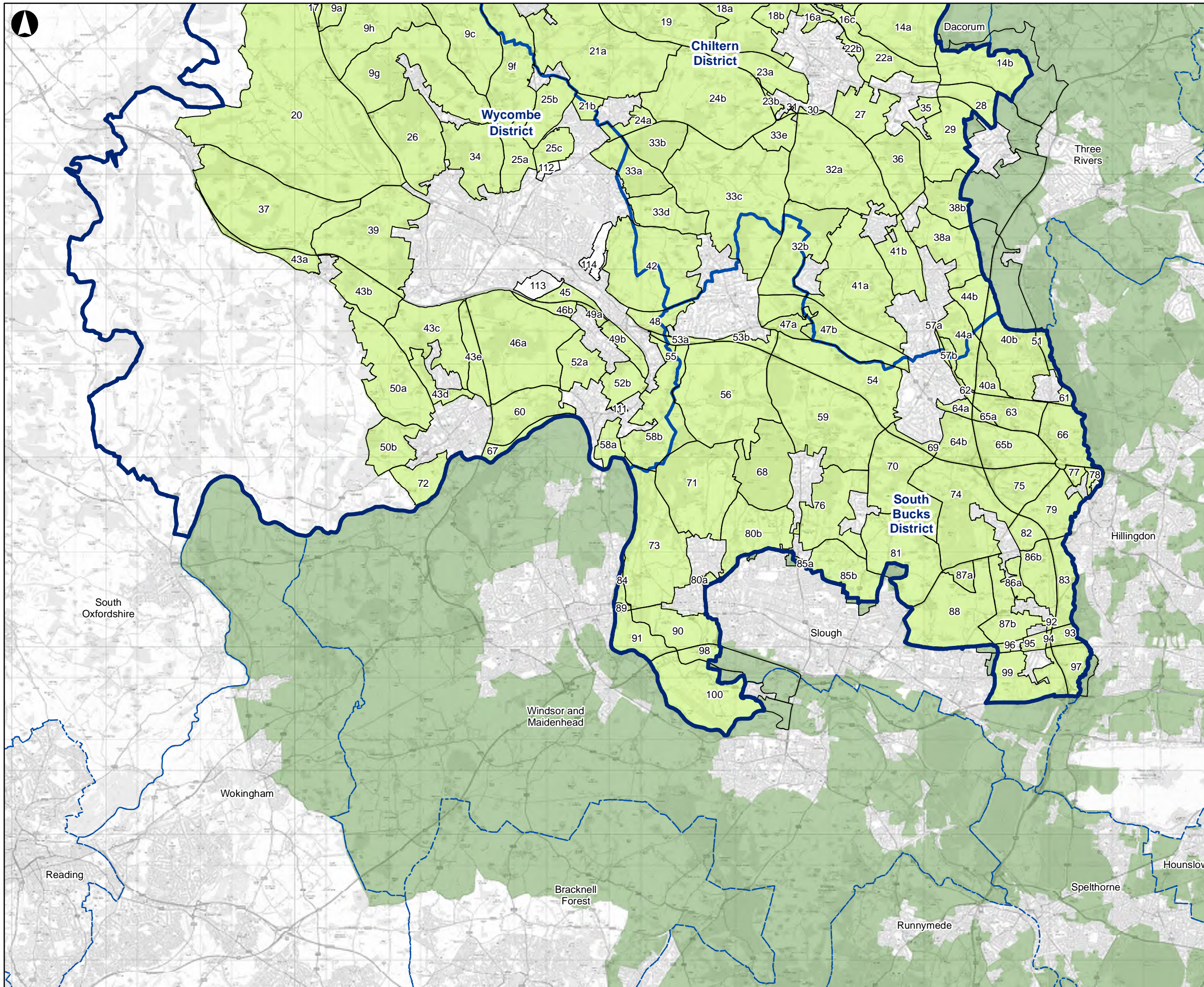
Client
The Buckinghamshire Authorities

Job Title
Buckinghamshire Green Belt Assessment

Map 4.3a General Areas, North

Scale at A3
1:115,000

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



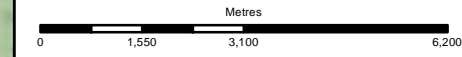
Legend

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

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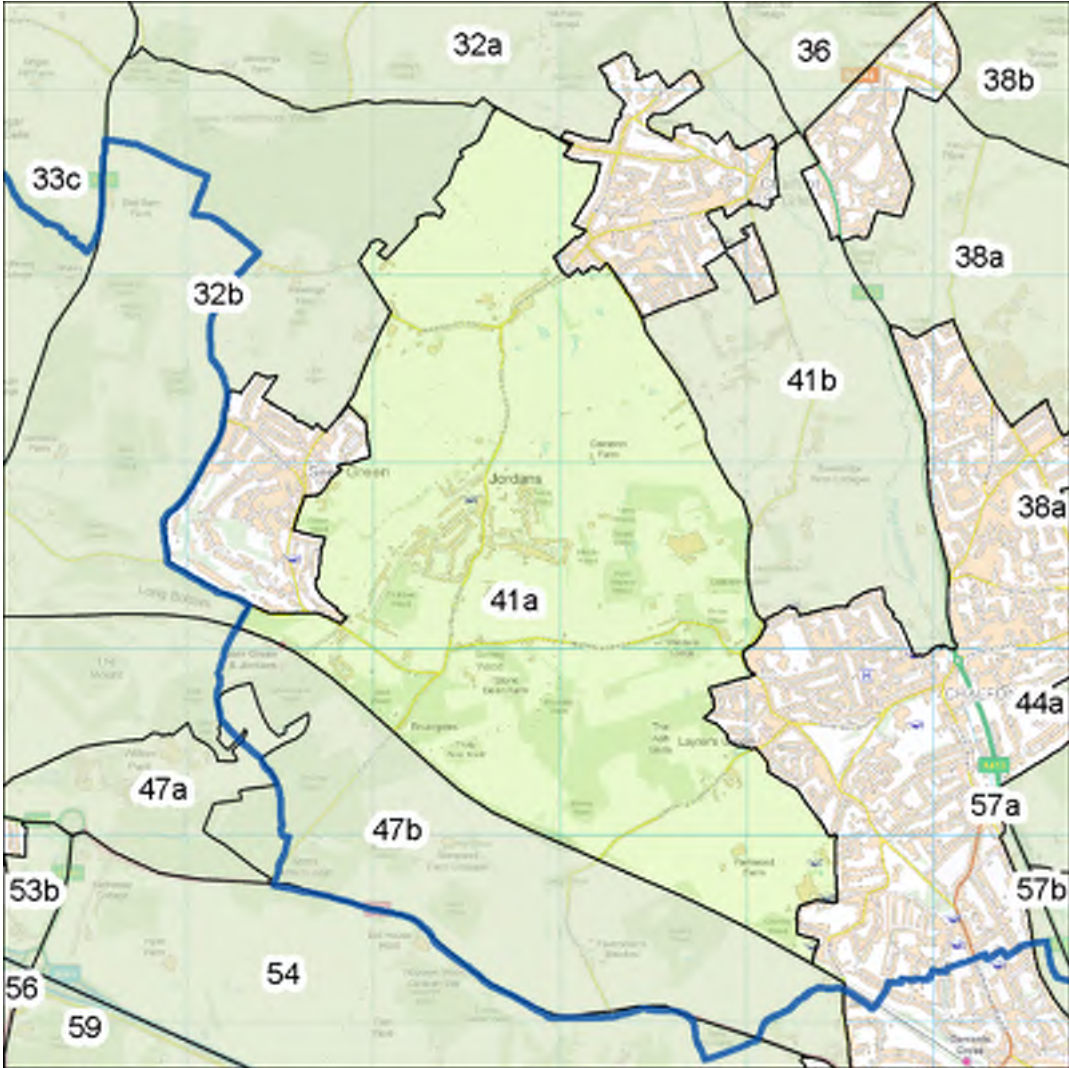
Job Title
Buckinghamshire Green Belt Assessment

Map 4.3b General Areas, South

Scale at A3
1:115,000

Job No 242368-00	Drawing Status Issue
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Drawing No 4.3b	Issue P1
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General Area	41a		
Area (ha)	699.5		
Local Authority	Chiltern		
Location Plan			
Description	<p>General Area 41a is located east of Seer Green, west of Chalfont St Peter and south-west of Chalfont St Giles. It is bounded by these settlements, the railway to the south, woodland and Chalfont Road / Rawlings Lane to the west and Narcot Lane to the east. The Green Belt settlement of Jordans is located in the west of the General Area.</p>		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area of 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.	<p>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.</p> <p>The boundary between the land parcel and the Gerrards Cross / Chalfont St Peter large built-up area is predominantly bordered by features lacking in durability and permanence consisting of detached properties with large gardens bounded by softer natural features and school grounds.</p>	3+

		The land parcel is an important barrier to sprawl.	
Purpose 1: Total Score			3+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms the essential gap between the non-Green Belt Settlements of Seer Green and Gerrards Cross / Chalfont St Peter. It also forms part of the essential gap between Gerrards Cross / Chalfont St Peter and Chalfont St Giles. The land parcel prevents development that would significantly visually or physically reduce the perceived or actual distance between these settlements.</p> <p>Additionally, the parcel also protects the gap between Seer Green and the Green Belt settlement of Jordans. This gap is particularly narrow and the parcel plays an important role in preventing the coalescence of these settlements.</p>	5
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel is characterised by a mix of uses including open fields, farms and areas of woodland. There is a concentration of built-form around Jordans in the centre of the land parcel comprising predominantly residential uses. Other built-form such as farms, larger residential properties and other man-made structures are sporadic and dispersed throughout the land parcel. Oakland Park Golf Course and a camping and caravan park are also located in the north of the land parcel.</p> <p>The presence of built form diminishes the sense of openness in the land parcel, but overall it retains largely rural open character.</p>	3
Purpose 3: Total Score			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

Site Photos



Photograph 1: View of fields and farm land used for camping in General Area 41a, located in the north of the land parcel.

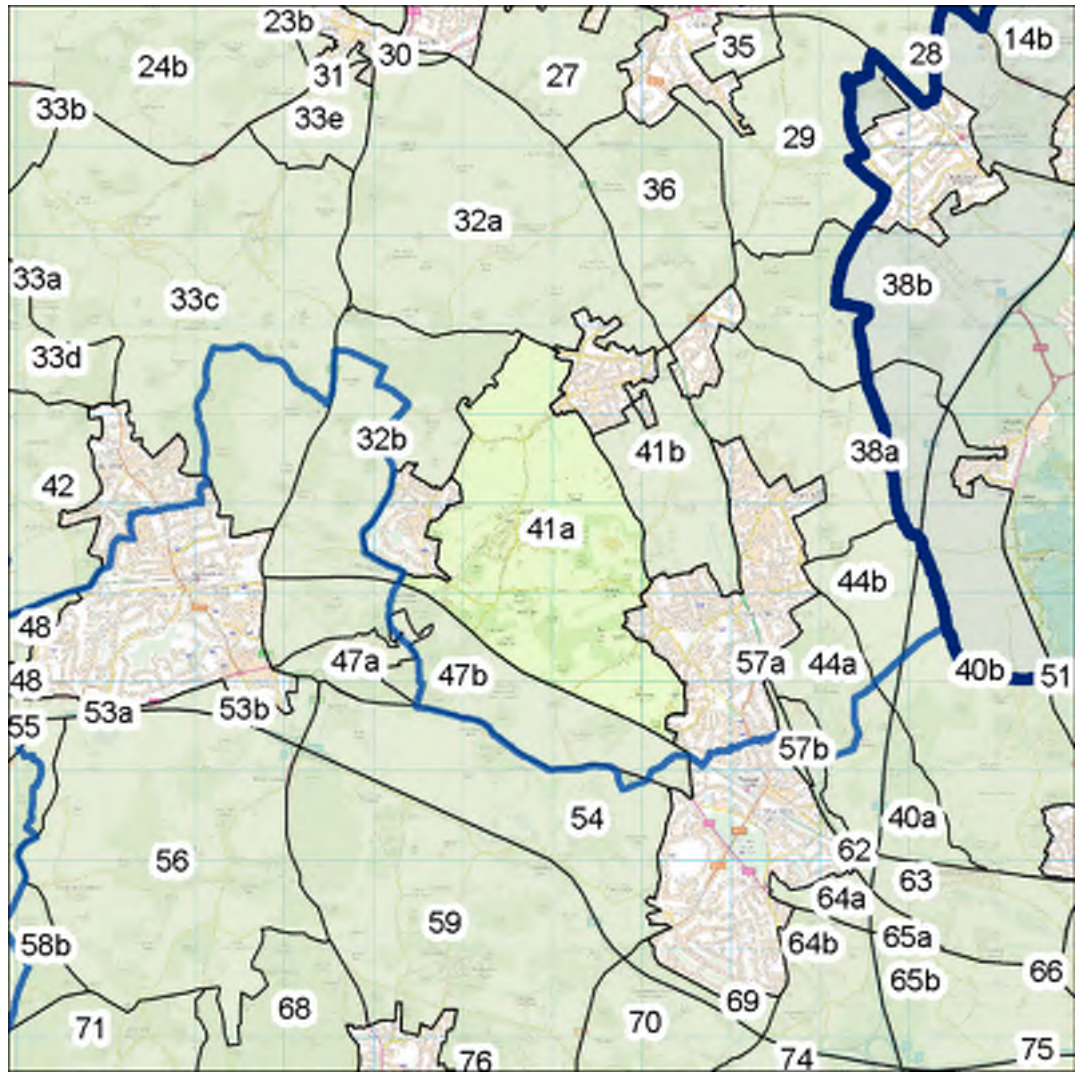


Photograph 2: View of road, hedgerows and woodland in General Area 41a in the centre of the land parcel.



Photograph 3: View of field enclosed by woodland in General Area 41a, which is characteristic of the south of the land parcel.

1:20000
Context Plan



General Area	41b		
Area (ha)	230.6		
Local Authority	Chiltern		
Location Plan			
Description	General Area 41b is located north of Chalfont St Peter and south of Chalfont St Giles. It is bounded by these settlements, Narcot Lane to the west and the A413 to the east.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area of 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.	<p>The land parcel is connected to the large built-up area of Gerrards Cross / Chalfont St Peter, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the Gerrards Cross / Chalfont St Peter large built-up area is predominantly bordered by the A413, a prominent, permanent and consistent boundary feature. The boundary between the south of the land parcel and the large built-up area comprises features lacking in durability and permanence consisting of residential properties and gardens, school grounds, playing fields and allotments.</p>	3+

		The land parcel is an important barrier to sprawl.	
Purpose 1: Total Score			3+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms the essential gap between the non-Green Belt Settlements of Gerrards Cross / Chalfont St Peter and Chalfont St Giles, preventing development that would significantly visually or physically reduce the perceived or actual distance between these settlements.	5
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel is characterised by flat and open fields. The River Misbourne runs north-south in the east of the land parcel. There is a strong sense of openness in the land parcel with views north-south to Chalfont St Giles and Chalfont St Peter and to the countryside to the west. Built form in the land parcel is mainly in the west of Bowstridge Lane and includes a concentration of residential properties at Dibden Hill in the centre of the land parcel. There are also residential properties and farms such as those along Bowstridge Lane and Narcot Lane. The areas of the land parcel adjacent to Chalfont St Giles and Chalfont St Peter are characterised by recreational uses and parks.</p> <p>Overall the land parcel has a largely rural open character.</p>	3
Purpose 3: Total Score			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	<p>The land parcel immediately abuts the Chalfont St Giles historic core.</p> <p>The land parcel plays an important role in protecting open land which has a strong connection with the historic core, contributing to its immediately historic setting. There are views between the land parcel and the historic core, both inwards and outwards, though vistas to the surrounding wider countryside are interrupted from within the land parcel by areas enclosed with trees and the historic core is somewhat inward facing. As a result of the openness of the land parcel and topography which slopes down towards the River Misbourne there are distant views and some long vistas into the historic core from within the land parcel.</p>	3
Purpose 4: Total Score			3/5

Site Photos



Photograph 1: View of open fields in General Area 41b facing east, which is characteristic of the centre of the land parcel.

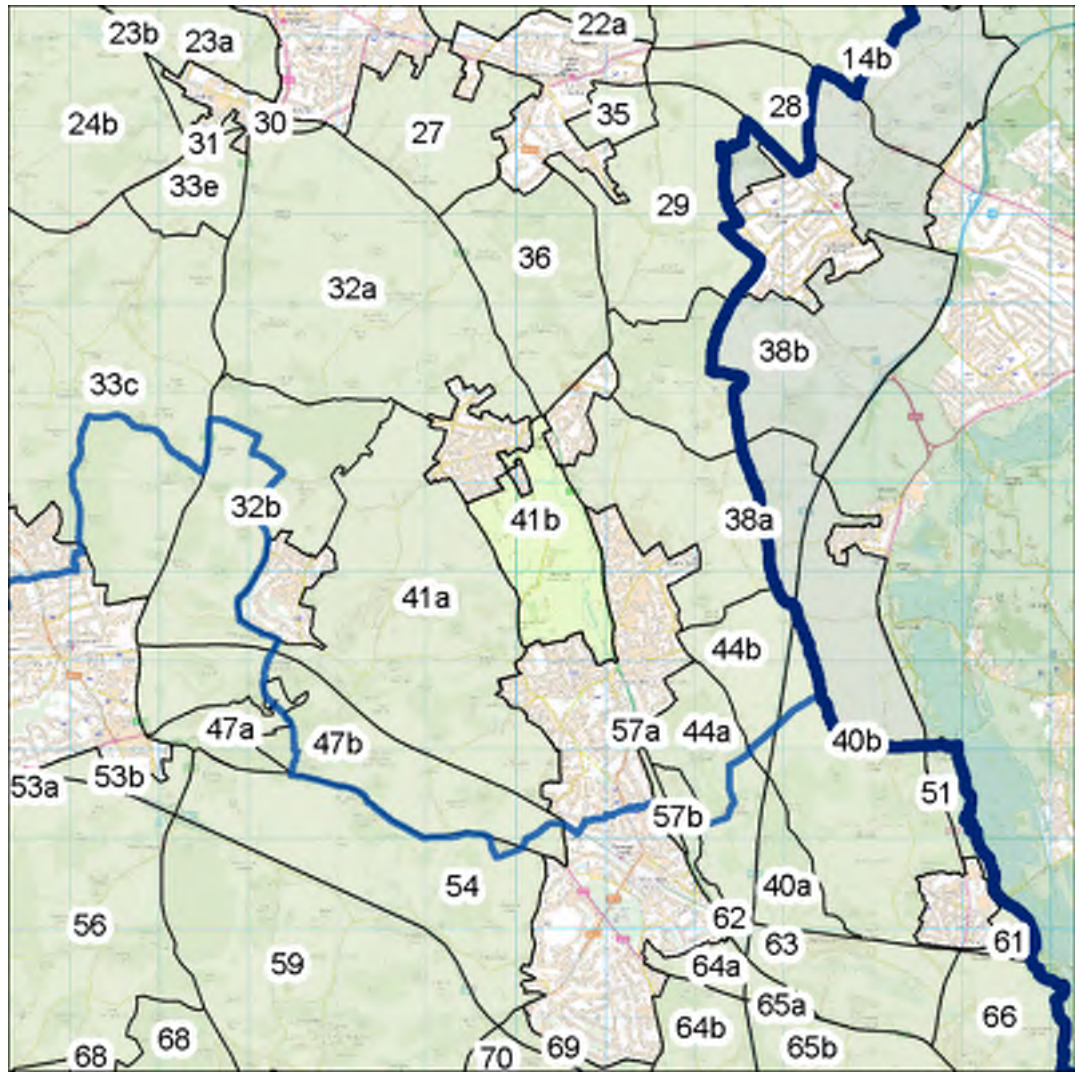


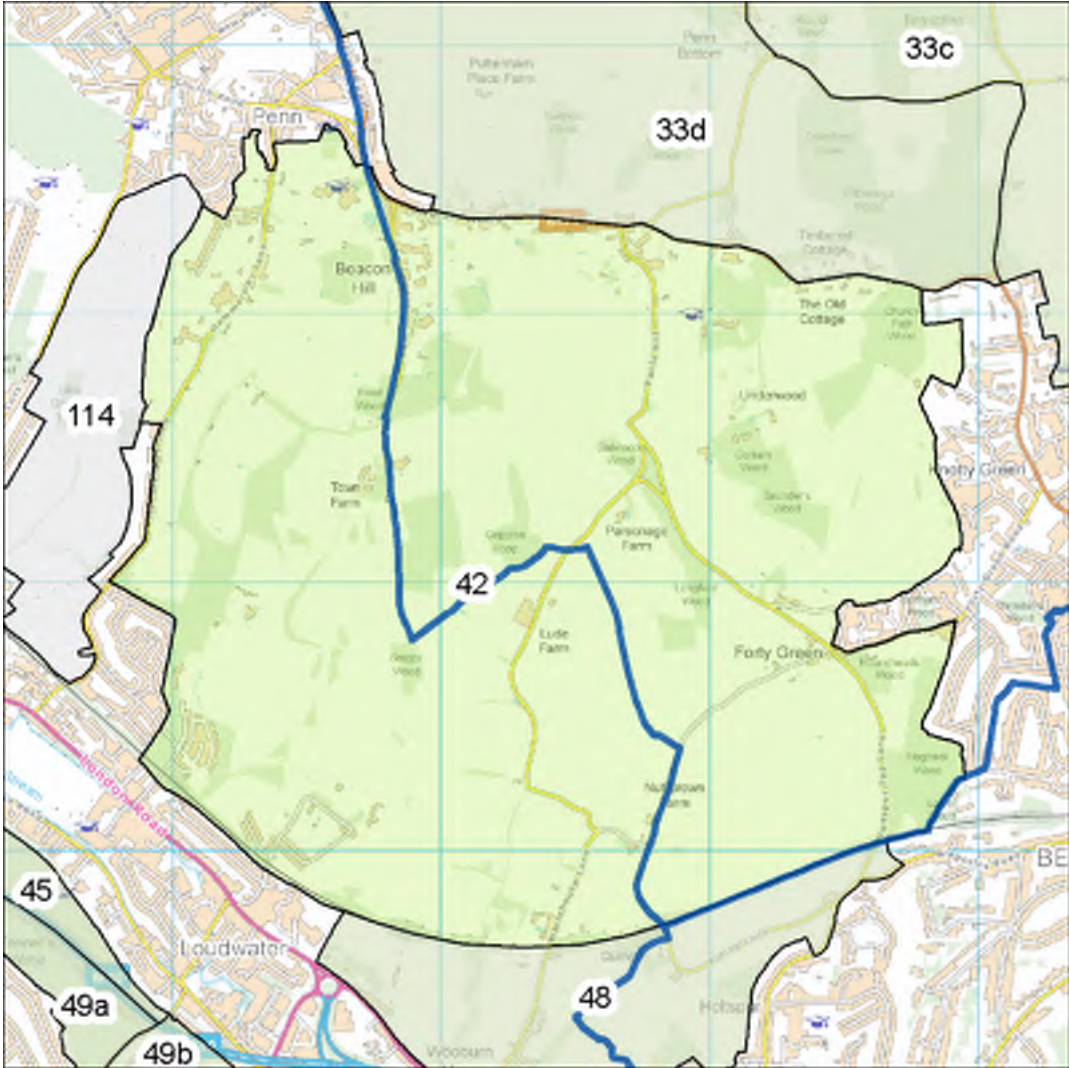
Photograph 2: View of playgrounds in General Area 41b in the south of the land parcel adjacent to Chalfont St Peter.



Photograph 3: View of open fields in General Area 41b facing south from the historic core of Chalfont St Giles.

1:20000
Context Plan



General Area	42		
Area (ha)	729.4		
Local Authority	Chiltern / Wycombe		
Location Plan			
Description	<p>General Area 42 is located to the east of High Wycombe and to the west of Beaconsfield. It is bounded by these settlements, the B474 (Wetheridge Road) to the north and the railway line to the south. The Green Belt settlement of Penn is located in the north of the land parcel.</p>		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up 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 contiguous with the large built-up areas of High Wycombe, (which includes General Area 114 which is not part of the Green Belt but is included as part of this Study), and Beaconsfield / Knotty Green, preventing their outward sprawl into open land.</p> <p>Parts of the boundary between the land parcel and the large built-up area of High Wycombe are bordered by permanent and consistent features such as the railway line to the south, the B474 to the north and Hammersley Lane, however it is predominantly bordered by features lacking in durability and</p>	5+

		<p>consistency such as hedgerows and open spaces, detached properties with large gardens bounded by softer natural features and other gaps in built-form.</p> <p>The boundary between the land parcel and the large built-up area of Beaconsfield / Knotty Green is predominantly bordered by features lacking in durability or consistency such as the gardens of detached properties bounded by softer natural features. Part of this boundary is bordered by the public road of Holtspur Top Lane and Forty Green Road.</p> <p>The land parcel is an important barrier to sprawl.</p>	
Purpose 1: Total Score			5+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms the wider gap between the non-Green Belt settlements of High Wycombe (Tylers Green) and Beaconsfield / Knotty Green. Within the parcel, the land between Forty and Knotty Green to the east, and the land south of Penn between the parcel boundary and Hammersley Lane are less important for preventing the coalescence of settlements. However 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 gap between High Wycombe (Tylers Green), Beaconsfield / Knotty Green and Penn, identified as a Row of Dwellings in the Chiltern Local Plan, preventing them from further coalescing.</p>	3
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built-form. The land parcel is predominantly characterised by open fields and agricultural uses with some small areas of woodland dispersed throughout the parcel (for example Gatemoor Wood, Corker's Wood and Sniggs Wood). There is also a large golf course (Wycombe Heights) in the west of the land parcel. The central and southern areas of the land parcel, which have less built-form, enjoy a stronger sense of openness.</p> <p>Farms and large detached properties, which do not overly affect the parcel's character, are dispersed throughout the land parcel. However, there are also some more substantial concentrations of built form, predominantly strips and clusters of residential development, in the Green Belt settlement of Penn, at Forty Green, around Derehams Lane and Whitehouse Lane / Riding Lane in the south of the land parcel and Rayners Avenue, Beacon Hill and Hammersley Lane in the west of the land parcel. The Wycombe Heights Golf Course in the west of the parcel also reduces the sense of unspoilt rurality here.</p> <p>While there are clusters of built-form in several locations throughout the land parcel, it still retains a largely rural character.</p>	3
Purpose 3: Total Score			3/5
(4) To preserved the setting and special character of	Protects land which provides immediate and wider context for historic settlement, including views and	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0

historic towns	vistas between the settlement and the surrounding countryside.		
Purpose 4: Total Score			0/5

Site Photos

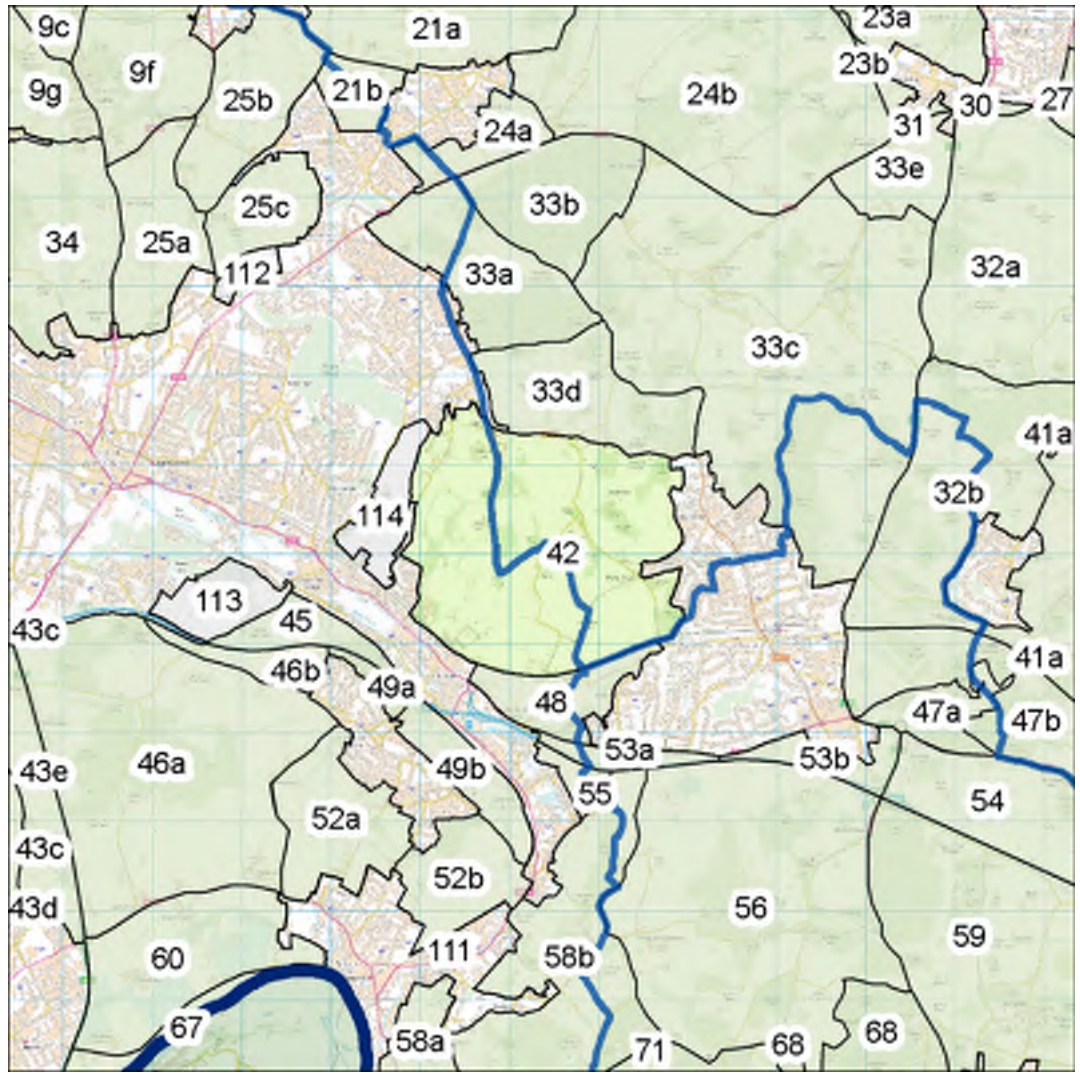


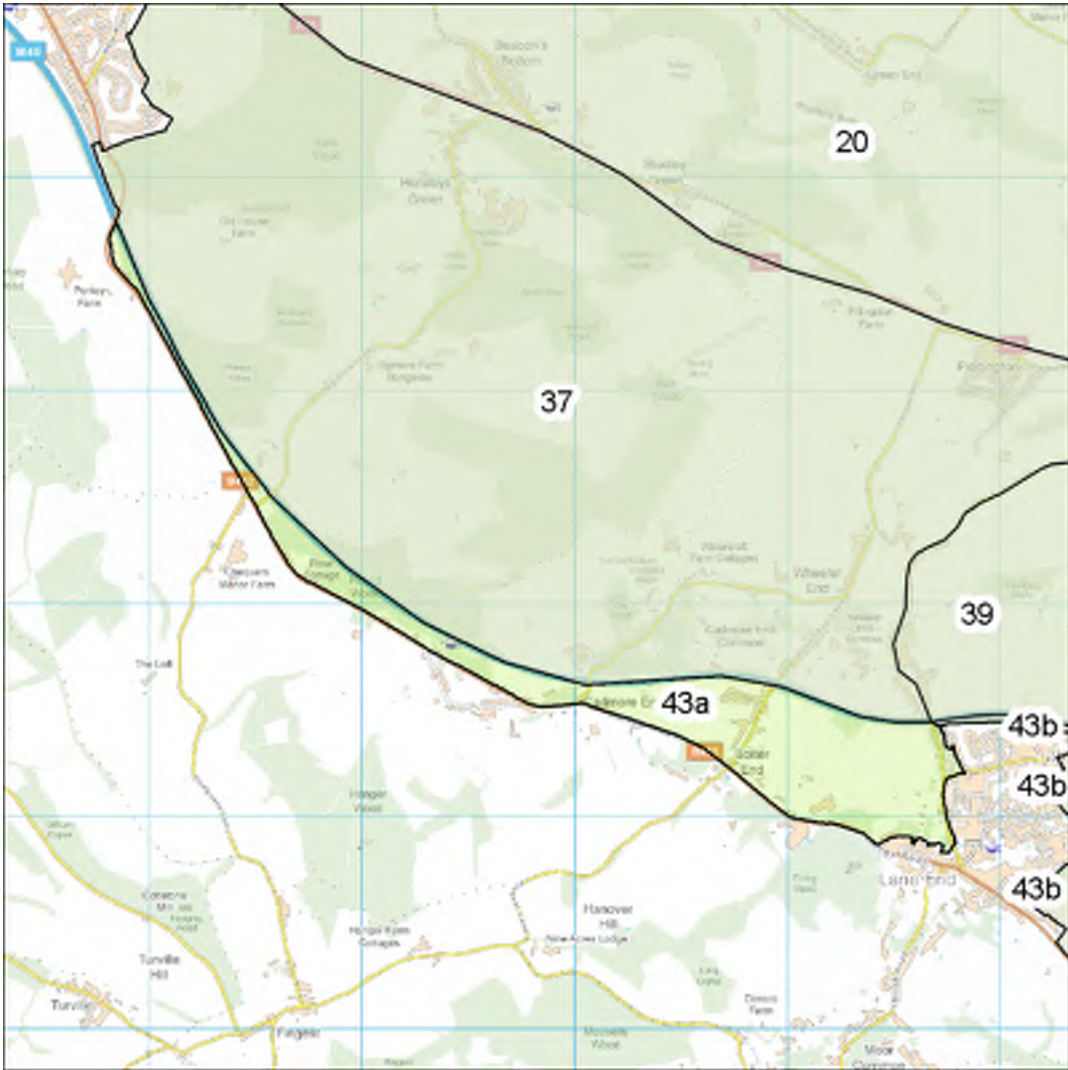
Photograph 1: View of trees in General Area 42 facing south on Pauls Hill, in the north of the land parcel.



Photograph 2: View of fields and woodland in General Area 42 facing east from Pauls Hill, which is characteristic of the north-east of the land parcel.

1:20000
Context Plan



General Area	43a		
Area (ha)	91.1		
Local Authority	Wycombe		
Location Plan			
Description	General Area 43a is located to the west of Lane End. It is bound to the north by the M40, to the east by the settlement of Lane End, and to the south by the B482 (Finings Road / Marlow Road).		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5
(2) To prevent neighbouring towns from	Prevents development that would result in merging of or significant	The parcel forms part of the wider gap between the non-Green Belt settlements of Lane End and Stokenchurch. The overall openness and scale of the gap is important to	3

merging	erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	restricting the merging of Lane End and Stokenchurch. However, the east of the parcel is less important in preventing the coalescence of Lane End and Stokenchurch. The M40 acts an additional barrier to the merging of settlements in this land parcel.	
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built form. Built form is centred around The Row and Finings Road at Lane End, Bolter End Lane in the middle of the land parcel, and along the north side of the B482 (Marlow Road) in the west of the land parcel. The majority of the land parcel consists of unused fields in the east and dense wooded areas in the west. Despite having a low percentage of built-form overall, built-form is visible throughout much of the land parcel and the east of the parcel has a semi-urban character.	3
Purpose 3: Total Score			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	This land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
Purpose 4: Total Score			0/5

Site Photos

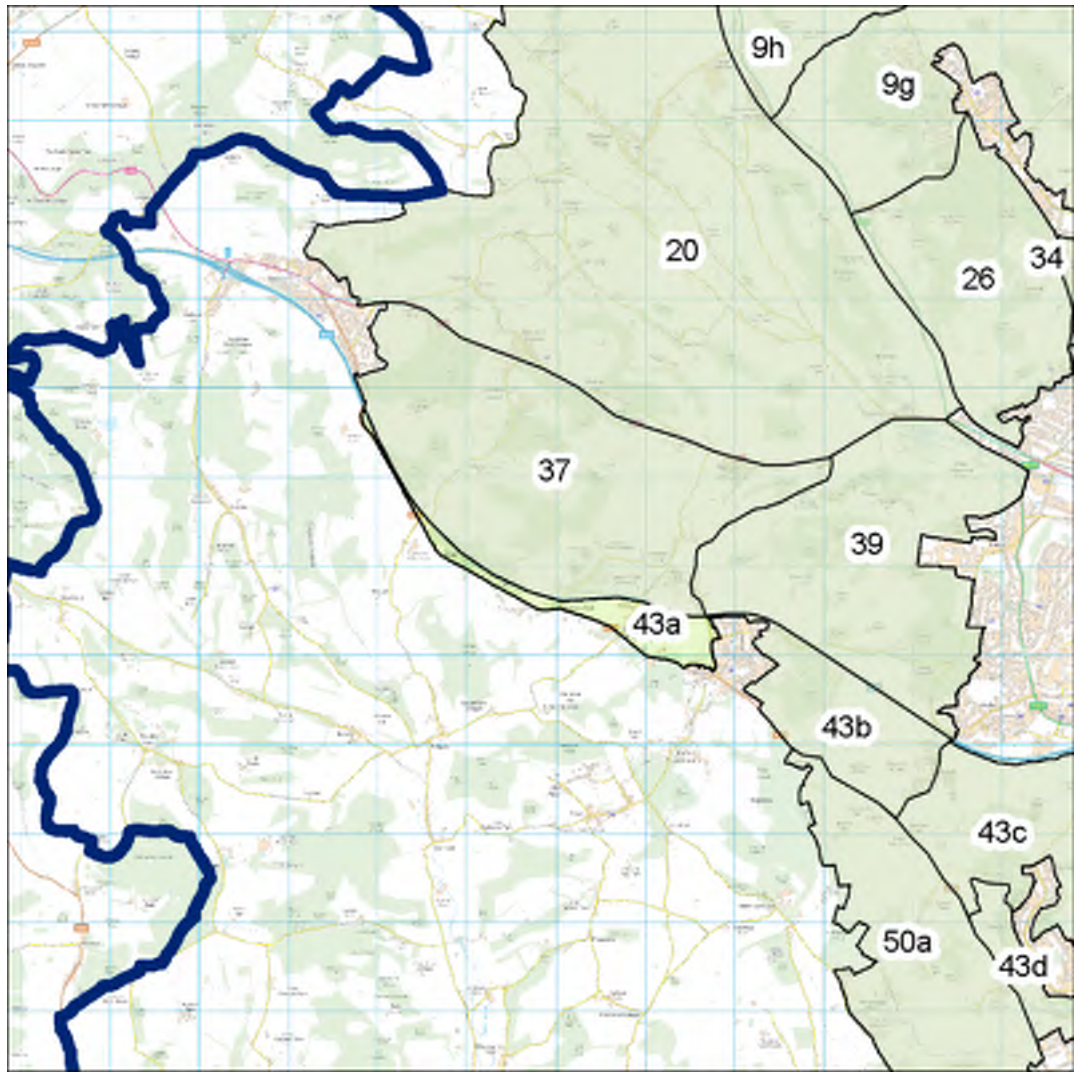


Photograph 1: Looking south-west into General Area 43a; photograph taken from the east of the land parcel.



Photograph 2: Looking north into the General Area 43a; photograph taken from Marlow Road near the junction with Bolter End Lane in the centre of the land parcel.

1:20000
Context Plan



General Area	43b		
Area (ha)	238.2		
Local Authority	Wycombe		
Location Plan			
Description	General Area 43b is located to the south-west of High Wycombe and to the south-east of Lane End. It is bounded by the M40 to the north-east, Clay Lane to the south-east, Marlow Road to the south-west, and the built-up area of Lane End to the north-west.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The parcel is at the edge of the large built-up area of High Wycombe.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The land parcel is connected to the large built-up area of High Wycombe in its very north-east corner, preventing its outward sprawl into open land. The boundary between the land parcel and the large built-up area of High Wycombe is bordered by the permanent and prominent feature of the M40. The land parcel serves as an additional barrier to sprawl.	3
Purpose 1: Total Score			3/5
(2) To prevent neighbouring	Prevents development that would result in	The parcel forms a significant part of the essential gap between the non-Green Belt settlements of Lane End and	5

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	High Wycombe, as well as the gap between Lane End and the Green Belt settlement of Claymoor / Clayhill, which is of a narrow scale. While the M40 and Widdenton Park Wood to the east of Lane End may act as a partial barrier to coalescence, overall, development may both physically and visually reduce the perceived and actual distance between Lane End and High Wycombe.	
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	While less than 5% of the land parcel is covered by built form, there are a number of urbanising influences adjacent to and within the parcel itself which diminish the feeling of unspoilt rurality. Built form is centred around Clay Lane and includes Wycombe Air Park landing strip and associated buildings and storage facilities. Other buildings include a gliding club, a racket sports club and residential development at Clay Lane and a clay pigeon shooting ground in the north of the parcel. These developments locally reduce the parcel's openness and rurality. Much of the rest of the land parcel is characterised arable fields and patches of woodland. The open area to the west of Widdenton Park Wood is visually and physically more connected with the edge of Lane End, consisting of parkland and a series of degraded fields. The majority of the land parcel consists of open fields and wooded areas and, despite the clustering of built form in the south-east of the parcel, as well as the urbanising influences on its fringes, the parcel has a largely rural open character overall.	3
Purpose 3: Total Score			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	This land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
Purpose 4: Total Score			0/5

Site Photos



Photograph 1: Notcutts Garden Centre in south of the land parcel, off Clay Lane.

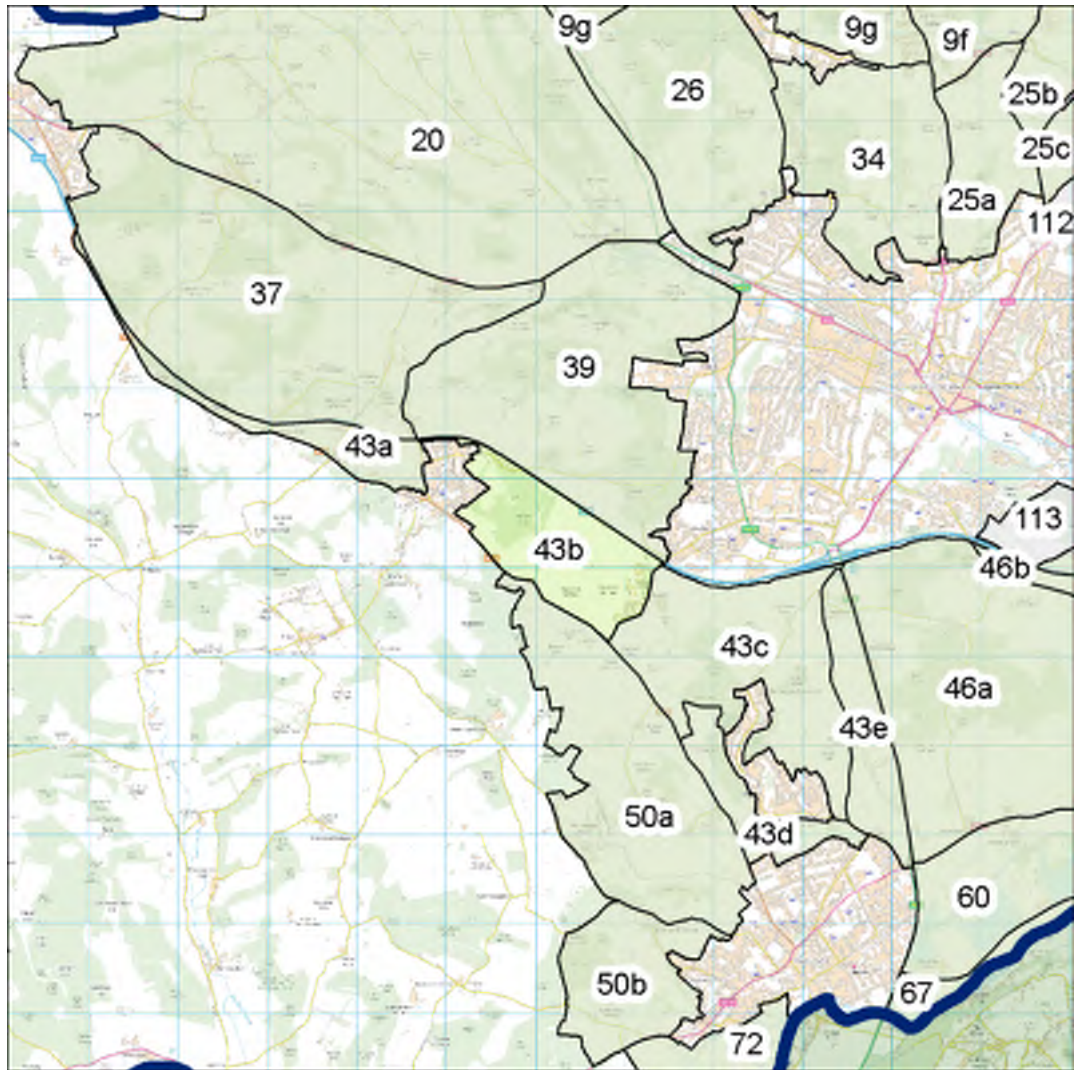


Photograph 2: View of Wycombe Air Park looking west from the pathway adjacent to the M40 at the end of Old Horns Lane.



Photograph 3: View of fields from Simmons Way in the north-west of the land parcel, looking towards the south-east (with Widdenton Park Wood beyond).

1:20000
Context Plan



General Area	43c		
Area (ha)	403.4		
Local Authority	Wycombe		
Location Plan			
Description	<p>General Area 43c is located south of High Wycombe and to the north (wrapping around) of Marlow Bottom. It is bounded to the north by the M40 (with High Wycombe beyond), to the east by Wycombe Road, to the south and south-west by Marlow Bottom and dense woodland, and to the west by Meadow Road / Clay Lane with residential development and Wycombe Air park to the north-west.</p>		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of 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 with the large built-up area of High Wycombe, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and High Wycombe built-up area is permanent and durable, with the M40 separating General Area 43c from the High Wycombe built-up area.</p>	3
Purpose 1: Total Score			3/5

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The parcel forms the essential gap between the non-Green Belt settlements of High Wycombe and Marlow Bottom, preventing development that would significantly reduce the perceived and actual distance between these settlements. The land parcel also forms part of the wider gap between High Wycombe and the non-Green Belt settlement of Marlow, and protects the gap between Marlow Bottom and the Green Belt settlement of Claymoor / Clayhill.	5
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The parcel is relatively free of built form overall, with a few piecemeal farm houses and buildings throughout, development at Clayhill in the north-west, the Rebellion Beer Company brewery on the southern tip of the land parcel and a pub restaurant at Handy Cross in the north-east.</p> <p>Despite a predominantly rural character throughout the parcel, the irregular boundary between the parcel and Marlow Bottom and Clayhill and the High Heavens waste complex in the west somewhat diminishes the sense of rurality overall.</p>	4
Purpose 3: Total Score			4/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

Site Photos

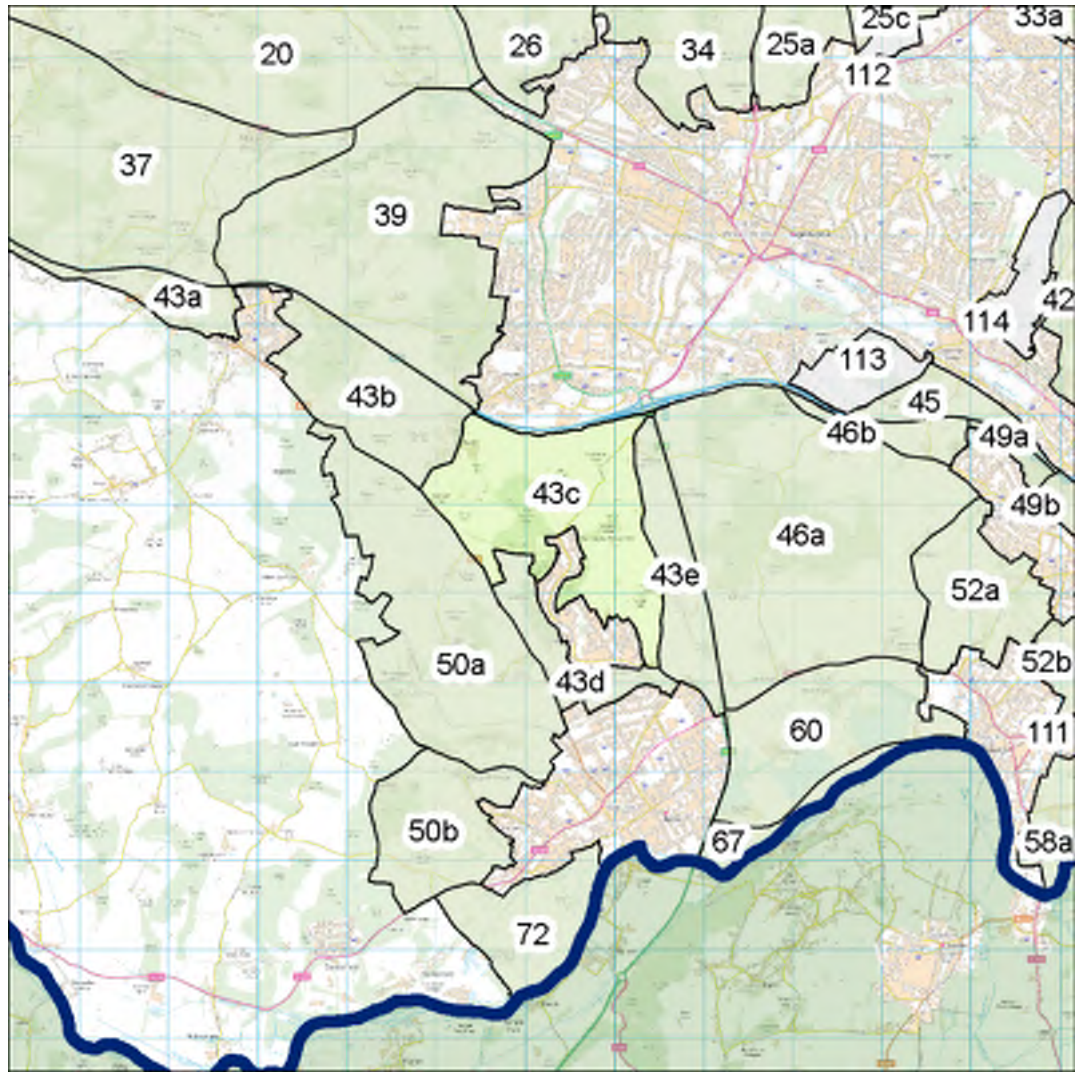


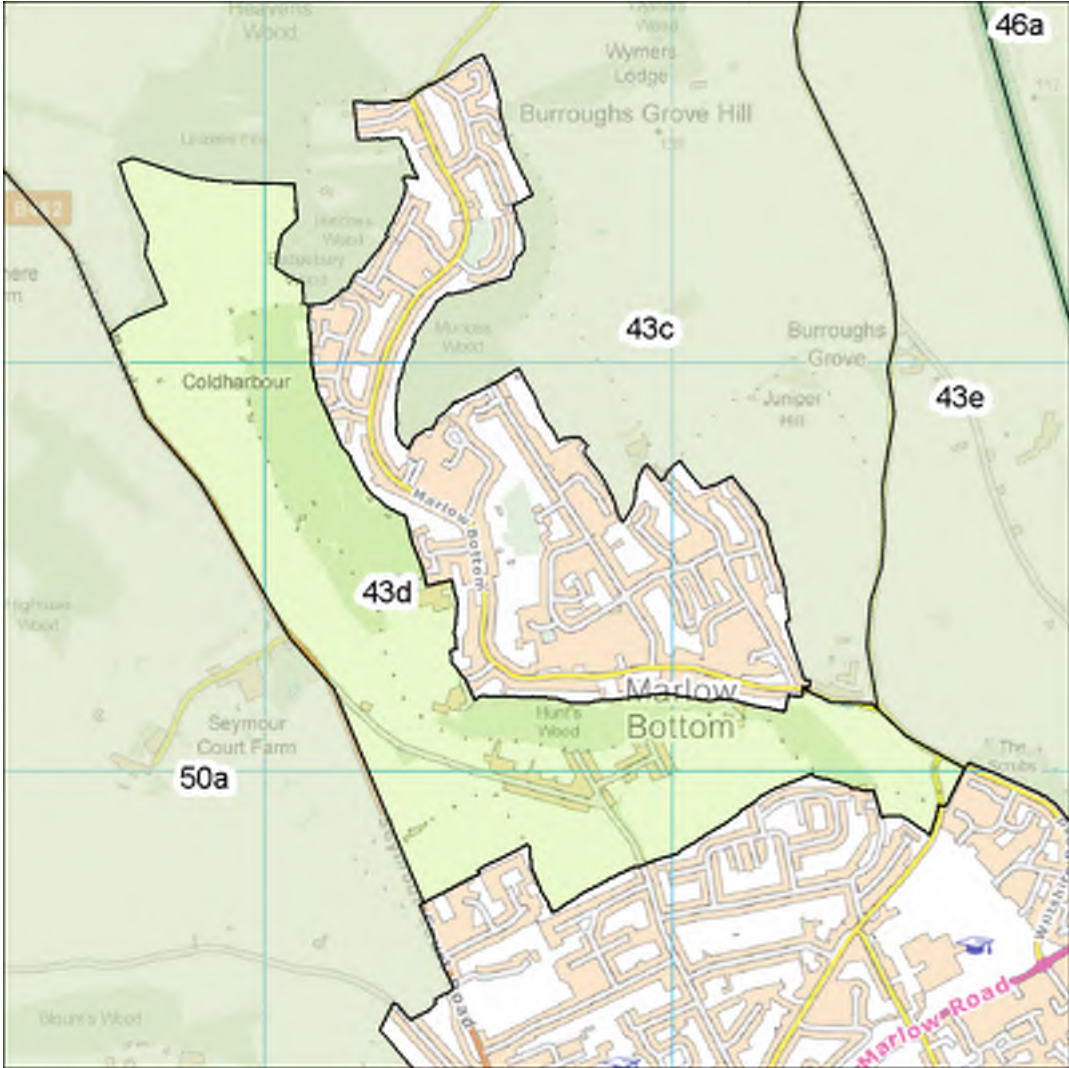
Photograph 1: View north towards undulating hills in the north of the land parcel; taken at the junction between Ragman's Lane and Andrews Way at the north of Marlow Bottom.



Photograph 2: View of arable crop fields surrounded by woodland; facing south-west from Ragman's Lane in the north of the land parcel.

1:20000
Context Plan



General Area	43d		
Area (ha)	101.1		
Local Authority	Wycombe		
Location Plan			
Description	General Area 43d is located north of the Marlow large built-up area and is bounded to the east by the Non-Green Belt settlement of Marlow Bottom and dense woodland. The land parcel is bound to the north by dense woodland and the B482 Meadow Road forms the eastern boundary.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Marlow large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The land parcel is connected with the large built-up area of Marlow, preventing its outward sprawl into open land. The boundary between the land parcel and the Marlow built-up area is relatively weak, consisting of tree lines, field boundaries and the gardens of residential development.	3+
Purpose 1: Total Score			3+/5
(2) To prevent neighbouring	Prevents development that would result in	The parcel forms part of the essential gap between the non-Green Belt settlements of Marlow and Marlow Bottom. The	5

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	scale of the gap is important in restricting the merging of the two settlements and, while a wooded strip would act as a buffer, development would physically reduce the gap between the two settlements.	
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>Built form is concentrated in the south of the parcel at Seymour Plain. While residential development is concentrated around this road, the sense of rurality in this part of the land parcel is not diminished as the development is obscured from the surrounding countryside by durable hedges.</p> <p>The parcel itself is relatively free of development overall, with agricultural fields and a small number of farm buildings in the north and west and a large amount of woodland adjacent to Marlow Bottom in the east.</p> <p>Despite a semi-urban character in the south adjacent to Marlow Bottom, the parcel possesses a strong unspoilt rural character overall.</p>	4
Purpose 3: Total Score			4/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

Site Photos



Photograph 1: View towards pony paddocks in the south-west of General Area 43d; taken from Seymour Plain in the south-west of the land parcel.

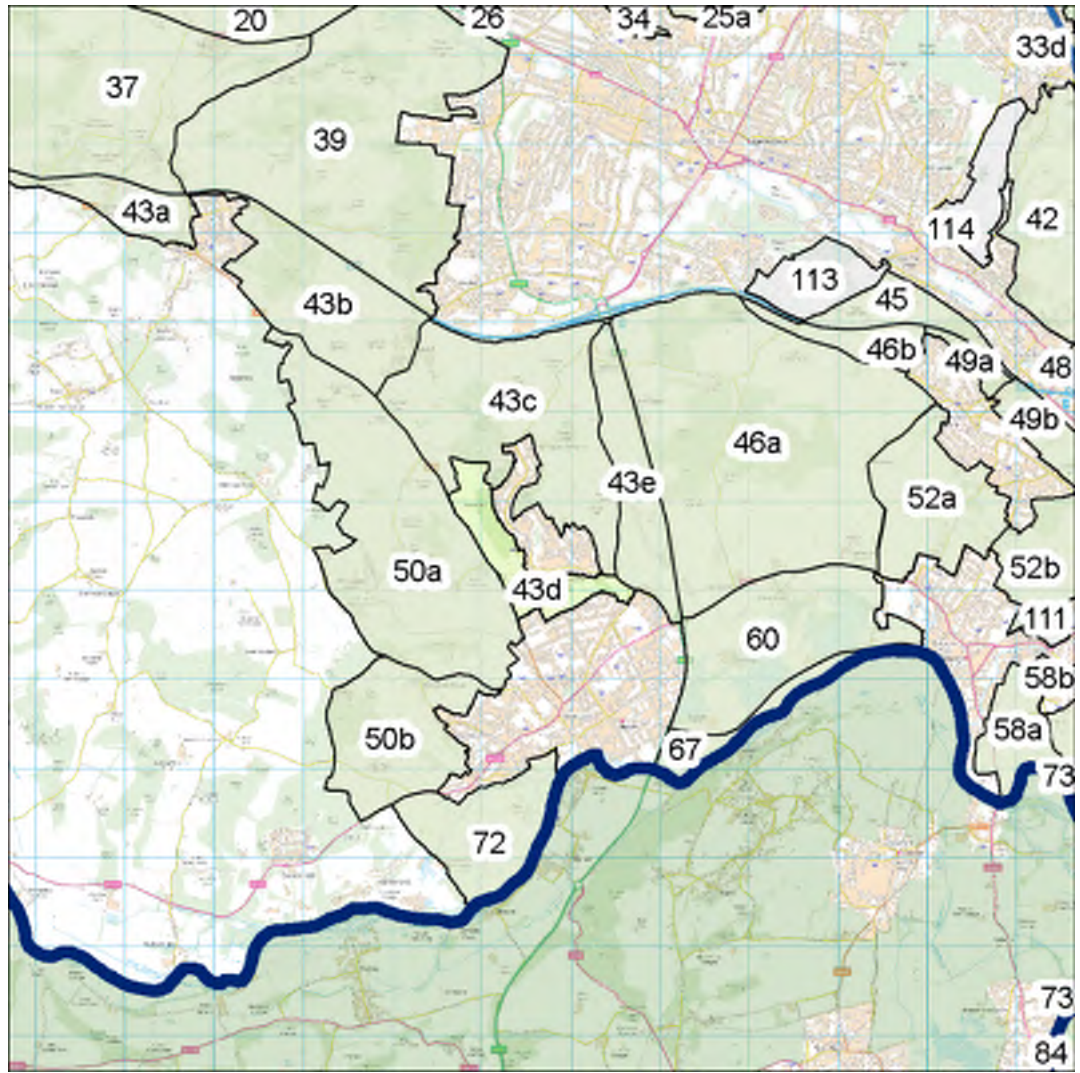


Photograph 2: Looking south-east towards residential development in Seymour Plain in the south of the land parcel.



Photograph 3: Looking south over sloping fields in the west of General Area 43d; taken from track to the east of the B482 Meadow Road.

1:20000
Context Plan



General Area	43e		
Area (ha)	140.7		
Local Authority	Wycombe		
Location Plan			
Description	<p>General Area 43e is located north-east of Marlow large built-up area and south of High Wycombe large built-up area. It is bounded to the north by the M40, to the east by the A404, to the south by residential development within Marlow and Wiltshire Road and to the west by Wycombe Road.</p>		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up areas of High Wycombe and Marlow.	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 Marlow, preventing their outward sprawl into open land.</p> <p>The northern boundary of the land parcel to High Wycombe is bordered by the prominent and permanent features of the M40 and A404 junction. The southern edge of the land parcel is connected to Marlow by Wiltshire Road which acts as a durable boundary. A small part of the boundary with Marlow in the south-westerly extreme of the land parcel consists of a less permanent hedgerow.</p>	3

Purpose 1: Total Score			3/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gap between the non-Green Belt settlements of High Wycombe and Marlow and part of the less essential gap between High Wycombe and Marlow Bottom. The scale of the gap is important to restricting the merging of these settlements. The centre of the land parcel is less important for preventing the coalescence of settlements.	3
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form. Built form is concentrated around Pump Lane North in the south of the land parcel – including Marlow Winery - with a cluster of buildings at the junction of Wycombe Road and Pump Lane North. There are further sporadic agricultural buildings throughout the land parcel with a concentration adjacent to Handy Cross in the north.</p> <p>While the parcel is connected to the large built up areas of High Wycombe and Marlow, and is in close proximity to Marlow Bottom, it retains a largely rural feel overall and is characterised by long views of open fields.</p>	3
Purpose 3: Total Score			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

Site Photos



Photograph 1: Looking north-east into the centre of the land parcel; from Pump Lane North in the south of the land parcel.

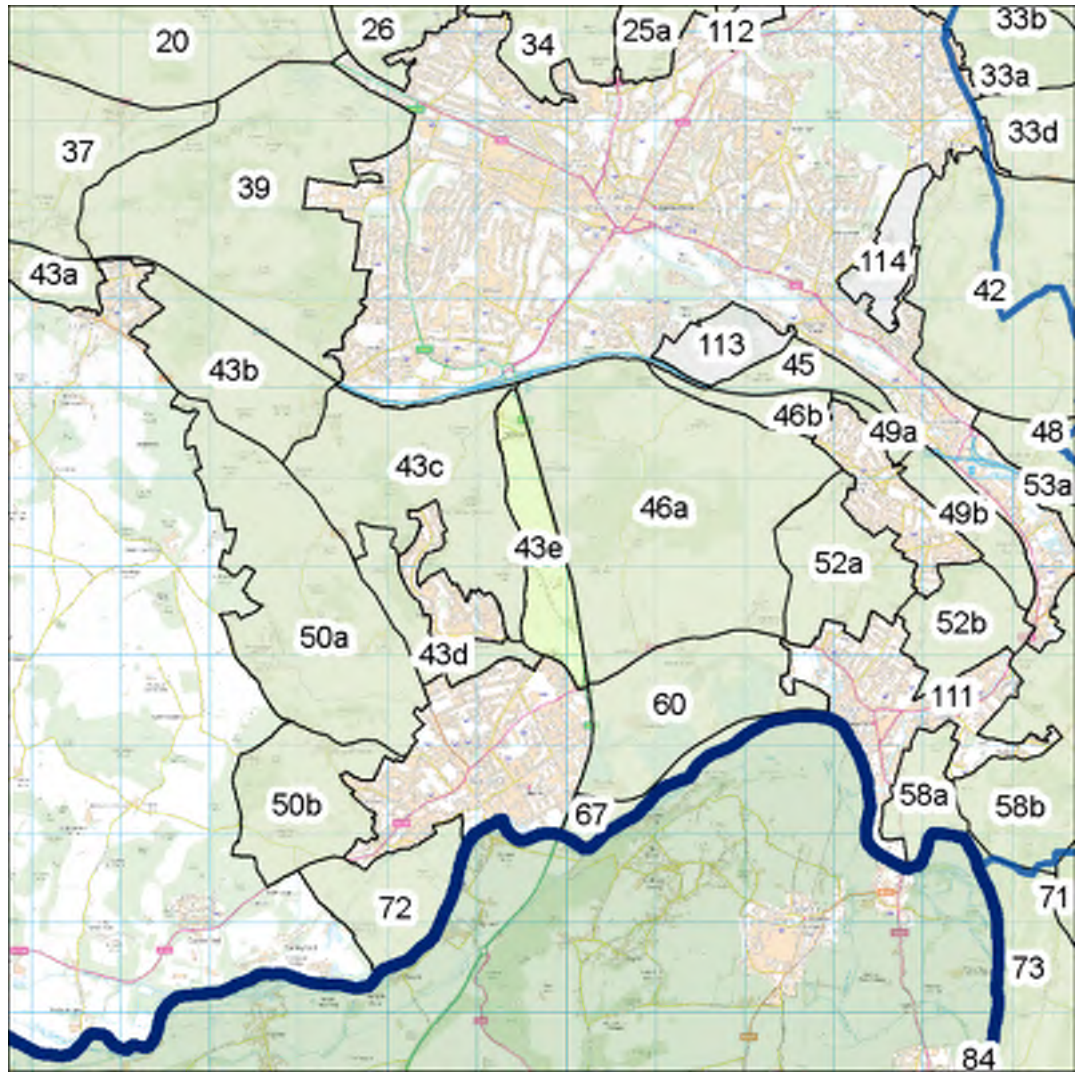


Photograph 2: Looking south-west into the south of the land parcel; from Pump Lane North in the south of the land parcel.



Photograph 3: Facing north-east towards the north of the land parcel; taken from Wycombe Road on the western boundary of the land parcel.

1:20000
Context Plan



General Area	44a		
Area (ha)	229.0		
Local Authority	Chiltern / South Bucks		
Location Plan			
Description	<p>General Area 44a is located to the east of Gerrards Cross and Chalfont St Peter. It is bounded to the west by the River Misbourne and A413, to the east by the M25 and Denham Lane, and to the south by the River Misbourne. It runs along the edge of Chalfont St Peter on its northern boundary, and in the north-east corner.</p>		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Gerrards Cross / Chalfont St Peter 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 Gerrards Cross / Chalfont St Peter on its western and northern edges, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the large built-up area predominantly consists of prominent and permanent boundary features, including the A413 and Lower Road. Where there is no linear boundary feature, there is regular built form, with the Green Belt boundary following the backs of rectilinear semi-detached properties with regular gardens</p>	3

		<p>along the northern edge of the parcel. The Green Belt serves as an additional barrier to sprawl.</p> <p>A small boundary anomaly occurs around Upway and Chiltern Hill in Chalfont St Peter, where the boundary runs through the back gardens of properties.</p>	
Purpose 1: Total Score			3/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The southern part of the land parcel forms a very small part of the essential gap between Denham Green and Gerrards Cross, though its scale and containment is such that it is less important for preventing the coalescence of these settlements.</p> <p>The northern part of the parcel forms a small part of the less essential gap between Gerrards Cross / Chalfont St Peter and Maple Cross and makes little contribution to the overall scale of the gap in physical or perceptual terms.</p>	3
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built development, but the land uses within the parcel and the configuration of its landscape detract from its sense of rurality.</p> <p>The south of the parcel is relatively unspoilt, consisting of extensive paddocks, arable fields and areas of woodland (for example, Oakend Wood), interspersed with occasional farm buildings. Moving north, the Gerrards Cross Golf Course and associated ancillary buildings are an urbanising influence, while the north-eastern corner of the parcel encompasses a series of degraded fields, car parking and social club which are more closely linked to the settlement edge and isolated from the wider countryside.</p> <p>Overall, the parcel retains a largely rural open character.</p>	3
Purpose 3: Total Score			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	Although the land parcel makes limited contribution to the broader setting of the historic part of Chalfont St Peter, which is inward facing with a weak relationship with the surrounding countryside, the Green Belt does make a limited contribution more generally to the rural setting of the town, maintaining the rapid transition from urban to rural to the east of the River Misbourne.	1
Purpose 4: Total Score			1/5

Site Photos



Photograph 1: Looking north-east into General Area 44a from the lay-by on the A413

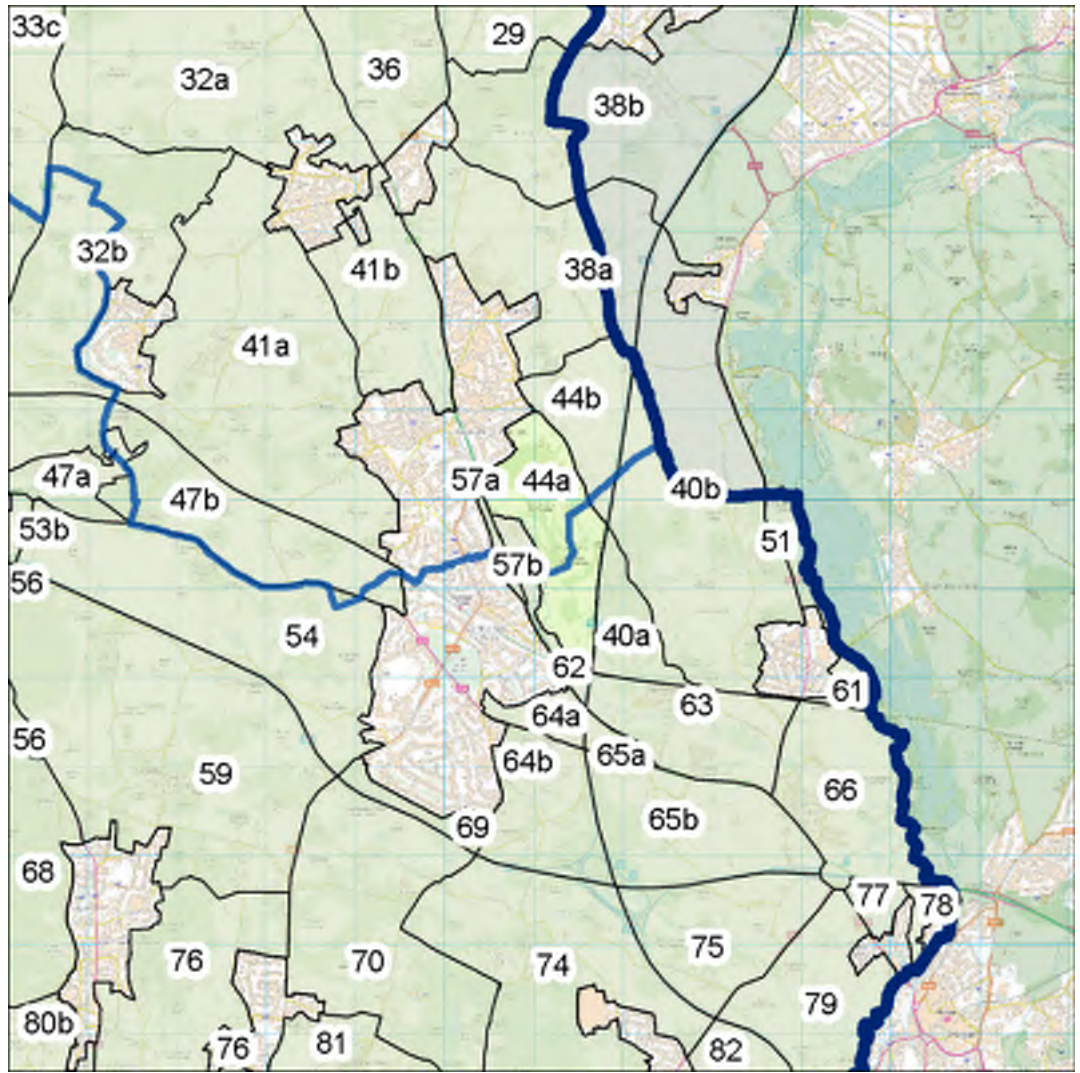


Photograph 2: Looking south-west into General Area 44a from the Denham Lane/M25 underpass.



Photograph 3: Looking south over General Area 44a at the Winkers Nightclub on the edge of Chalfont St Peter.

1:20000
Context Plan



General Area	44b		
Area (ha)	133.3		
Local Authority	Chiltern / South Bucks		
Location Plan			
Description	<p>General Area 44b is located to the east of Chalfont St Peter. It is bounded to the east by the M25/Shire Lane, to the west by Denham Lane and to the north by West Hyde Lane and Shire Lane. In the north-west corner of the parcel it directly abuts Chalfont St Peter.</p>		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Gerrards Cross / Chalfont St Peter 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 Gerrards Cross / Chalfont St Peter in its north-western corner, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the large built-up area consists of prominent and permanent boundary features, specifically Denham Lane and West Hyde Lane. The Green Belt serves as an additional barrier to sprawl.</p>	3
Purpose 1: Total Score			3/5
(2) To prevent neighbouring	Prevents development that would result in	The parcel forms a substantial part of the wider gap between the non-Green Belt settlements of Chalfont St Peter and	3

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Maple Cross. While the west of the parcel adjacent to Chalfont St Peter is less important for preventing the coalescence of settlements, the wider parcel plays an important role in maintaining the scale of the gap and visual separation between settlements.	
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built development and the majority has a very open, rolling character. The south of the parcel consists of large, arable fields with occasional paddocks, while the north is more wooded with large expanses of woodland. Development is limited to a small number of farm buildings and isolated dwellings, predominantly concentrated at the edges of the parcel along Denham Lane and West Hyde Lane.</p> <p>While the land parcel directly abuts the edge of Chalfont St Peter, aside from the cemetery in the far north-west and the M25 to the west, there are few urbanising influences and the parcel retains a strong unspoilt rural character.</p>	5
Purpose 3: Total Score			5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The parcel does not directly abut an identified historic core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

Site Photos



Photograph 1: Looking east across General Area 44b from Denham Lane.

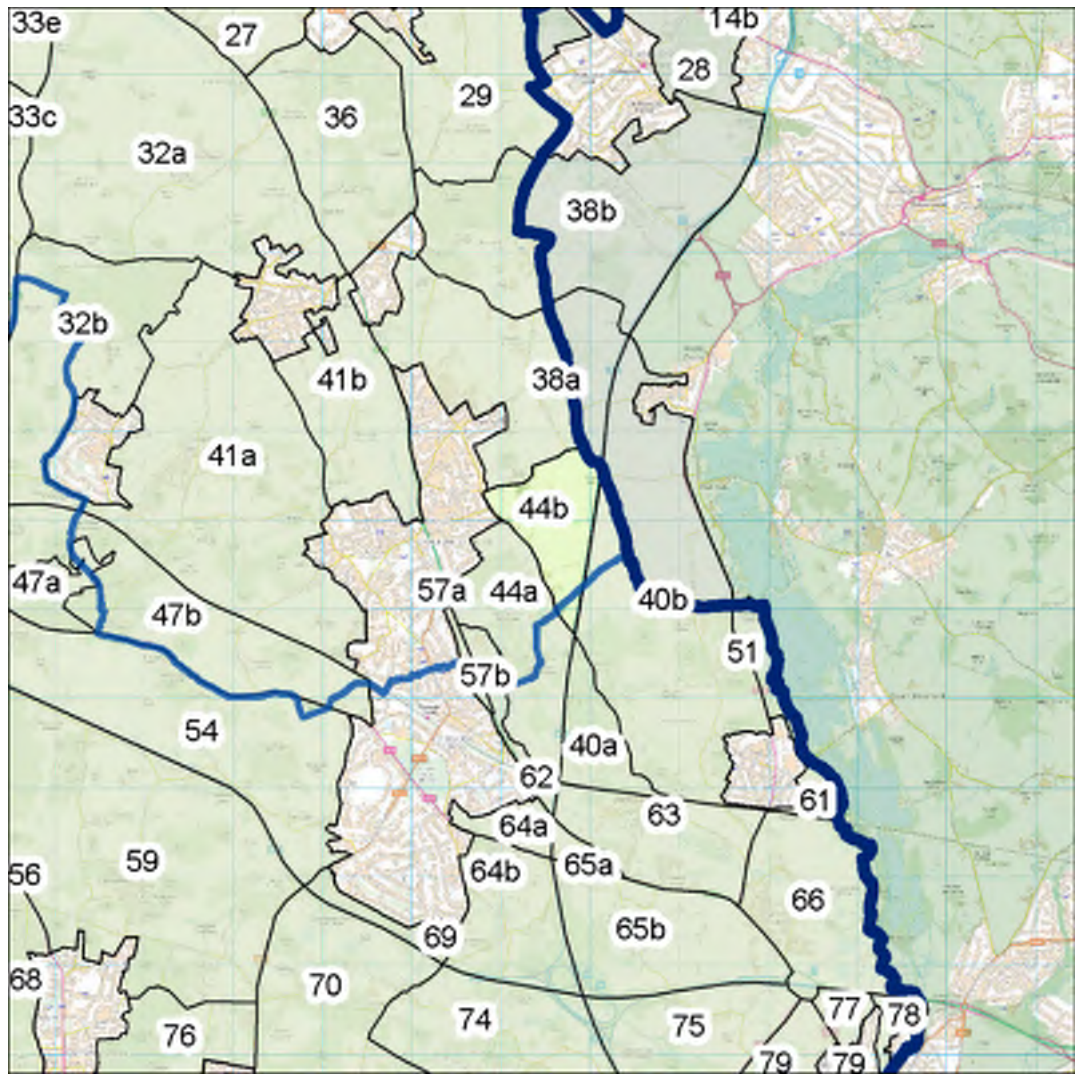


Photograph 2: Bloom Wood, looking south from West Hyde Lane.



Photograph 3: Looking north from the far north-eastern corner of General Area 44b, with Maple Cross to the rear of the photo beyond the M25.

1:20000
Context Plan



General Area	45		
Area (ha)	70.2		
Local Authority	Wycombe		
Location Plan			
Description	<p>General Area 45 is located south-east of High Wycombe. The parcel is bounded by Abbey Barn Lane to the north-west (beyond which lies Deangarden Woods within the High Wycombe built-up area as well as the Abbey Barn South and Abbey Barn North reserve sites), the built-up area of High Wycombe (Loudwater) to the north-east and the M40 to the south.</p>		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area of High Wycombe.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is effectively enclosed by the large built-up area of High Wycombe. It is contained by existing built-form to the north-east and north-west and has limited connectivity to the surrounding Green Belt (though this includes General Area 113 which is not part of the Green Belt but is included as part of this Study).</p> <p>The boundary between the land parcel and the High Wycombe built-up area comprises Abbey Barn Lane to the west which is durable; however to the east it is bounded by</p>	1+

		the gardens of detached and semi-detached properties and school grounds bordered by softer natural features with gaps in the built form.	
Purpose 1: Total Score			1+5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the essential gap between Flackwell Heath and High Wycombe (Loudwater), preventing development that would significantly physically reduce the distance between these settlements.	5
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel is characterised by open fields, enclosed by tree-lined roads, including the M40 to the south, and built-form along Kingsmead Road to the north of the parcel. These boundaries weaken the visual and physical relationship to the surrounding countryside and reduce the sense of openness slightly, though the parcel itself is characterised by rural land uses.</p> <p>The majority of the parcel is open paddocks and arable fields, whilst part of Fennell's Wood is in the east. Built-form is limited to a farm and residence on Spring Lane and a farm and commercial uses on Abbey Barn Lane, though these do not have a significant impact on the parcel's openness.</p> <p>While the parcel does have a sense of enclosure and is in close proximity to urbanising influences, overall it retains a high level of openness and a strong unspoilt rural character.</p>	4
Purpose 3: Total Score			4/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

Site Photos

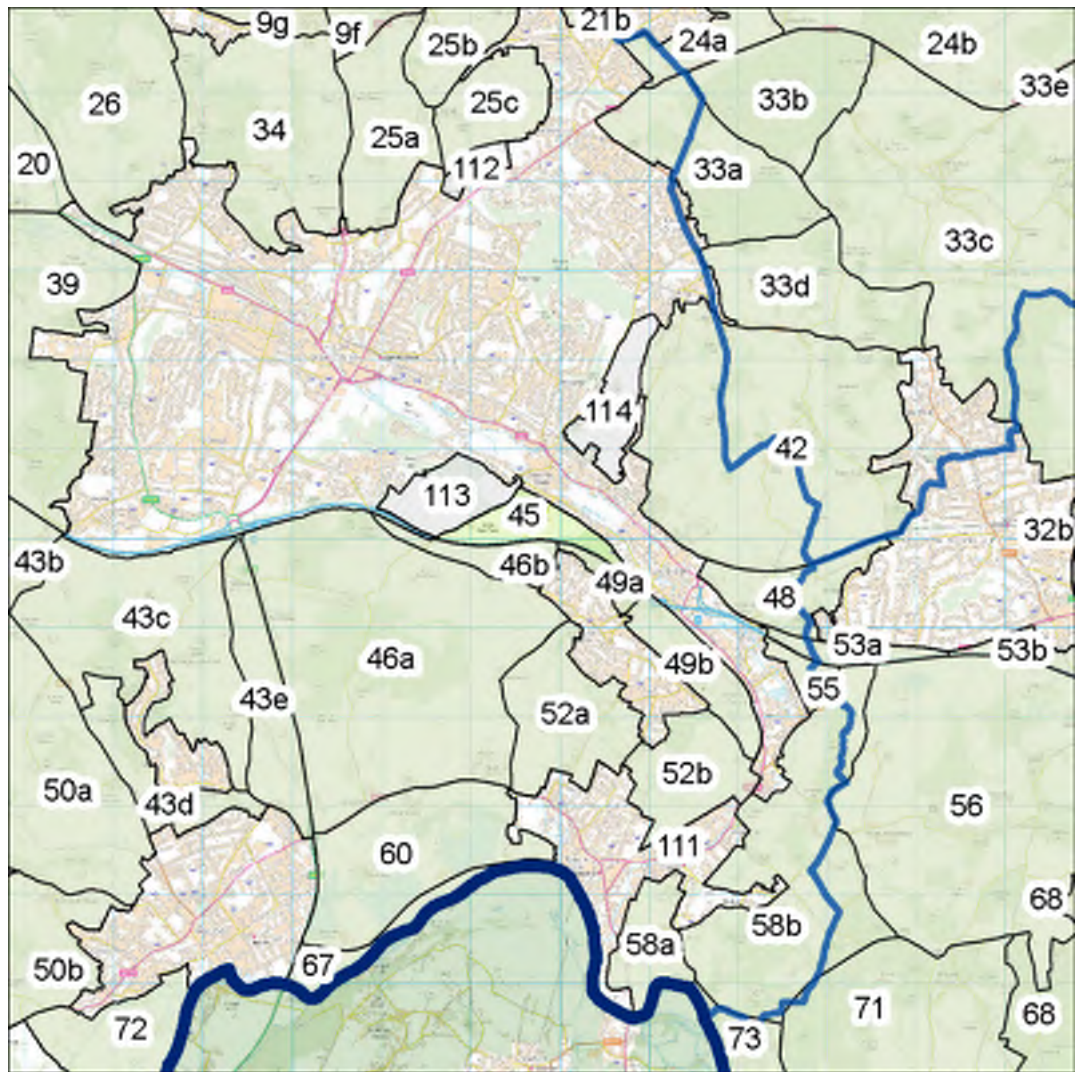


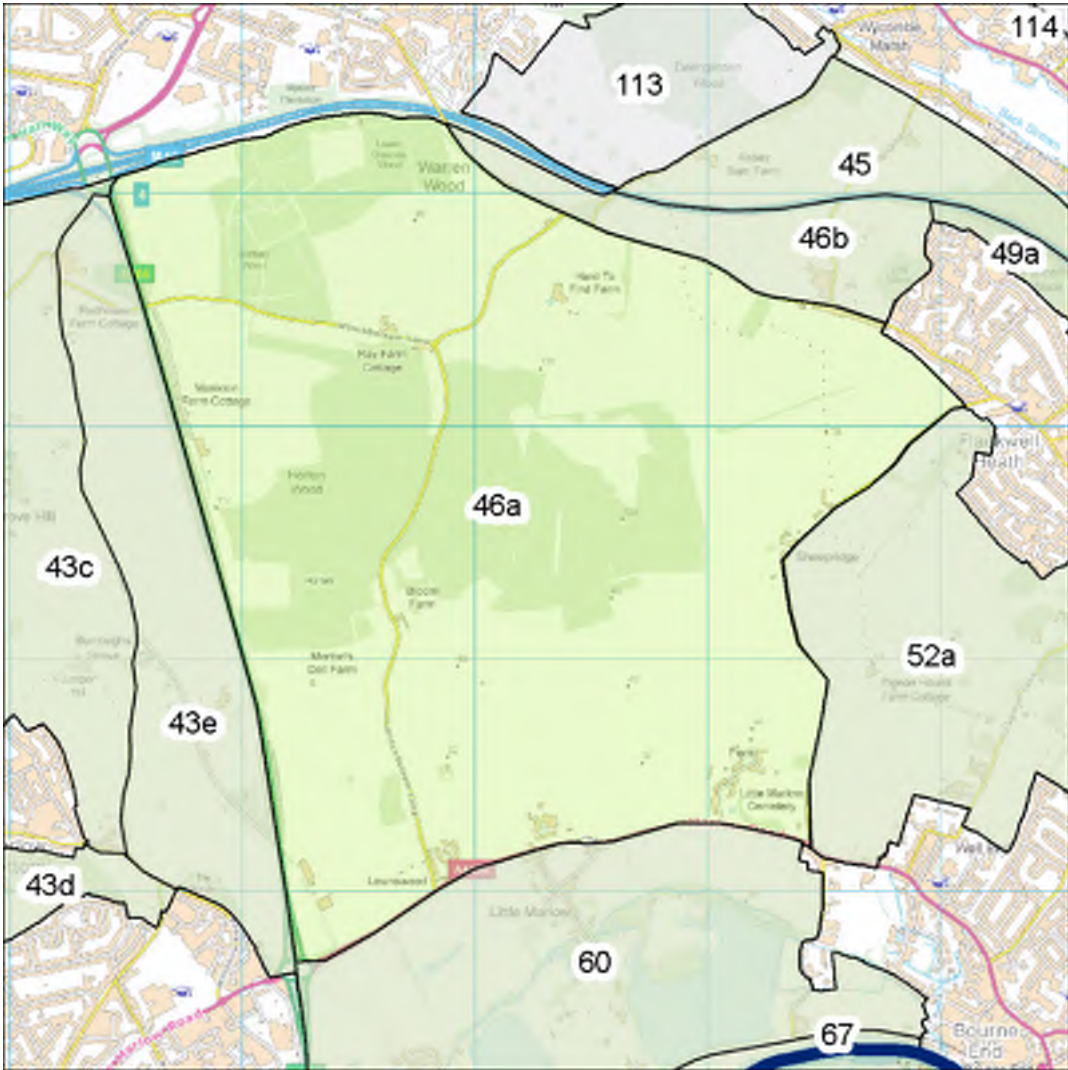
Photograph 1: View of tree lined road in General Area 45 facing south on Spring Lane.



Photograph 2: View of trees along the western boundary of General Area 45 facing north-east.

1:20000
Context Plan



General Area	46a		
Area (ha)	799.3		
Local Authority	Wycombe		
Location Plan			
Description	<p>General Area 46a is located south of High Wycombe large built up area and north-east of Marlow large built up area. It is bounded to the north by the M40 and Heath End Road, to the east by the settlement of Flackwell Heath and Sheepridge Lane, to the south by Marlow Road (A4155) and to the west by the A404.</p>		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up areas of High Wycombe and Marlow.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected with the large built-up areas of High Wycombe and Marlow, preventing their outward sprawl into open land.</p> <p>The northern boundary of land parcel to High Wycombe is bordered by the prominent and permanent feature of the M40. The south-western edge of the land parcel is connected to Marlow by the prominent and permanent feature of the A404.</p>	3
Purpose 1: Total Score			3/5
(2) To prevent	Prevents development	The land parcel forms part of the wider gap between the non-	3

neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Green Belt settlements of High Wycombe, Marlow and Flackwell Heath. The scale of the gap is important to restricting the merging of these settlements. The north-west of the land parcel is less important for preventing the coalescence of settlements.	
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>Built form is concentrated in Fern Lane in the south-east of the land parcel between the A4155 Marlow Road and Sheepridge Lane. There are further sporadic agricultural and residential buildings adjacent to the A4155 Marlow Road on the southern boundary of the parcel.</p> <p>While the parcel is connected to the large built-up areas of High Wycombe and Marlow, and the smaller built-up area of Flackwell Heath, it retains a strong unspoilt rural character.</p>	5
Purpose 3: Total Score			5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

Site Photos



Photograph 1: Facing north-west towards undulating arable farming fields and wooded areas from Sheepridge Lane in the east of the land parcel.



Photograph 2: Facing south-west towards arable farming fields and wooded areas from Sheepridge Lane in the east of the land parcel.



Photograph 3: Facing north towards undulating arable farming fields and wooded areas in the west of the land parcel; photograph taken from Winchbottom Lane in the south-west of the land parcel.

General Area	46b		
Area (ha)	56.4		
Local Authority	Wycombe		
Location Plan			
Description	General Area 46b is located to the north-west of Flackwell Heath and to the south of High Wycombe. It is bordered Flackwell Heath to the east, the M40 to the north and Heath End Road to the south.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the 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.	A small part of the land parcel is connected to the large built-up area of High Wycombe (including General Area 113 which is not part of the Green Belt but is included as part of this Study), preventing its outward sprawl into open land. The boundary between the land parcel and the High Wycombe built-up area is bordered by the M40, a prominent, permanent and consistent boundary feature. The land parcel serves as an additional barrier to sprawl.	3
Purpose 1: Total Score			3/5
(2) To prevent	Prevents development	The land parcel forms part of the essential gap between the	5

neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	non-Green Belt settlements of Flackwell Heath and High Wycombe, preventing development that would significantly physically reduce the distance between these settlements.	
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>Much of the land parcel is characterised by flat fields and agricultural uses with a small area of woodland in the east. The land parcel is severed to the north by the M40, which diminishes the sense of openness in this part of the land parcel and its unspoilt character.</p> <p>Built-form includes farm buildings, which do not detract from the parcel's rural character. However, residential ribbon development along Heath End Road creates more of an urban fringe feel, further enforced by the college on Spring Lane, which reduces the feeling of openness here. There is also a racing circuit in the west of the land parcel, to the east of Abbey Barn Lane.</p> <p>Overall though, the land parcel has a high level of openness and maintains a largely rural character.</p>	3
Purpose 3: Total Score			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

Site Photos

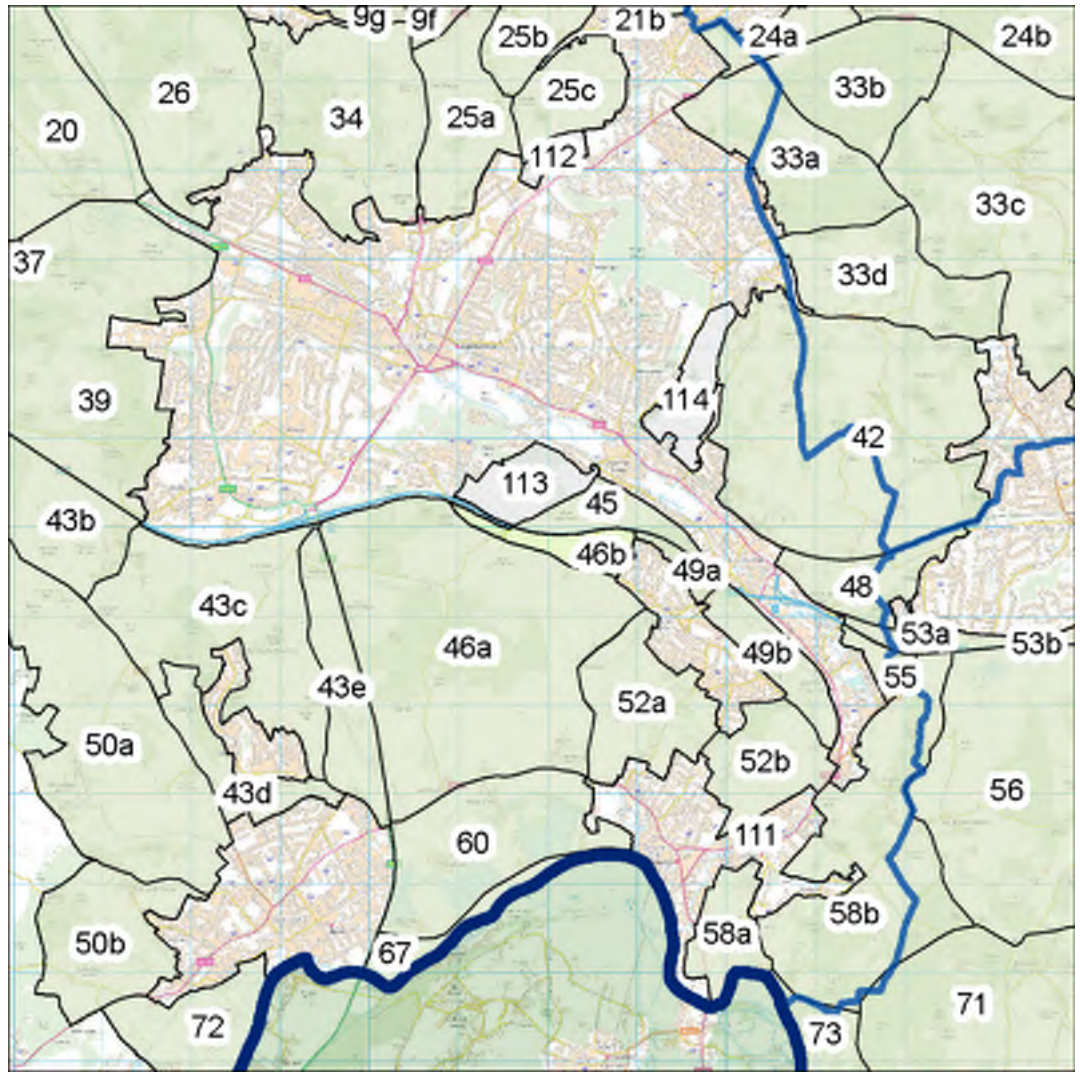


Photograph 1: View of racing track, fields and trees behind in General Area 46b facing north from Heath End Road



Photograph 2: View of tree lined Abbey Barn Road in General Area 46b facing west.

1:20000
Context Plan



General Area	47a		
Area (ha)	81.0		
Local Authority	Chiltern / South Bucks		
Location Plan			
Description	<p>General Area 47a is located to the east of Beaconsfield and to the south-west of Seer Green. The parcel encompasses the Wilton Park Major Developed Site in the Green Belt, as well as the Beaconsfield Cricket Club and other surrounding land. It is bounded to south by the A40 (London Road) to the east and north by the eastern section of Minerva Way and the edges of established woodland, and to the north-west by Minerva Way. It is acknowledged that part of the parcel forms the Wilton Park Major Developed Site (MDS) which is the subject of a specific policy in the South Bucks Core Strategy as well as a more detailed adopted development brief (Wilton Park Development Brief SPD). Core Policy 14 requires comprehensive redevelopment of the site to deliver a high quality mix of residential and employment uses, community facilities, open space and recreation facilities, as well as the installation of other necessary infrastructure, including a new vehicle access off the Pyebush Roundabout in the south-west of the parcel (or an alternative appropriate access).</p>		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Beaconsfield large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-	The land parcel is connected to the large built-up area of Beaconsfield at its western tip, preventing its outward sprawl	3

	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.	into open land. The large built-up area is bordered by readily recognisable, durable physical features, following the A40 and A355. The Green Belt serves as an additional barrier to sprawl.	
Purpose 1: Total Score			3/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The parcel forms a very small part of the wider gap between the non-Green Belt settlements of Beaconsfield and Gerrards Cross.</p> <p>It also forms part of the essential gap between Beaconsfield and the non-Green Belt settlement of Seer Green. While it is acknowledged that this gap is narrow with respect to distance, the north and west of the parcel in particular (the Wilton Park site and areas to the west) are less important for preventing the coalescence of these settlements. Visually, this part of the parcel is predominantly enclosed by dense planting, with some areas already subject to development, and has little relationship with Seer Green to the north.</p> <p>The east of the parcel, in contrast, maintains a valuable open break between the two settlements and is important for preventing coalescence.</p>	3
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Between 5% and 10% of the land parcel is covered by built form. While some areas of the parcel have a particular sense of remoteness and strong links to the wider countryside, particularly in the east, the low density development at the former Wilton Park MOD site in the north and centre detracts somewhat from the parcel's rural setting.</p> <p>Development within Wilton Park includes a series of low density office, educational and ancillary blocks, clustered dwelling houses as well as a large tower block, set amongst open grounds.</p> <p>The north-east and south of the parcel are more open, consisting of playing fields, areas of open pasture and paddock land, shrubland and dense woodland. These more open areas enclose the more developed parts of Wilton Park from the wider countryside.</p> <p>It is acknowledged that Core Policy 14 in the South Bucks Core Strategy requires comprehensive redevelopment of 37.5 hectares of land at the former Wilton Park MOD site. This should encompass a high quality mix of residential and employment development, community facilities and open space. Importantly, the proposal should include demolition of the tower block, and buildings should not occupy a larger area of floor space than the existing buildings.</p> <p>Overall, despite the rural setting, the parcel possesses a semi-urban character as a result of its location on the edge of the built-up area and its mixture of urban and rural land uses, a characteristic which is unlikely to change as a result of the intended comprehensive redevelopment of the site.</p>	2
Purpose 3: Total Score			2/5
(4) To preserved the	Protects land which provides immediate and	The extreme west of the land parcel forms part of the historic core of Beaconsfield, specifically the Wilton Park gatehouse,	1

setting and special character of historic towns	wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	thus making a limited contribution to its broader setting. However, overall, the historic area is inward facing at this point and has a relatively weak relationship to the surrounding countryside. There is little sense that the Green Belt directly contributes to its special character, though the Beaconsfield Cricket Club and open land further east (adjacent to the Pyebush Roundabout) do contribute more generally to its rural setting.	
Purpose 4: Total Score			1/5

Site Photos



Photograph 1: Looking east from Minerva Way across Beaconsfield Cricket Club.

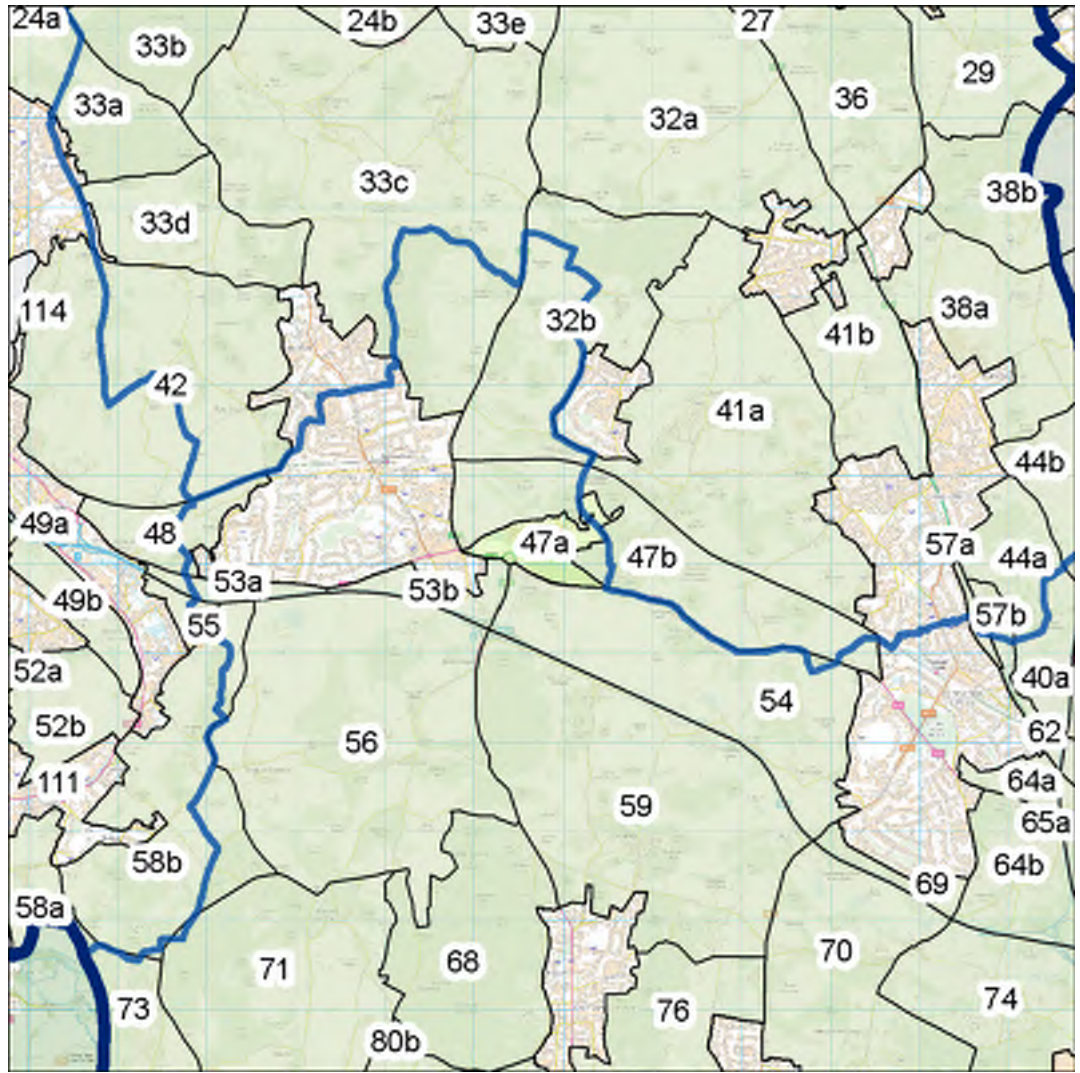


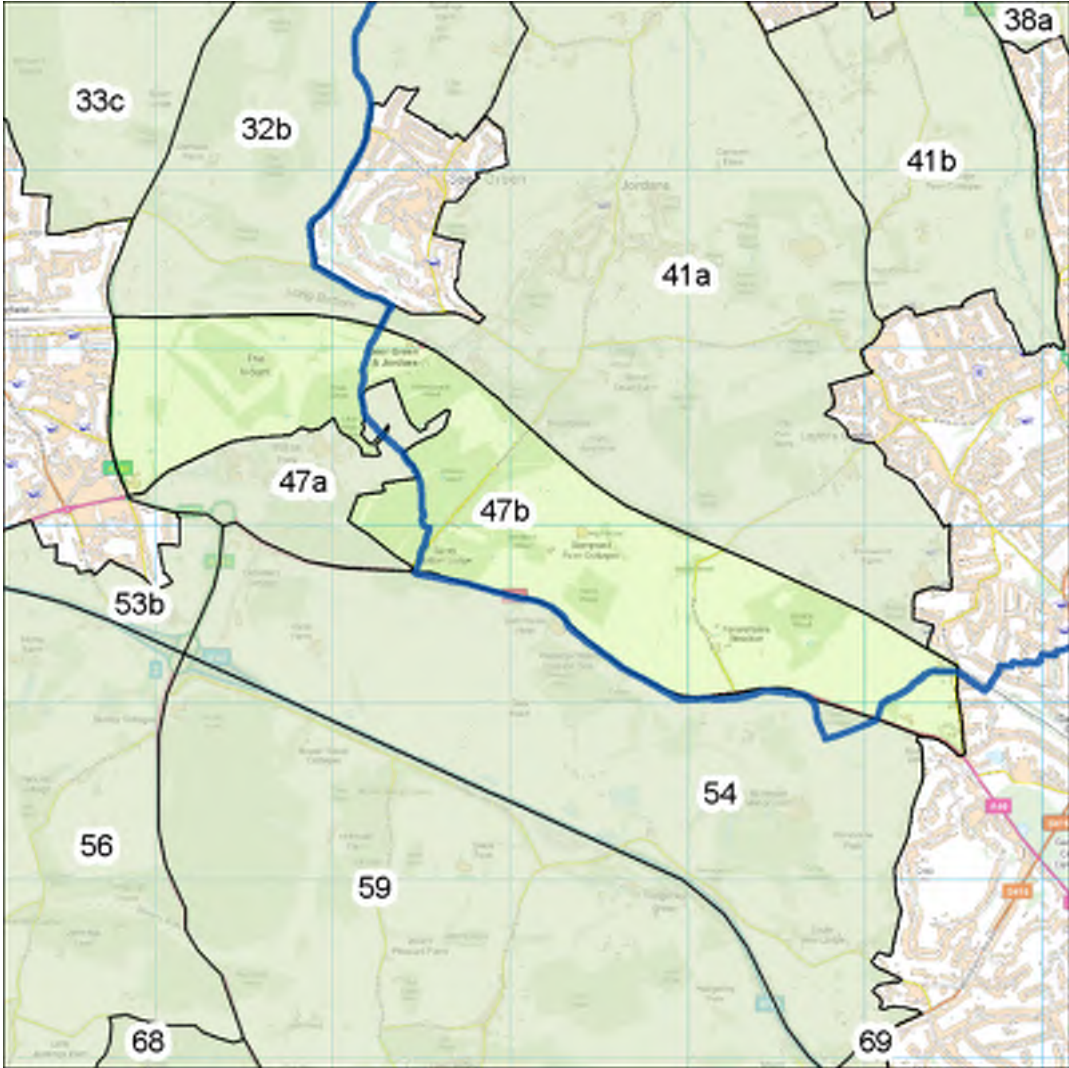
Photograph 2: View of disused MOD buildings within Wilton Park facing north, with the tower block in the rear of the photo.



Photograph 3: Disused playing fields at Wilton Park in the eastern part of General Area 47a, facing east.

1:20000
Context Plan



General Area	47b		
Area (ha)	384.0		
Local Authority	Chiltern / South Bucks		
Location Plan			
Description	<p>General Area 47b is located to the east of Beaconsfield, west of Gerrards Cross and south of Seer Green. It is bounded to the south by the A40 (Oxford Road) and the boundaries of Wilton Park (General Area 47a), and to the north by a railway line. It directly adjoins Gerrards Cross along its eastern edge, and Beaconsfield along its western edge.</p>		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Beaconsfield and Gerrards Cross 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>The land parcel is connected to the large built-up areas of Beaconsfield and Gerrards Cross at its western and eastern edges, preventing their outward sprawl into open land.</p> <p>In both instances, the large built-up areas are bordered by physical features which are prominent and durable. In the case of Gerrards Cross, the boundary follows Bull Lane, and at Beaconsfield the boundary follows the A355.</p> <p>The Green Belt acts an additional barrier to sprawl.</p>	3

Purpose 1: Total Score			3/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The parcel forms the whole of the wider gap between the non-Green Belt settlements of Beaconsfield and Gerrards Cross, as well as part of the narrow gap between Beaconsfield and Seer Green.</p> <p>Although the parcel maintains the overall scale and openness of the gap and prevents ribbon development along the A40 (Oxford Road), which may reduce the perceptual distance between the settlements, the far eastern and western areas of the parcel are less important for preventing the coalescence of settlements.</p>	3
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% is covered by built form and, overall, the land parcel maintains a very open and rural character with very little encroachment. Built form is restricted to a handful of isolated dwellings, a church, agricultural buildings, ancillary buildings for the Beaconsfield Golf Club and a small part of Seer Green station. These have almost no impact on the wider openness and rurality of the parcel, which has a relatively unspoilt, rolling landscape.</p> <p>Much of the remainder of the parcel consists of large arable and grazing fields and dense woodland. The Beaconsfield Golf Course does diminish the sense of unspoilt rurality somewhat, though its setting within wooded areas reduces its impact on the wider countryside. The A40 to the south, prominent settlement edge of Beaconsfield to the west and developments at Wilton Park are further urbanising influences. Furthermore, the proposed Wilton Park relief road, which will dissect the western part of the parcel further, will further reduce its openness. Overall though, the parcel maintains a strong, unspoilt rural character.</p>	4
Purpose 3: Total Score			4/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	Although the land parcel directly abuts the historic core of Beaconsfield, it makes limited contribution to the broader setting of the historic core, which is inward facing visually and has a weak relationship with the surrounding countryside to the west. However, the parcel does make a limited contribution more generally to the rural setting of the town, maintaining the rapid transition from urban to rural east of the A355.	1
Purpose 4: Total Score			1/5

Site Photos



Photograph 1: Looking west across General Area 47b where Layter's Green Lane / Mumfords Lane crosses the railway line.

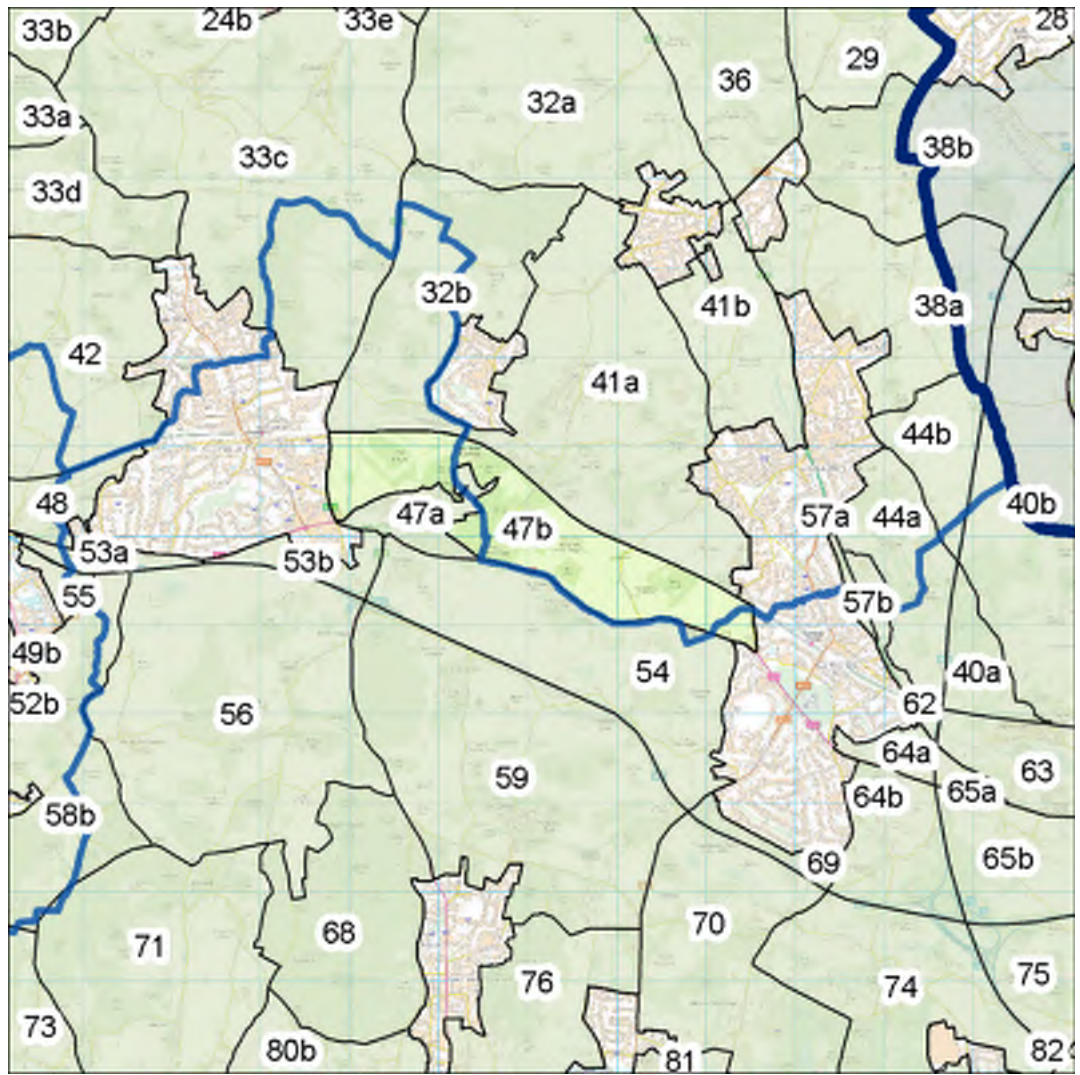


Photograph 2: Hyde Green in Beaconsfield, looking south-east with General Area 47b to the rear, showing the relationship between the settlement and the countryside beyond.



Photograph 3: Looking north from Minerva Way into General Area 47b.

1:20000
Context Plan



General Area	48		
Area (ha)	102		
Local Authority	South Bucks / Wycombe		
Location Plan			
Description	General Area 48 is located to the west of Beaconsfield and the east of Loudwater. It is bound to the north by the Chiltern main railway line and Whitehouse Farm, to the south by the A40 London Road /White Hill, to the east by Beaconsfield / Knotty Green and Holtspur Top Lane, and to the west by Loudwater.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of both the Beaconsfield / Knotty Green large built-up area and 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 contiguous with the large built-up areas of Beaconsfield / Knotty Green and High Wycombe, preventing their outward sprawl into open land. Much of the boundary lacks durability and permanence including hedgerows and residential gardens at Beaconsfield / Knotty Green and a tree line at the Premier Inn on the High Wycombe side.	5+
Purpose 1: Total Score			5+/5
(2) To prevent	Prevents development	The parcel forms part of the essential gap between the non-	5

neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Green Belt settlements of Beaconsfield / Knotty Green and High Wycombe. The overall openness and scale of the gap is important to restricting the merging of Beaconsfield / Knotty Green and High Wycombe. The land parcel also forms the essential gap between the non-Green Belt settlements of Beaconsfield / Knotty Green and High Wycombe and development would physically reduce the actual gap between these settlements. The wooded area within the land parcel immediately west of the settlement of Beaconsfield / Knotty Green, however, acts as a barrier to coalescence.	
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built form. Built form is centred around Whitehouse Lane with piecemeal development on the A40 (London Road) and Riding Lane. Much of the built form is residential with a cluster of buildings associated with Whitehouse Farm in the north of the land parcel. The majority of the land parcel consists of both arable and pastoral farmland, with patchy wooded areas throughout and more dense wooded areas in the east close to Beaconsfield / Knotty Green. Despite being close to two large built-up areas, General Area 48 generally has a rural feel throughout and is characterised by open rolling hills and wooded areas.	4
Purpose 3: Total Score			4/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

Site Photos

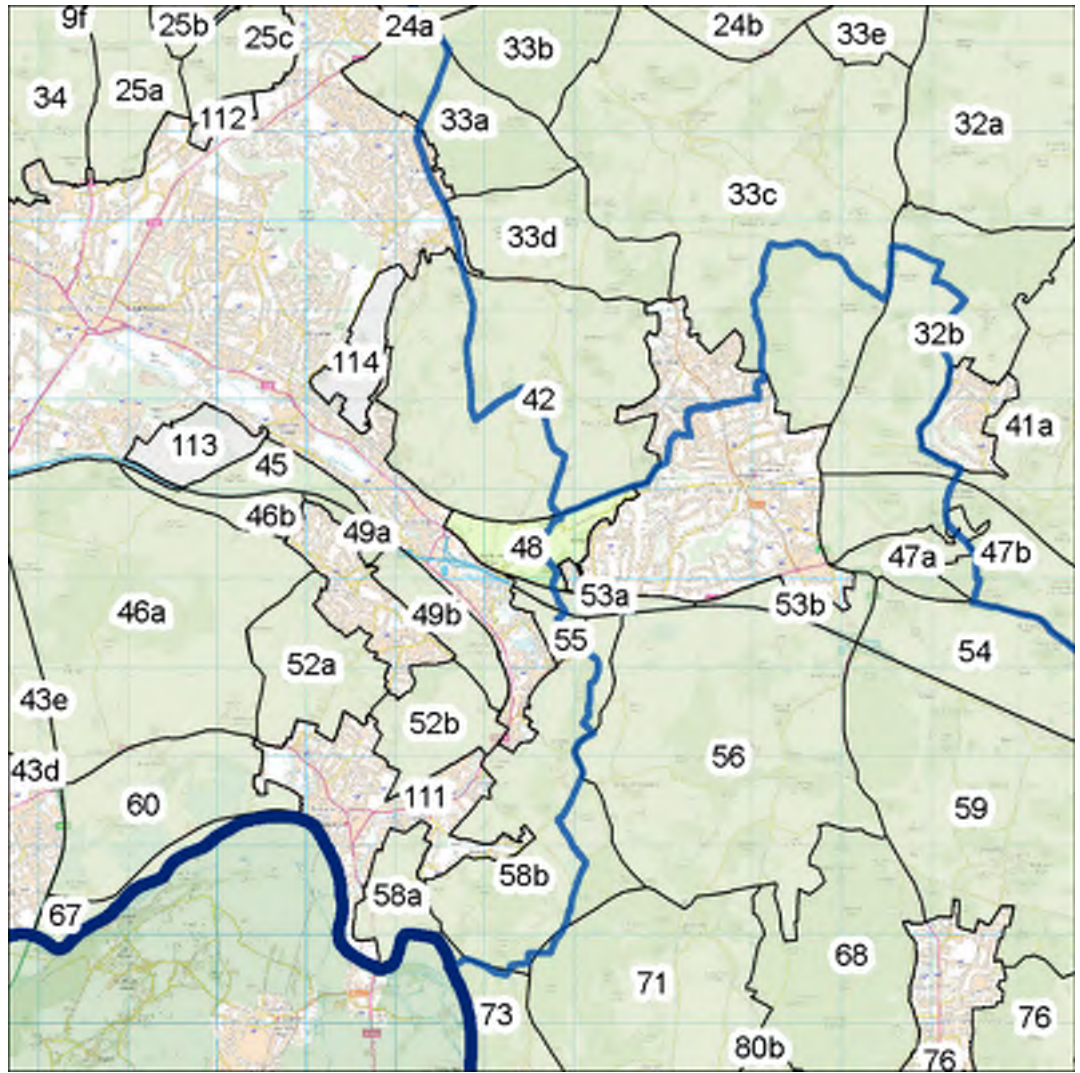


Photograph 1: Looking west into General Area 48; photograph taken from Riding Lane in the east of the land parcel.



Photograph 2: Looking east into the General Area 48; photograph taken from Whitehouse Lane in the centre of the land parcel.

1:20000
Context Plan



General Area	49a		
Area (ha)	22.1		
Local Authority	Wycombe		
Location Plan			
Description	General Area 49a is located north-east of Flackwell Heath and is bounded by this settlement to the south-west, the edge of Fennell's Wood to the north-west, the M40 to the north and Treadaway Hill to the south-east.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms part of the essential gap between the non-Green Belt settlements of Flackwell Heath and High	5

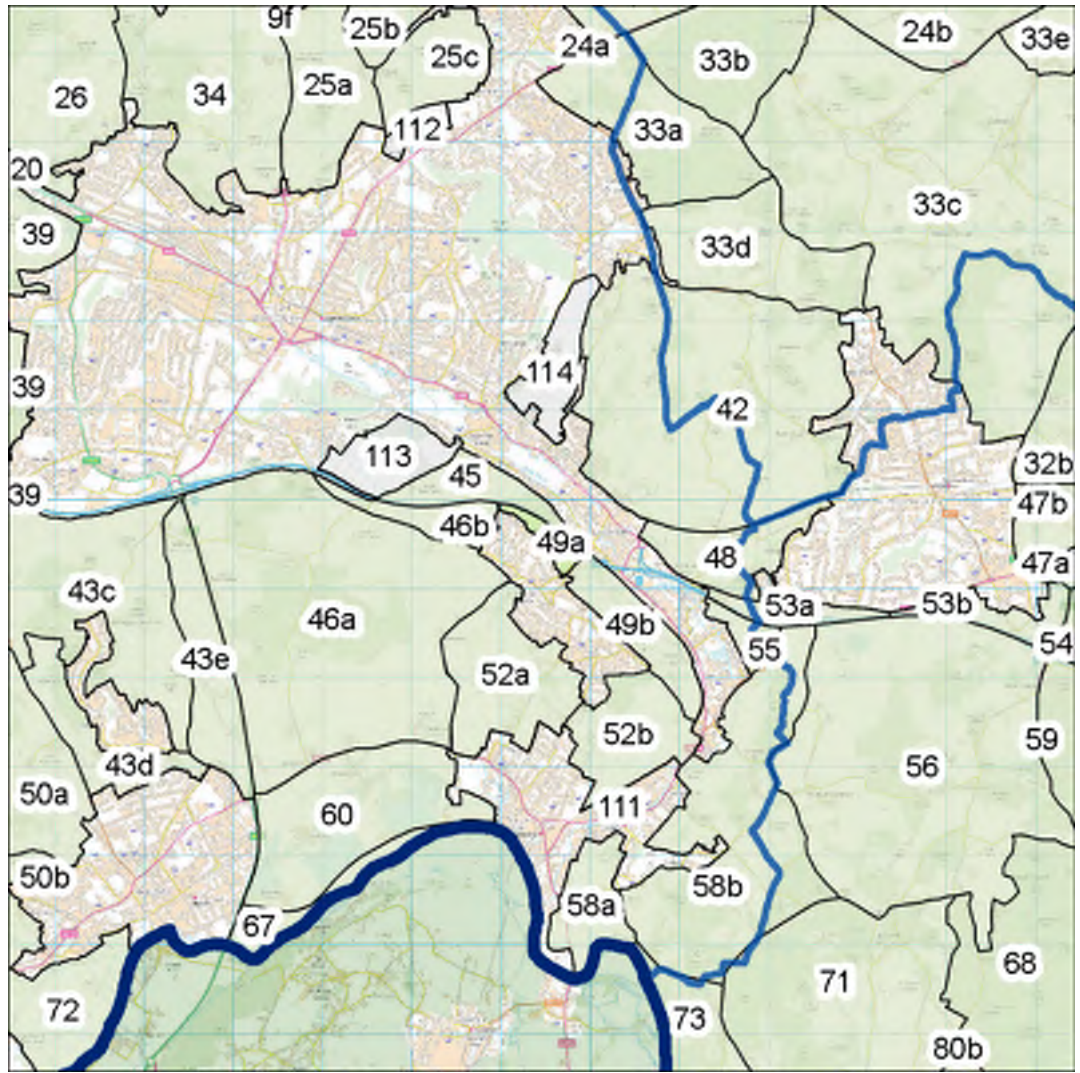
towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Wycombe and Loudwater, preventing development that would significantly physically reduce the distance between these settlements.	
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The land parcel contains no built-form (0%) and is covered by dense woodland (Fennell's Wood) with a footpath running along the southern boundary.</p> <p>While the relationship between the land parcel and the wider countryside is weakened slightly by the severance of the M40 to the north, which is also an urbanising influence, there is a sense of connectivity to the countryside to both the west and south-east.</p> <p>Overall, the land parcel retains a strong unspoilt rural character.</p>	5
Purpose 3: Total Score			5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

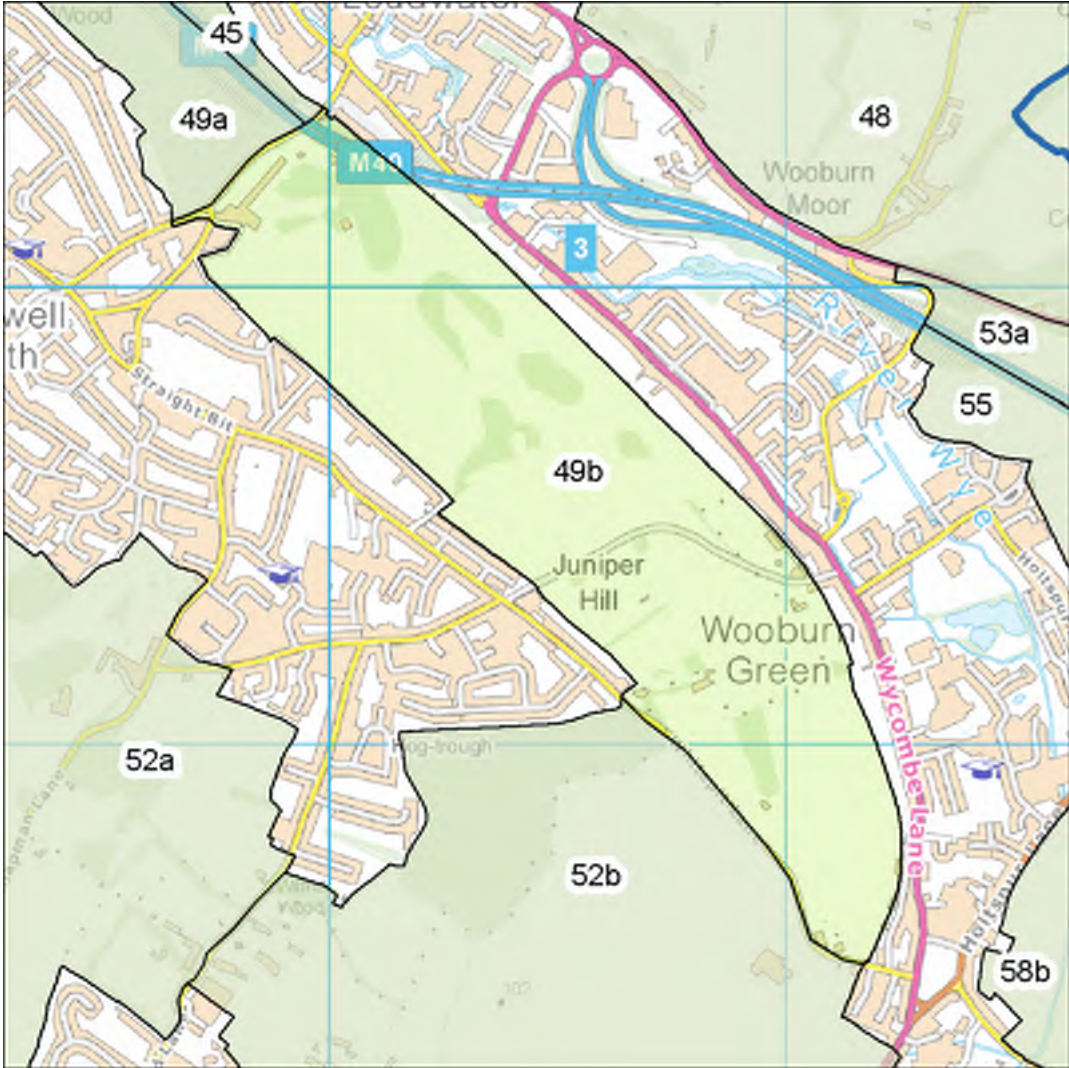
Site Photos



Photograph 1: View of Fennell's Wood looking north-west from Treadaway Hill.

1:20000
Context Plan



General Area	49b		
Area (ha)	90.9		
Local Authority	Wycombe		
Location Plan			
Description	General 49b is located to the east of Flackwell Heath and to the west of Woodburn Green. It is bounded by these settlements to the west and east, Whitepit Lane to the south-west and Treadaway Hill to the north-west.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the 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 (Woodburn Green), preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the High Wycombe built-up area is predominantly bordered by features lacking in consistency and durability, comprising commercial uses and the gardens of detached and semi-detached properties bounded by softer natural features.</p> <p>The land parcel is an important barrier to sprawl.</p>	3+

Purpose 1: Total Score			3+5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the essential gap between the non-Green Belt settlements of Flackwell Heath and Woodburn Green, preventing development that would significantly visually or physically reduce the distance between these settlements.	5
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form, though the land uses contained within the parcel diminish the sense of unspoilt rurality.</p> <p>Much of the northern part of the parcel is characterised by the Flackwell Heath golf course, which has more of a semi-urban feel. Built form consists of a small number of residential properties and other manmade structures in the south-west of the land parcel off Whitepit Lane, static caravans at Chalkpits Caravan Park in the south-east and dwellings along Treadaway Hill in the north-east, which collectively do not impinge significantly on the parcel's overall openness but do diminish its rurality in places.</p> <p>The remainder of the parcel consists of agricultural fields and areas of woodland to the south-east of Juniper Lane which has a more rural character. There are a small number of farm buildings which also contribute to this. The topography slopes from a plateau in the west of the land parcel down towards the A4094 in the east and there are long views to the east across the land parcel from Whitepit Lane contributing to the sense of openness in this part of the land parcel.</p> <p>Overall, despite the presence of some built form, this has a limited impact on the openness of the parcel, which maintains a largely rural open character.</p>	3
Purpose 3: Total Score			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

Site Photos



Photograph 1: View of Flackwell Heath golf course in General Area 49b, facing north-west from Juniper Lane, which is characteristic of the west of the land parcel.

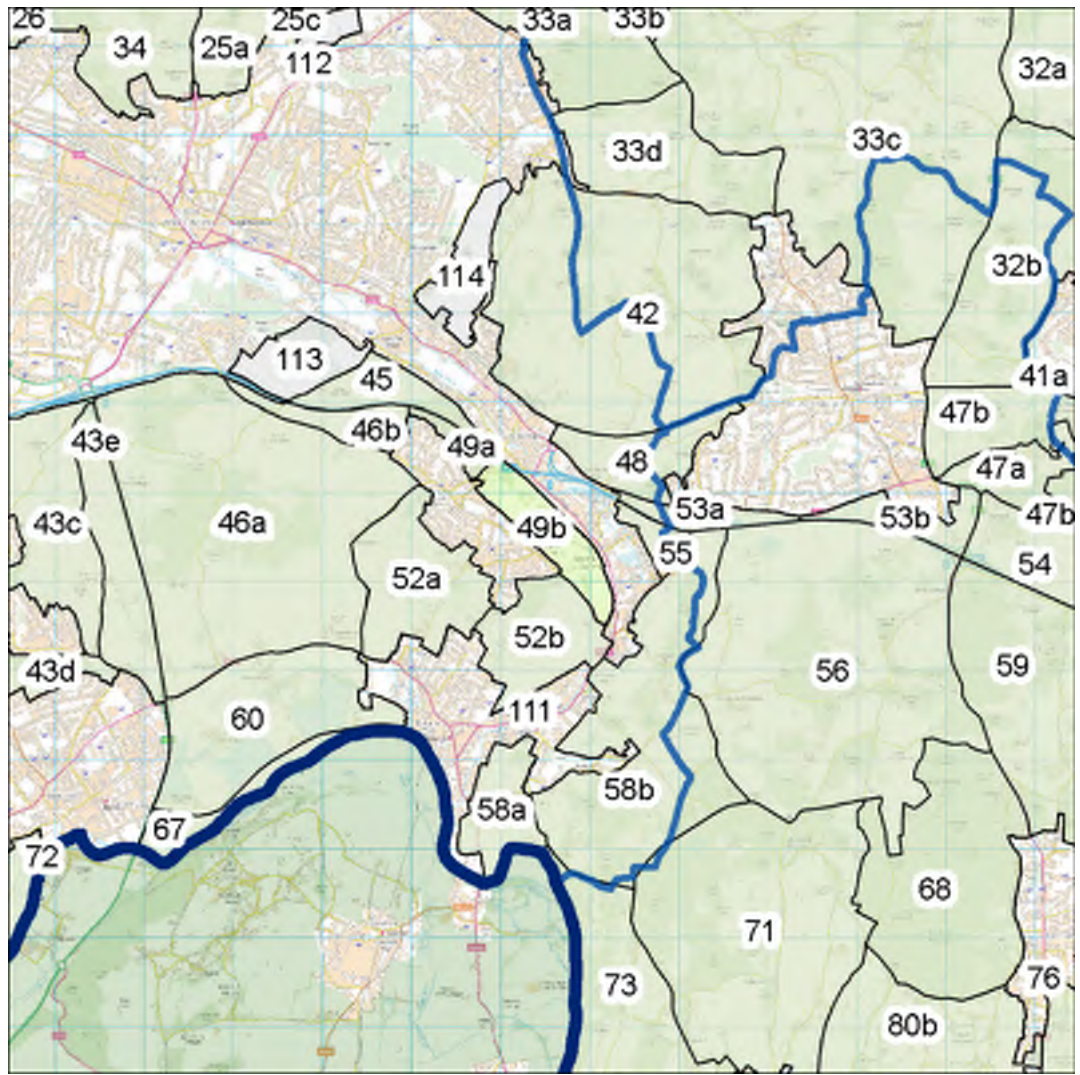


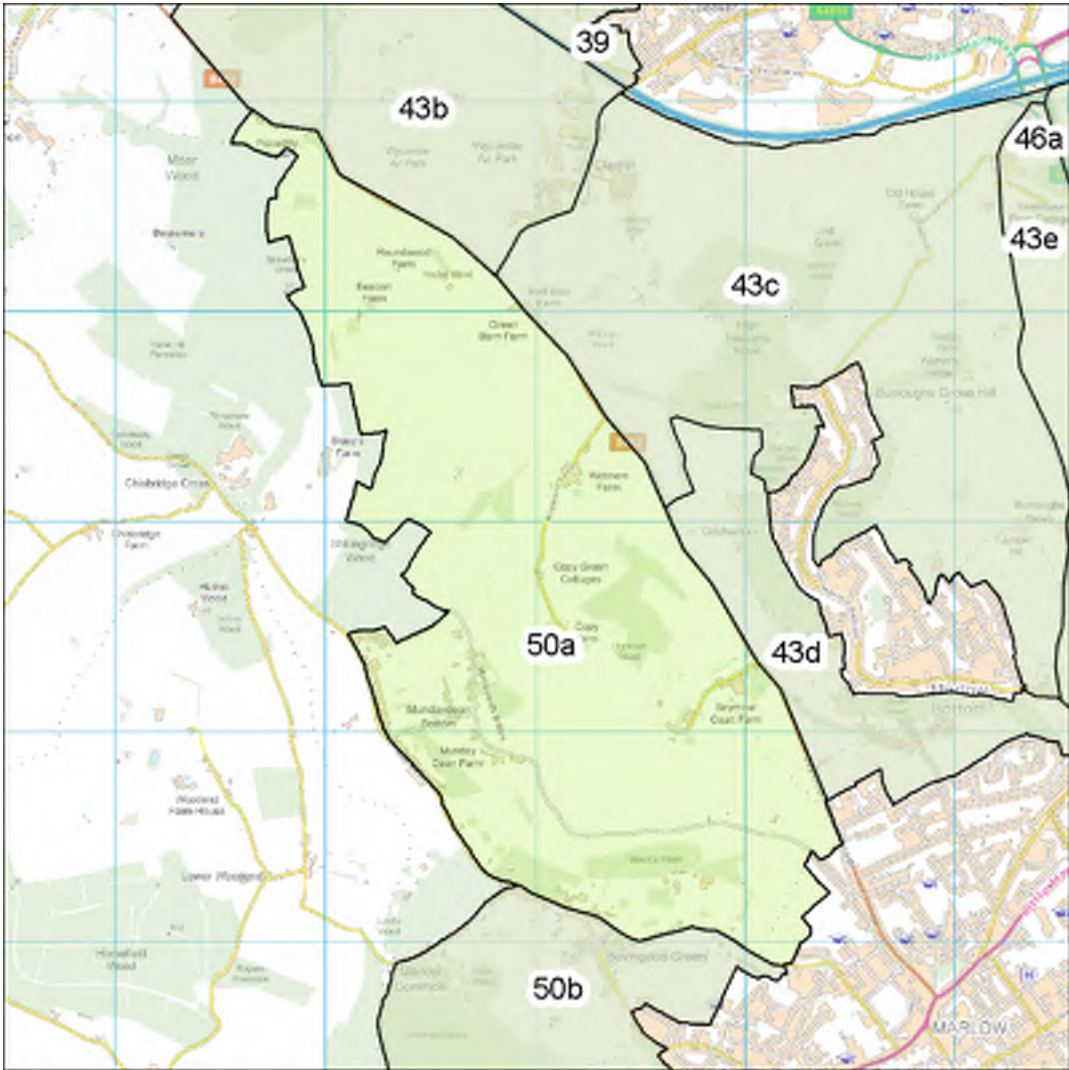
Photograph 2: View of fields in General Area 49b facing north from Whitepit Lane, which is characteristic of the south-east of the land parcel.



Photograph 3: View of properties on the Chalkpits Caravan Park in General Area 49b facing north from the southern boundary.

1:20000
Context Plan



General Area	50a		
Area (ha)	506.9		
Local Authority	Wycombe		
Location Plan			
Description	General Area 50a is located north-west of Marlow and is bounded by Frieth Road to the south and west, Marlow Road (B482) to the east and north and dense woodland to the north-west.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Marlow 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 Marlow, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the Marlow built-up area is largely weak and irregular, consisting of both terraced homes with large gardens bounded by softer, natural features and weak hedgerows or field boundaries.</p> <p>The Green Belt serves as a barrier to sprawl in the absence of another physical feature.</p>	3+
Purpose 1: Total Score			3+/5
(2) To prevent	Prevents development	The land parcel provides much of the less essential gap	1

neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	between the non-Green Belt settlements of Marlow and Lane End. The parcel plays some role in preventing ribbon development along the B482, as well as along Chalkpit Lane in the gap between Marlow and the Green Belt settlement of Bovingdon Green. In relation to this gap, the parcel plays a minor role in preventing coalescence. However, the overall scale and character of the gap is such that the settlements of Marlow and Lane End are unlikely to coalesce.	
Purpose 2: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built form. Built form is concentrated in the south-east of the parcel at Bovingdon Green, with ribbon development spreading north along Frieth Road. There is some other sporadic built form throughout the parcel, but this largely consists of dispersed farm buildings. There is a small area of linear residential development along Mundaydean Lane. The remainder of the parcel is characterised by arable farmland and with patches of dense woodland at Blount's Wood and Highruse Wood. Despite the presence of built-form to the south-east, pockets of piecemeal development on the eastern and western boundaries, the land parcel retains an unspoilt rural character overall. The sense of openness in the land parcel is characterised by rolling fields and long rural views, while the small amount of development is largely hidden by small wooded areas.	4
Purpose 3: Total Score			4/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

Site Photos



Photograph 1: View south towards arable fields and wooded areas from Seymour Court Lane in the south of General Area 50a.



Photograph 2: View of open fields in the north-west of General Area 50a, taken from Widmere Lane in the north of the land parcel.

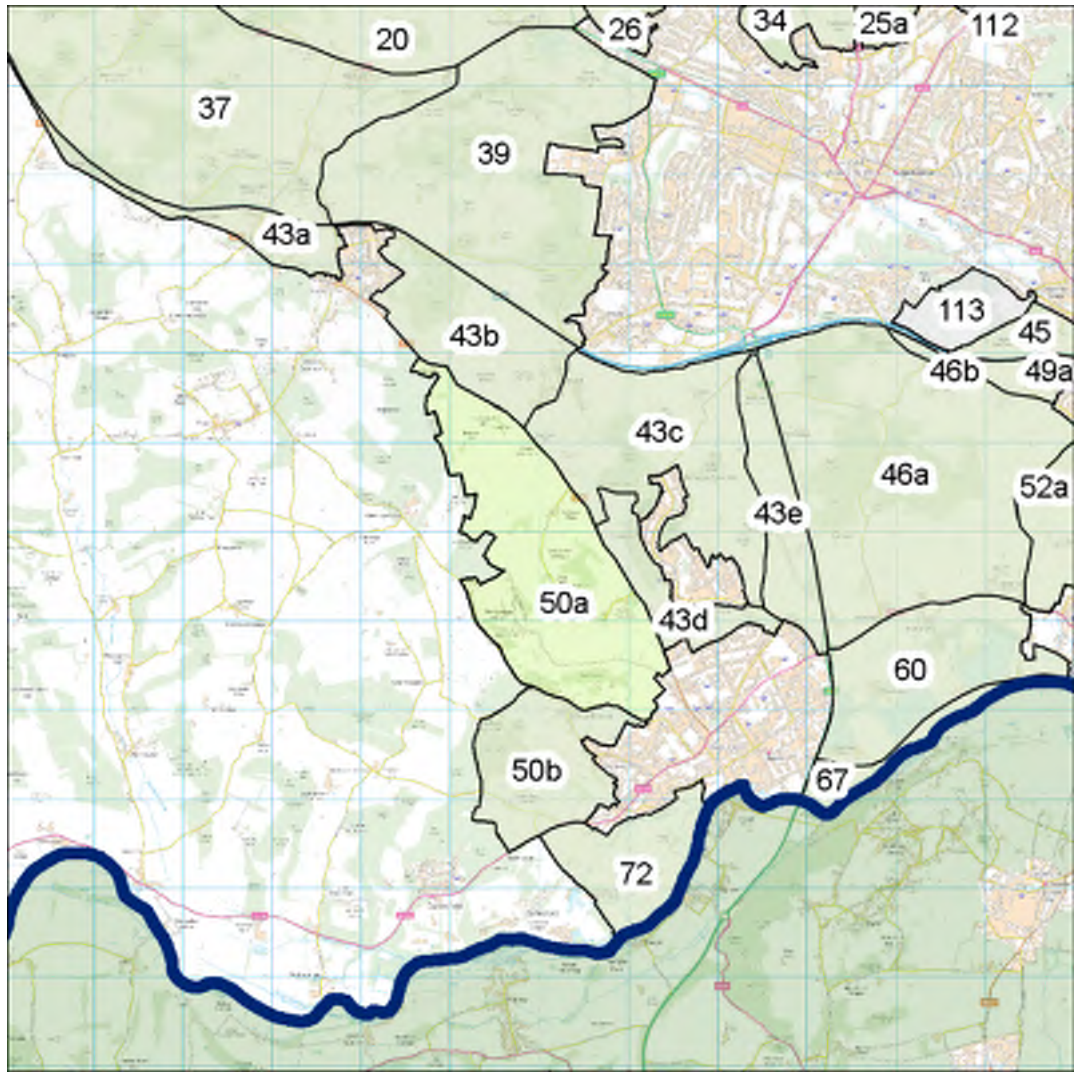


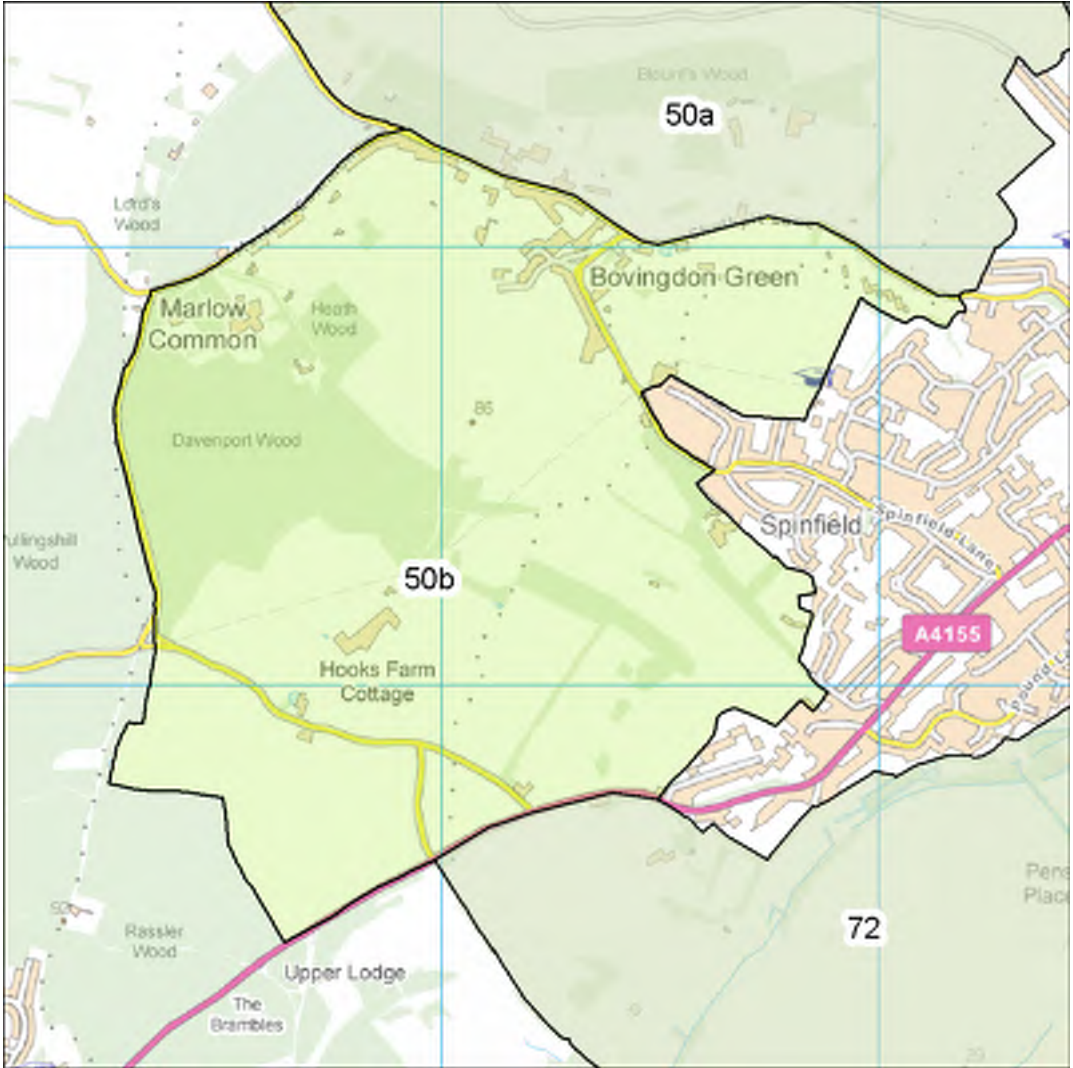
Photograph 3: View of undulating fields in the west of General Area 50a; taken from Widmere Lane in the centre of the land parcel.



Photograph 4: View of rolling hills in the south of General Area 50a; taken from Chalkpit Lane in the south of the land parcel.

1:20000
Context Plan



General Area	50b		
Area (ha)	211.2		
Local Authority	Wycombe		
Location Plan			
Description	General Area 50b is located west of Marlow and is bounded by Frieth Road, Chalkpit Lane and Marlow Common to the north, Pullingshill Wood and Ressler Wood to the west and Henley Road (A4155) to the south.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Marlow large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The land parcel is connected with the large built up area of Marlow, preventing its outward sprawl into open land. The boundary between the land parcel and the Marlow built-up area is largely weak and irregular, consisting of detached homes with large gardens bounded by softer, natural features and weak hedgerows and field boundaries.	3+
Purpose 1: Total Score			3+/5
(2) To prevent neighbouring	Prevents development that would result in	While the parcel makes little contribution to any gaps between Marlow and other non-Green Belt settlements, it	3

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>does prevent the coalescence of Marlow with the Green Belt settlement of Bovington Green, the gap being of a particularly small scale.</p> <p>The south of the parcel is less important for preventing coalescence.</p>	
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% the land parcel is covered by built form, however, this is concentrated in the north and creates more of an urban-fringe feel here.</p> <p>Built form is concentrated in the north and north-west of the parcel at Bovington Green and Marlow Common, consisting of dispersed dwellings. There are also sporadic developments in the south-west of the parcel.</p> <p>The remainder of the parcel is characterised by arable farm land interspersed with small patches of woodland and a dense wooded recreation area at Davenport Wood in the west.</p> <p>Overall, the parcel retains a strong unspoilt rural character. While the sense of openness is reduced in the east and north by piecemeal development, the built-form has a village feel and largely consists of tree-lined residential streets</p>	4
Purpose 3: Total Score			4/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5



Photograph 1: View of arable land use in General Area, which is characteristic of the south and east of the land parcel.



Photograph 2: View towards arable land in the west of General Area 50b; taken from the centre of the land parcel.

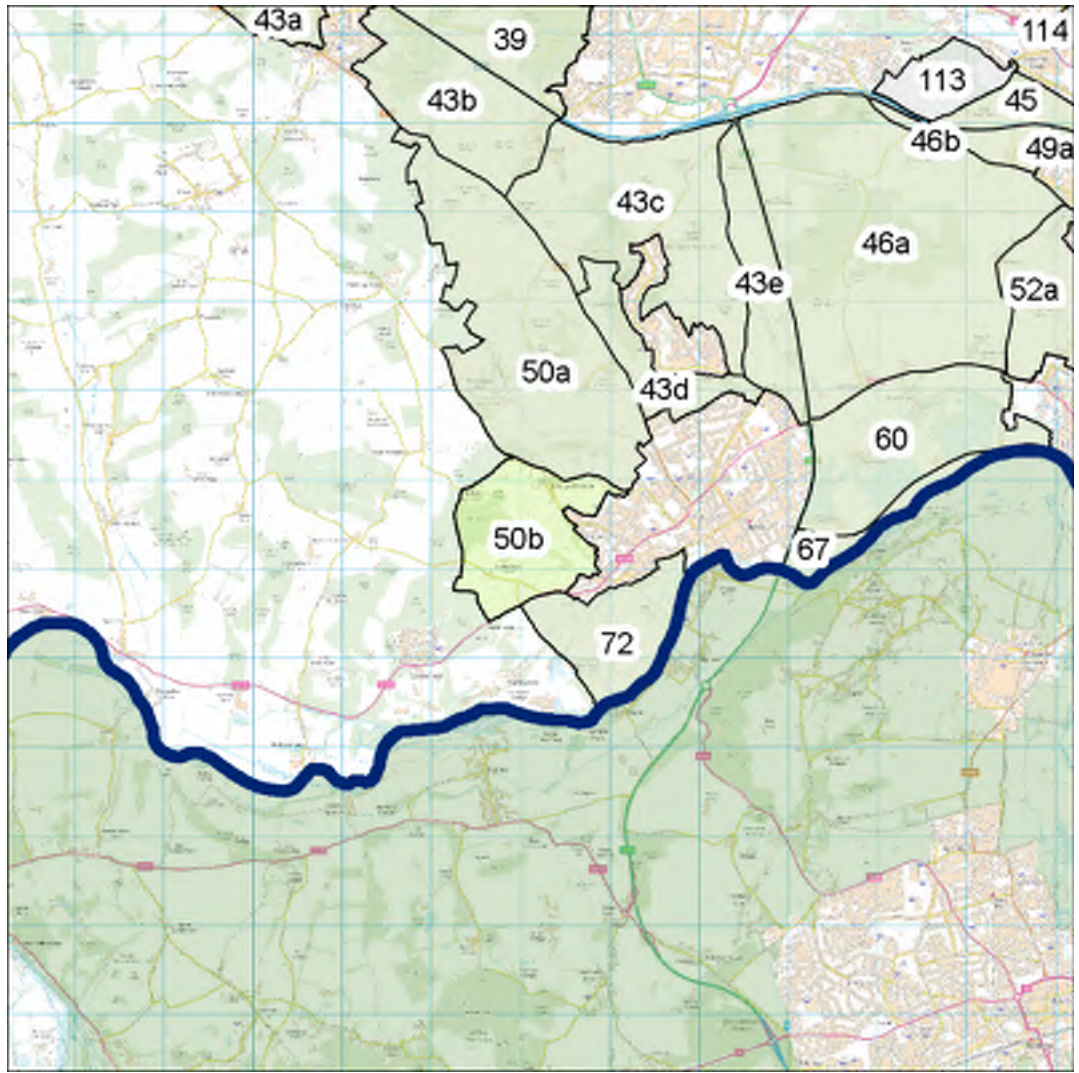


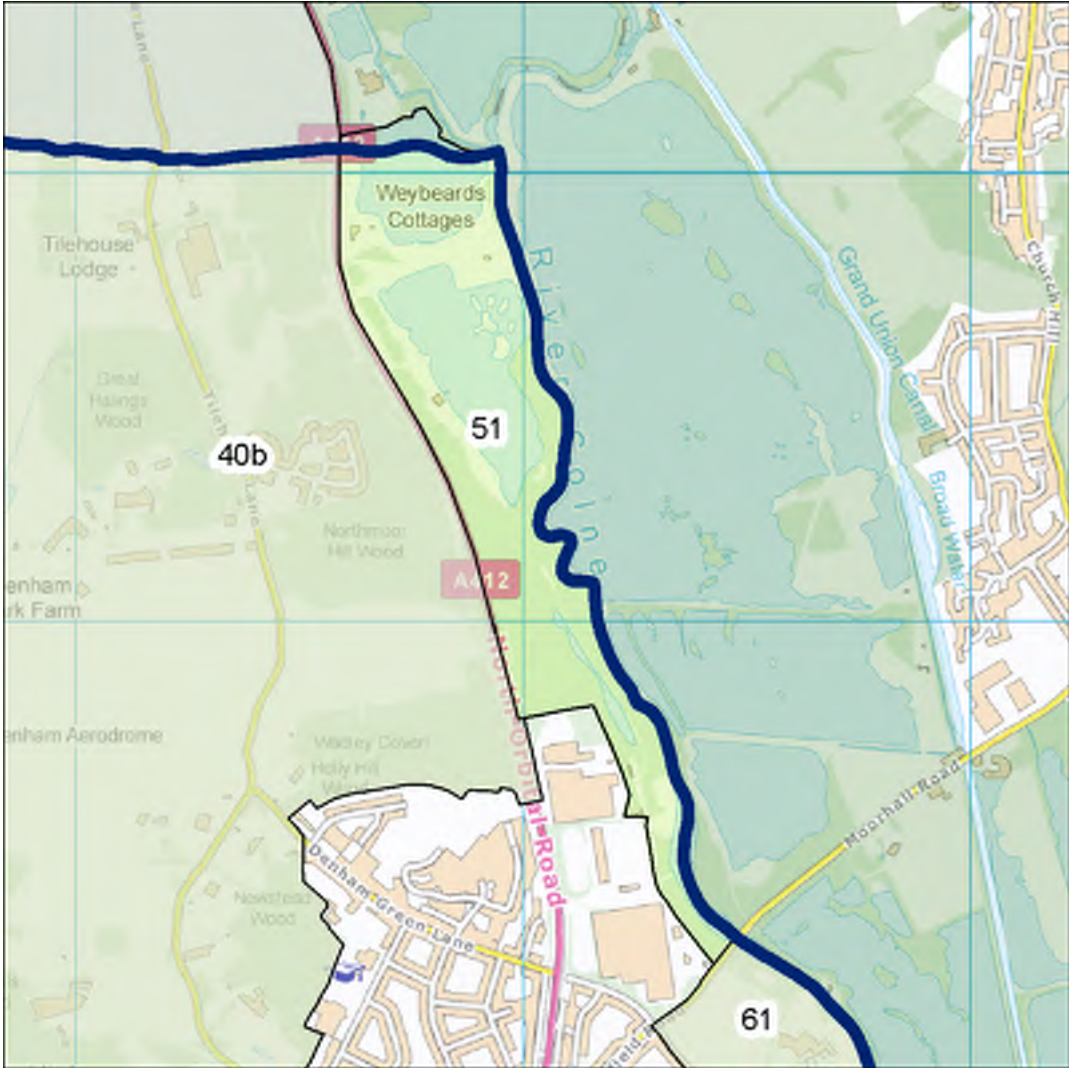
Photograph 3: Wooded area in General Area 50b, which is characteristic of the north-west of the land parcel.



Photograph 4: Bovingdon Green built-up area in the north of General Area 50b.

1:20000
Context Plan



General Area	51		
Area (ha)	44.7		
Local Authority	South Bucks / <i>Three Rivers</i>		
Location Plan			
Description	General Area 51 is located to the north-east of Denham Green, which forms the southern boundary of the parcel. It is bounded to the west by the A412 (North Orbital Road) and to the east by the River Colne.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms part of the essential gap between the non-Green Belt settlements of Denham Green and South	5

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Harefield. Although it encompasses only a narrow strip of land between the two settlements, the gap is particularly narrow and the parcel plays an important role in preventing development that may reduce the perceived gap between the settlements. It is also part of the wider gap between Denham Green and Maple Cross and is particularly important to preventing ribbon development along the A412 (North Orbital Road).	
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the parcel is covered by built form. The parcel forms part of the Colne Valley Regional Park, encompassing a densely wooded river valley and a series of artificial lakes to the north of Denham Green, the result of historic mineral extraction. Built form is limited to the clubhouse at Denham Water Ski Club, a cluster of small utilities buildings and Denham Media Park, but otherwise the parcel retains a strong unspoilt rural character despite the proximity to urban areas.	5
Purpose 3: Total Score			5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

Site Photos

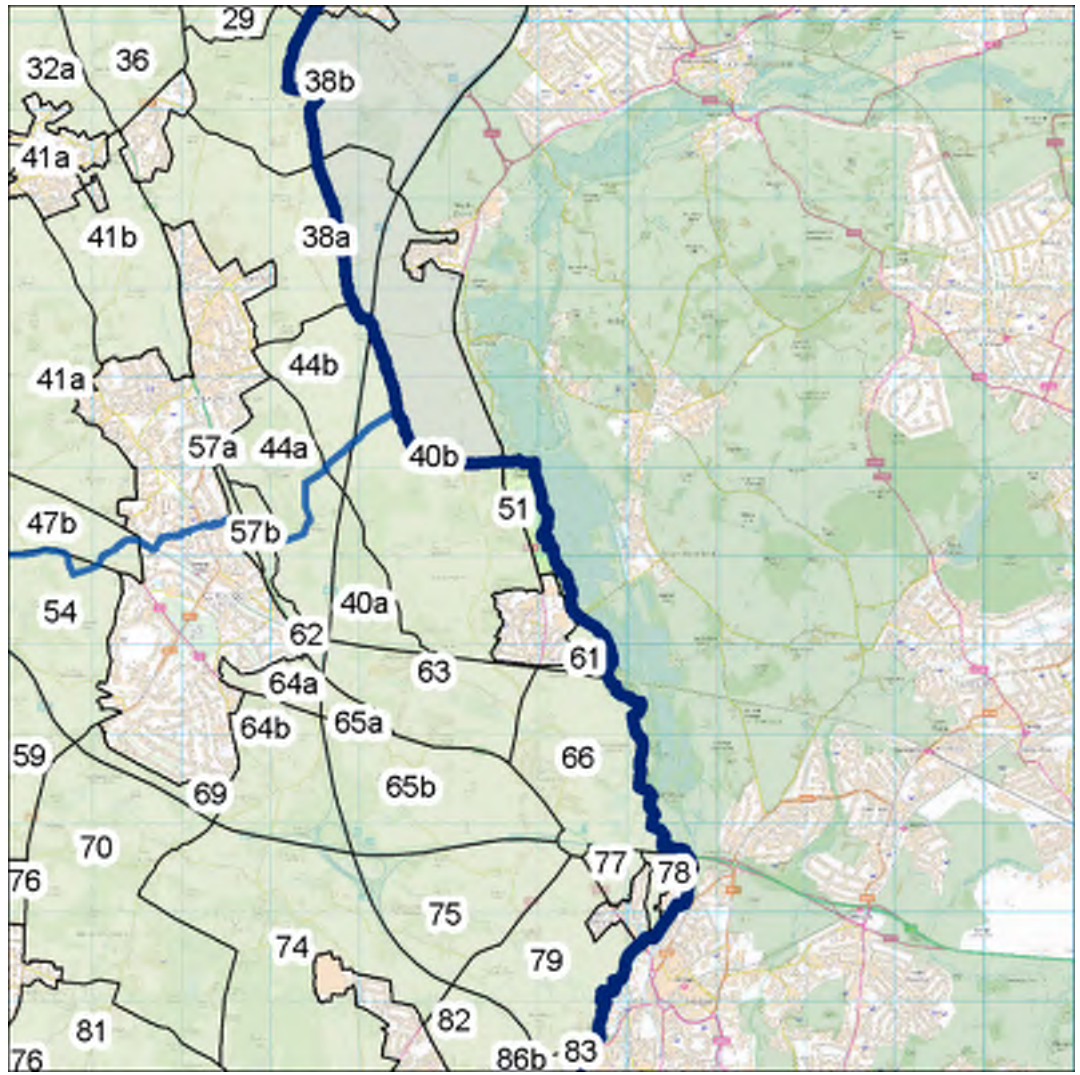


Photograph 1: View of south-east corner of the land parcel looking north-west from Moorhall Road, where it crosses the River Colne.



Photograph 2: View of Denham Media Park, looking east from the A412 (North Orbital Road).

1:20000
Context Plan



General Area	52a		
Area (ha)	185.3		
Local Authority	Wycombe		
Location Plan			
Description	General Area 52a is located to the north of Bourne End / Wooburn and to the south of Flackwell Heath and is bordered by these settlements, Sheepridge Lane to the west and Blind Lane to the east.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
Purpose 1: Total Score			0/5
(2) To prevent neighbouring towns from	Prevents development that would result in merging of or significant	The land parcel forms part of the essential gap between the non-Green Belt settlements of Flackwell Heath and Bourne End / Wooburn, preventing development that would	5

merging	erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	significantly visually or physically reduce the perceived or actual distance between these settlements.	
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built-form.</p> <p>The land parcel is characterised by agricultural uses and open fields with some small concentrated areas of woodland. The east of the land parcel is more enclosed than the west, where fields are larger. There is a strong relationship between the land parcel and the wider Green Belt to the west.</p> <p>Built-form in the land parcel includes properties bounded by softer natural features on Chapman Lane, Blind Lane and Green Dragon Lane and some commercial use and properties in the north of the land parcel and a farm in the west of the land parcel. There are also allotments and a cricket pitch in the north of the land parcel.</p> <p>The land parcel has a largely rural open character.</p>	3
Purpose 3: Total Score			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

Site Photos



Photograph 1: View of agricultural uses in General Area 52a facing north from Sheepridge Lane, which is characteristic of the west of the land parcel.

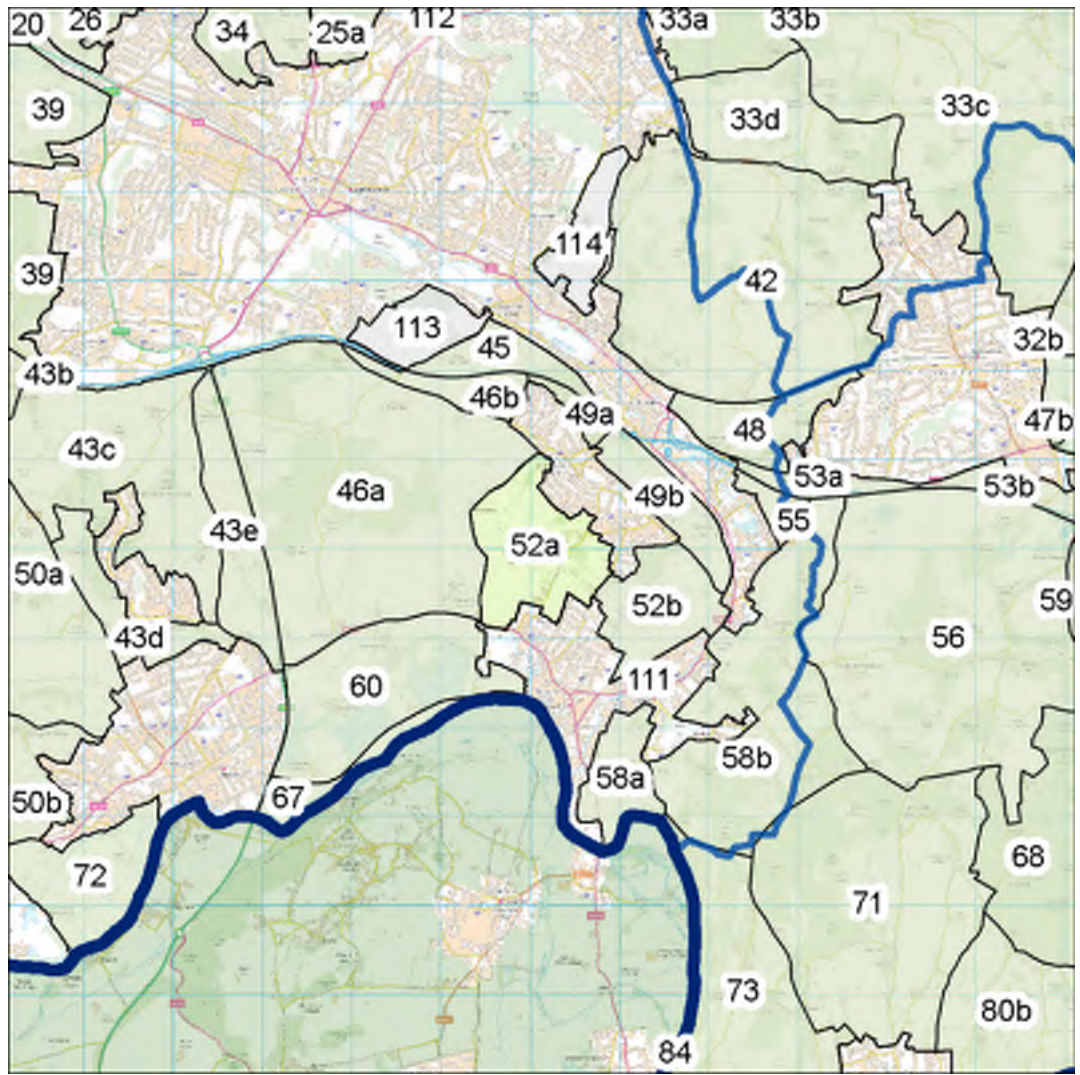


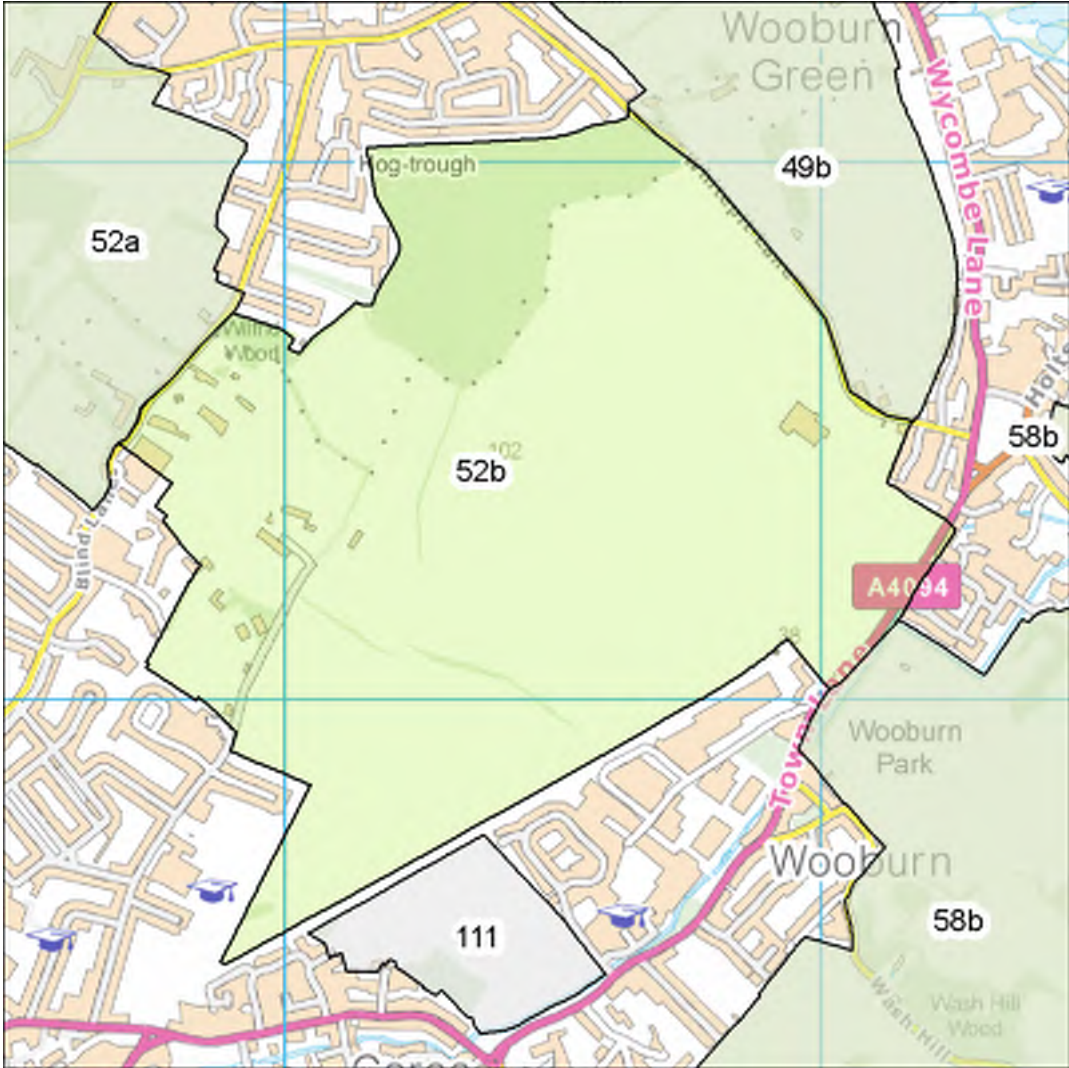
Photograph 2: View of farm buildings in General Area 52a facing east from Sheepridge Lane.



Photograph 3: View of fields in General Area 52a facing west from Blind Lane.

1:20000
Context Plan



General Area	52b		
Area (ha)	136.3		
Local Authority	Wycombe		
Location Plan			
Description	<p>General Area 52b is located to the north of Bourne End / Wooburn and to the south of Flackwell Heath. It is bordered by Bourne End / Wooburn and a dismantled railway line to the south, Blind Lane to the west. Flackwell Heath and Whitepit Lane to the north and Wooburn Green to the east.</p>		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the 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>A small part of the land parcel is connected to the large built-up area of High Wycombe (Wooburn Green) to the east, making a limited contribution to 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 including gardens to detached and semi-detached properties.</p> <p>The land parcel is an important barrier to sprawl.</p>	3+

Purpose 1: Total Score			3+5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the essential gaps between the non-Green Belt settlements of Flackwell Heath, Bourne End / Wooburn and Wooburn Green, preventing development that would significantly visually or physically reduce the perceived or actual distance between these settlements.	5
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built-form.</p> <p>The land parcel is characterised by agricultural uses, fields and hedgerows with an area of woodland in the north of the land parcel (Ronald Wood). The topography of the land parcel slopes steeply up from the dismantled railway to a hill in the centre of the land parcel from which there are likely to be long views to the surrounding countryside over the built-form surrounding the land parcel.</p> <p>Built-form in the land parcel comprises a farm in the east, residential properties on New Road and Blind Lane and a school ground in the south-east of the parcel.</p> <p>The land parcel has a largely rural character.</p>	3
Purpose 3: Total Score			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

Site Photos

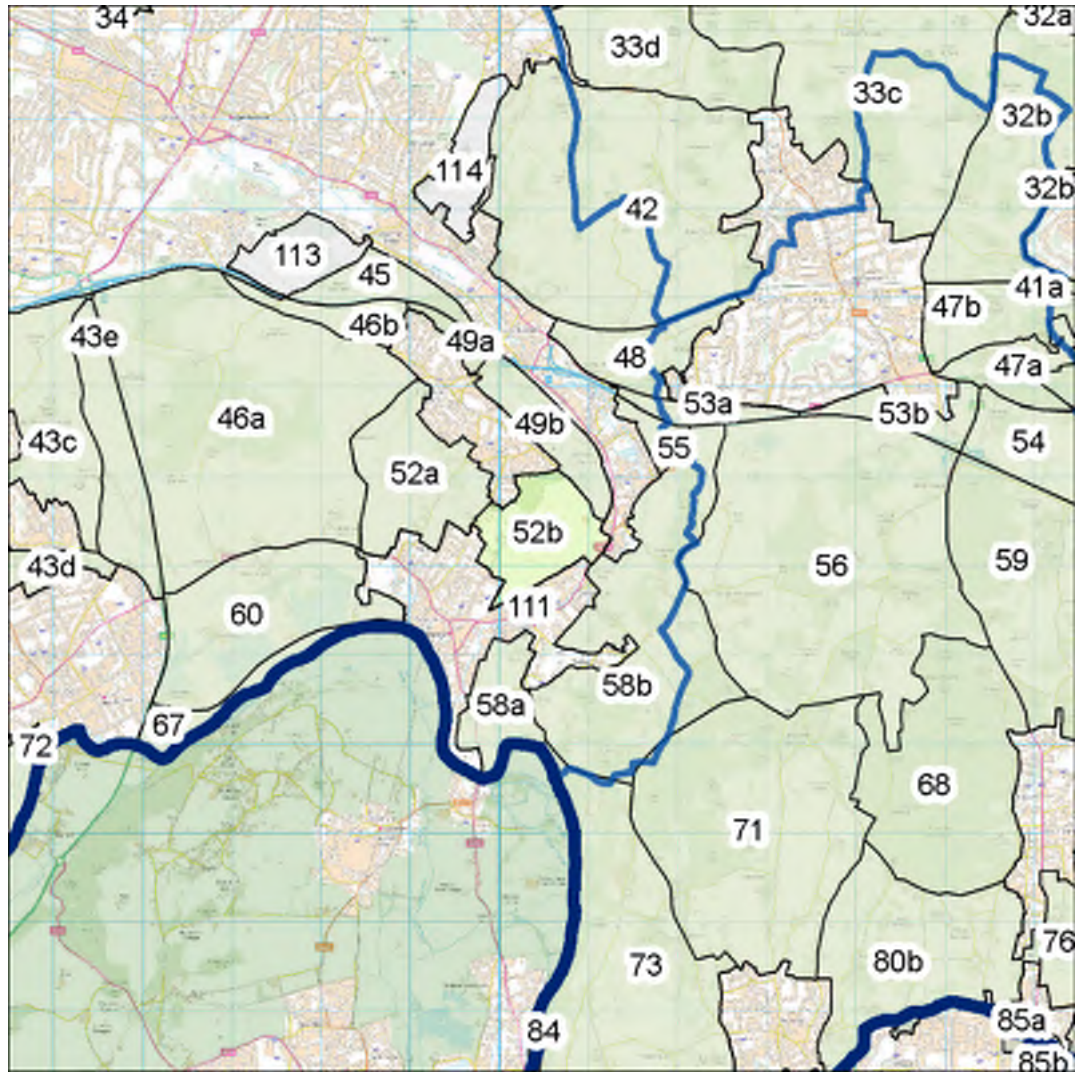


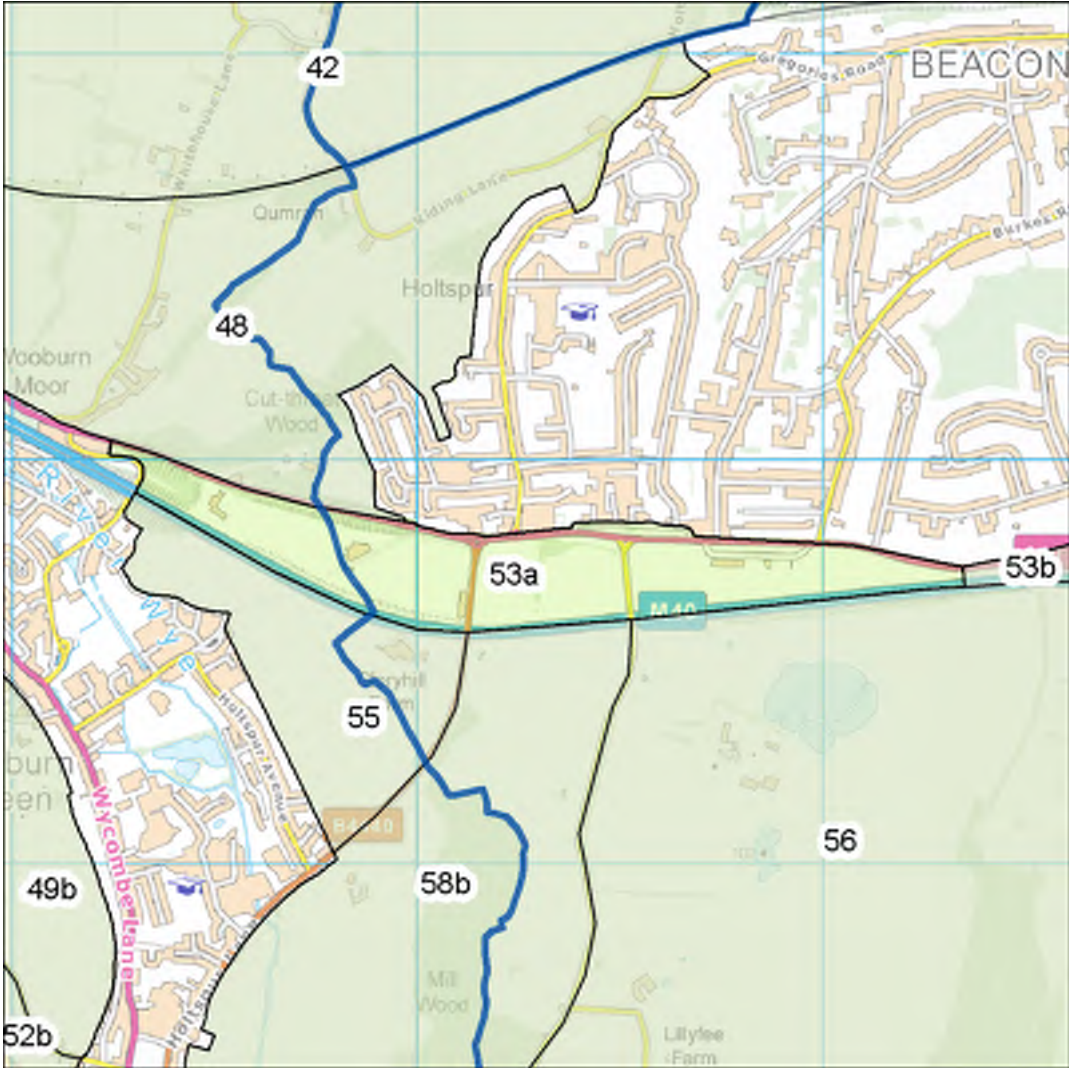
Photograph 1: View of fields and hills beyond in General Area 52b facing west from A4094 Town Lane, which is characteristic of the east of the land parcel.



Photograph 2: View of hedgerows in General Area 52b at its northern boundary facing west from Whitepit Lane.

1:20000
Context Plan



General Area	53a		
Area (ha)	39.1		
Local Authority	South Bucks / Wycombe		
Location Plan			
Description	General Area 53a is located to the south of Beaconsfield and the east of High Wycombe (Loudwater / Wooburn Green). It is bound to the north by the A40 (White Hill), to the south by the M40, and to the west by Waterey Lane.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Beaconsfield / Knotty Green and High Wycombe (Loudwater / Wooburn Green) 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>The land parcel is connected with the large built-up areas of Beaconsfield / Knotty Green and High Wycombe (Loudwater / Wooburn Green), preventing their outward sprawl into open land.</p> <p>The boundary between the land parcel and the Beaconsfield / Knotty Green built-up area is predominantly bordered by the durable and permanent boundary feature of the A40 White Hill. The small boundary between the land parcel and the High Wycombe built-up area is formed by Waterey Lane, but heavily influenced by the M40.</p>	3

		The land parcel serves as an additional barrier to sprawl.	
Purpose 1: Total Score			3/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The parcel forms part of the essential gap between the non-Green Belt settlements of Beaconsfield / Knotty Green and High Wycombe, preventing development that would significantly reduce the perceived and actual distance between these settlements.	5
Purpose 2: Total Score			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>Built form is centred on Woodburn Green Lane and Glory Hill Lane in the centre of the land parcel and South Drive in the east. There are warehouses and a car showroom in the west of the parcel.</p> <p>The majority of the land parcel consists of meadows, pony paddocks and unused fields which are interspersed throughout with residential ribbon development and some buildings with employment uses. Despite pockets of openness, the sense of rurality in General Area 53a is diminished by the presence of the M40 and the influence of the Beaconsfield / Knotty Green large built-up area to the north. Additionally, residential ribbon development runs along Glory Hill Lane, Wooburn Green Lane and South Drive and at Glory Hill Lane and South Drive development stretches across the width of the parcel. There is a dense grouping of commercial premises in the west of the parcel between the M40 and the A40 (White Hill).</p>	3
Purpose 3: Total Score			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	This land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

Site Photos

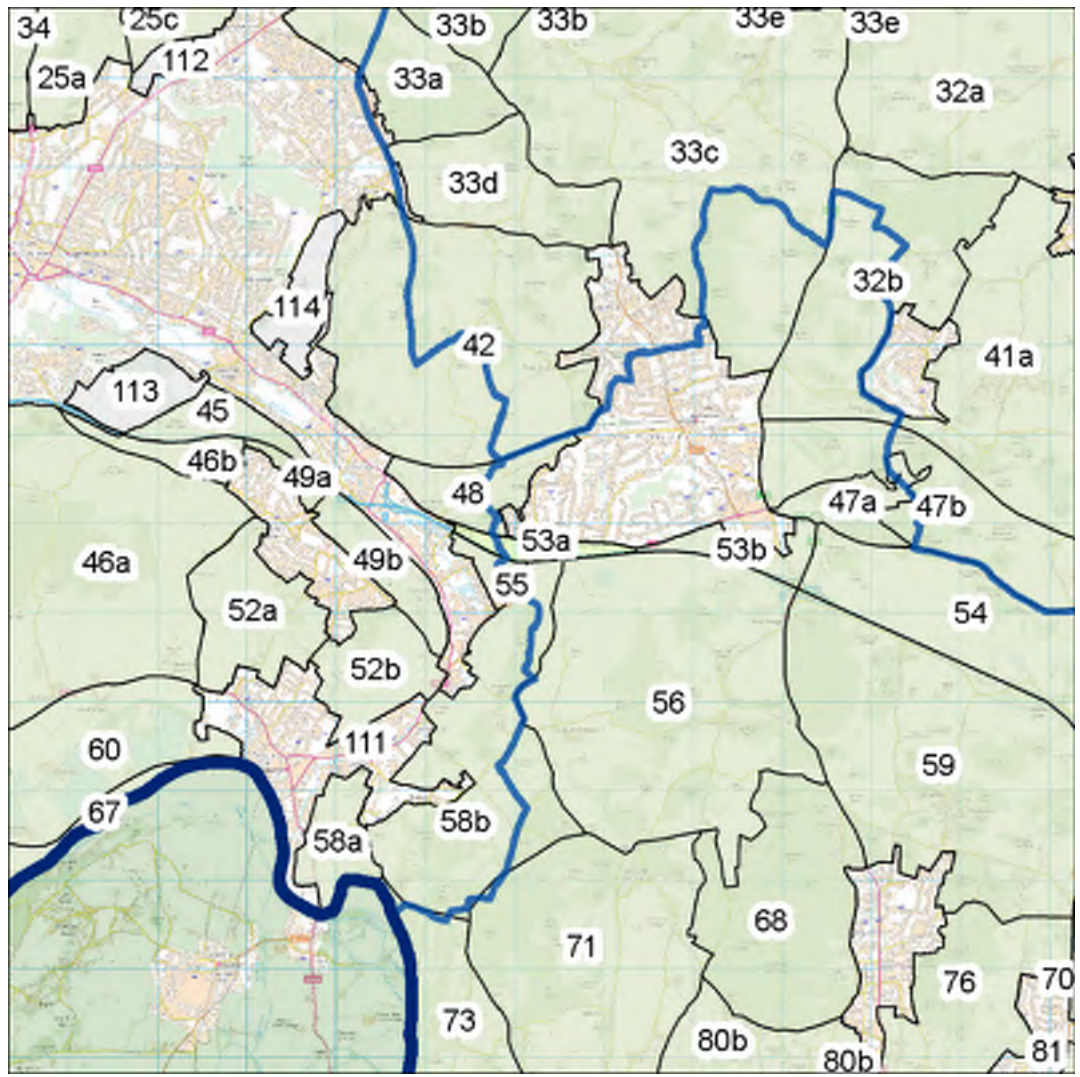


Photograph 1: Pony paddocks in the east of General Area 53a; looking south-east from South Drive.



Photograph 2: Wooded area in the west of General Area 53a; looking towards A40 White Hill from ridge to the south.

1:20000
Context Plan



General Area	53b		
Area (ha)	58.5		
Local Authority	South Bucks		
Location Plan			
Description	General Area 53b is located to the south-east of Beaconsfield. It is bounded to the east by the A355, to the south by the M40, and to the north by the A40 (Wycombe End / London Road) and the Beaconsfield built-up area.		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Beaconsfield 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 Beaconsfield along its northern edge, preventing its outward sprawl into open land.</p> <p>The large built-up area is predominantly bordered by irregular features, lacking in durability, including detached homes with irregular, weakly bounded gardens. The boundary frequently follows softer, natural features which are not readily recognisable, and cuts through the backs of residential gardens.</p>	3+

		The Green Belt serves as a barrier to sprawl in the absence of another durable boundary.	
Purpose 1: Total Score			3+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The parcel forms a very small part of the less essential gaps between the non-Green Belt settlements of Beaconsfield and Farnham Royal / Farnham Common, and Beaconsfield and Gerrards Cross.</p> <p>The parcel is less important to preventing coalescence between settlements as a result of its scale and character.</p>	1
Purpose 2: Total Score			1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the parcel is covered by development, yet much of the parcel is more closely aligned with the edge of Beaconsfield than the wider countryside, particularly as a result of the major infrastructure which encloses the area.</p> <p>The remnant parkland and historic lodge of the Hall Barn Estate to the west of Windsor End contribute to a rural feel here. The far east and west of the parcel both consist of open arable and paddock fields which maintain a sense of rurality, though the A355 dual carriageway and M40 are urbanising influences and enclose the parcel from the wider countryside beyond. The centre of the parcel is managed in a way more generally associated with urban fringe, consisting of sports pitches both east and west of Cross Lane.</p> <p>Development is restricted to a small cluster of residential dwellings to the south of the A40, the clubhouse for the rugby club and agricultural buildings.</p> <p>Overall, despite the low percentage of built-form prevalent across the parcel as a whole, the mixture of land uses, management of the landscape and general configuration of the parcel reduce the sense of rurality somewhat. In particular, the central and eastern parts of the parcel are subject to particular urbanising influences but, on balance, overall the parcel retains a largely rural open character.</p>	3
Purpose 3: Total Score			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	<p>The land parcel directly abuts the historic core of Beaconsfield. The west and centre of the parcel play an important role in maintaining the unique setting of the town by protecting open land which has a strong connection with the historic core. Windsor End is the historic approach to the settlement from the south and, despite the severance of the M40 which has had a detrimental impact on linkage to the wider countryside, the parcel continues to maintain the sudden transition from rural, open land, in particular the historic entrance to the Hall Barn estate, to the historic centre of Beaconsfield.</p> <p>Visual connections between historic properties and open land which existed in 1899 are still maintained today, though long distance views from the settlement to the countryside and vice versa are limited. The east of the parcel south of Burnham Avenue is of less importance to the town's historic setting given the modern development that has enveloped the historic centre here.</p>	3
Purpose 4: Total Score			3/5

Site Photos

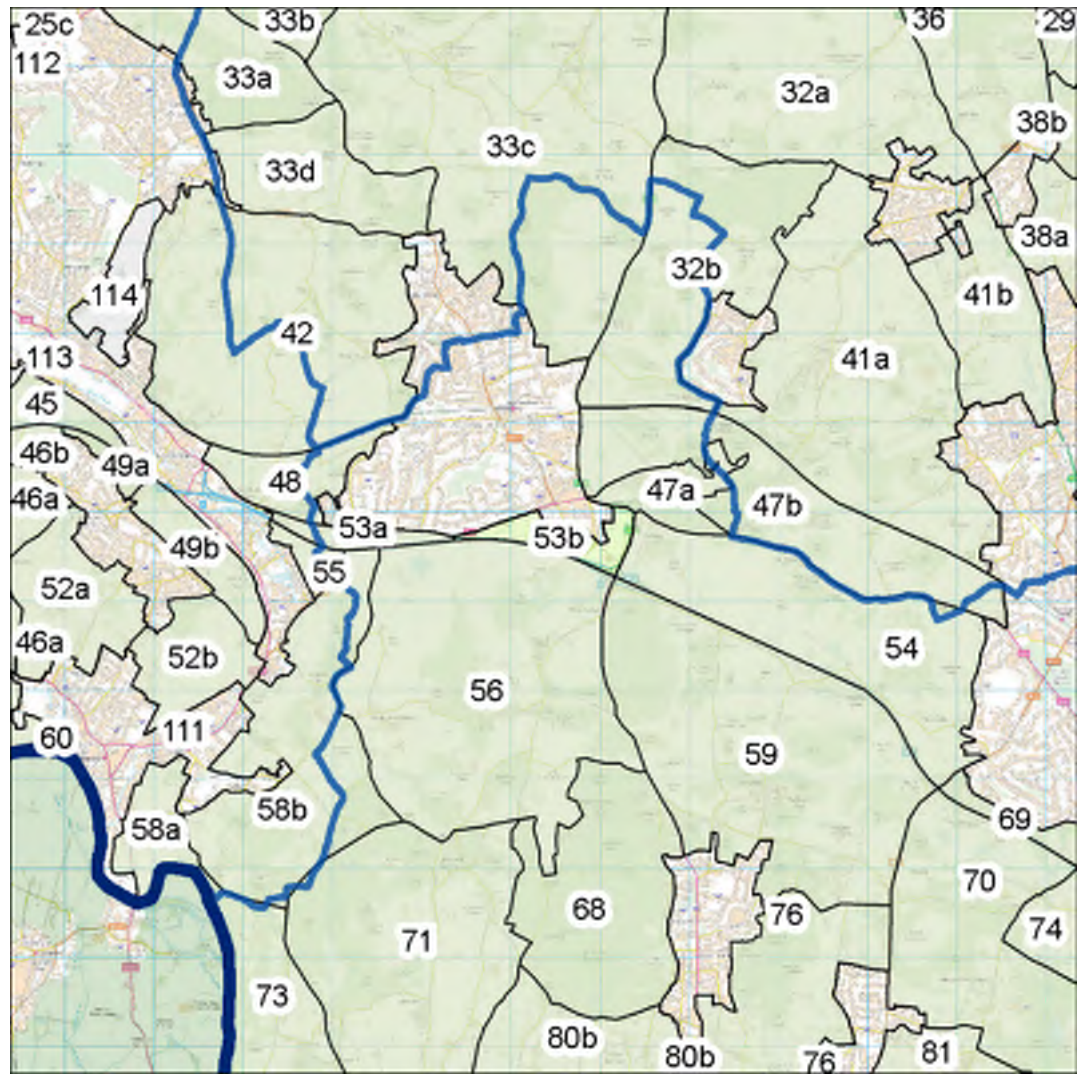


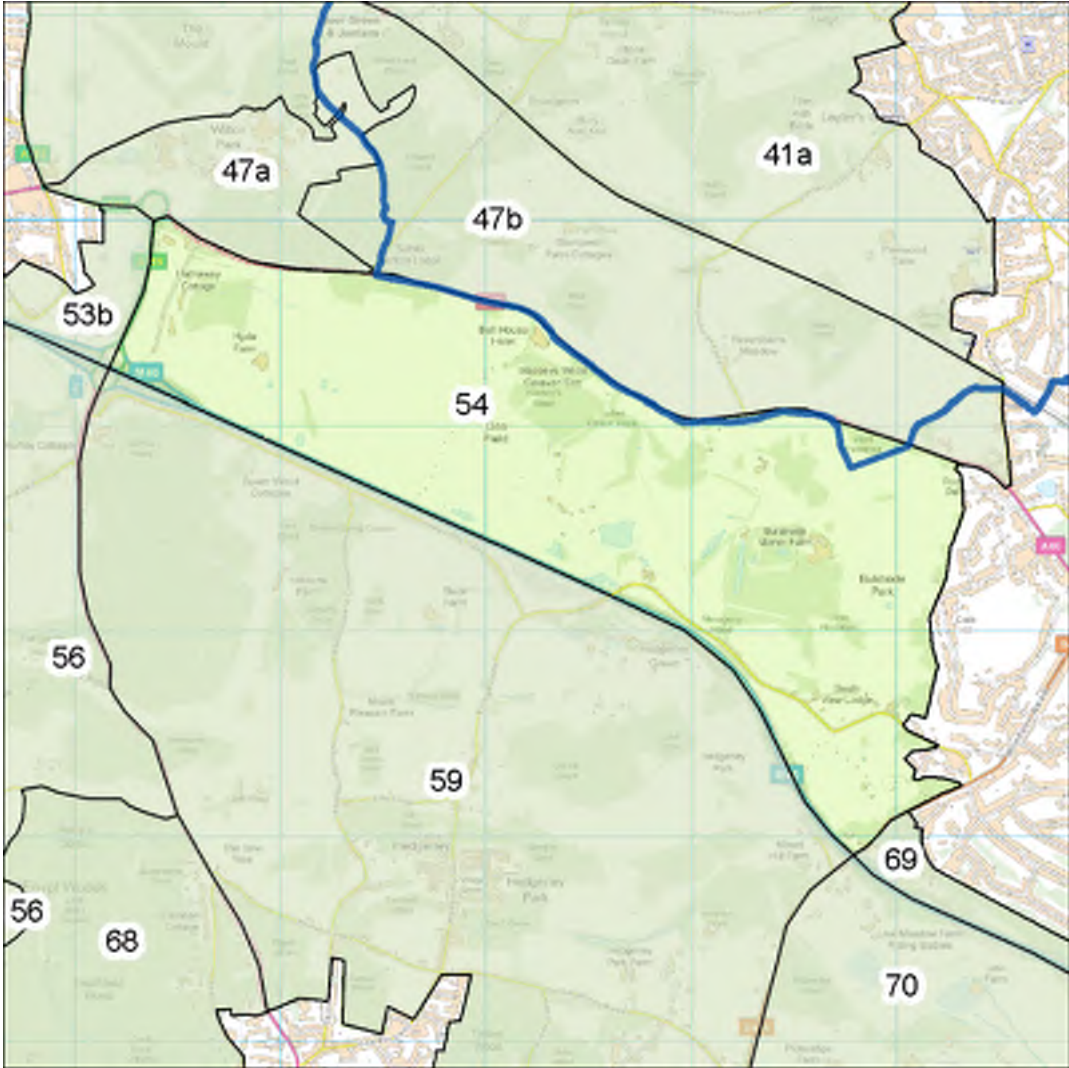
Photograph 1: Cross Lane, looking east across Oak Lodge Meadows in General Area 53b.



Photograph 2: Beaconsfield Rugby Club in the centre of General Area 53b, with the edge of the settlement to the rear of the photo.

1:20000
Context Plan



General Area	54		
Area (ha)	476.5		
Local Authority	Chiltern / South Bucks		
Location Plan			
Description	General Area 54 is located to the south-east of Beaconsfield and the west of Gerrards Cross. It is bounded to the south by the M40, to the north by the A40 (Oxford Road), to the west by the A355, and to the east by the built-up area of Gerrards Cross and the B416 (Windsor Road).		
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Gerrards Cross 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 Gerrards Cross at its eastern edge, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the built-up area is inconsistent, much following the backs of properties with large, irregular gardens bounded by softer, less durable features. In some instances, the boundaries are not readily recognisable, cutting across open land (for example, north of Hedgerley Lane).</p> <p>Overall, the Green Belt frequently performs as a barrier to</p>	3+

		sprawl in the absence of another durable boundary.	
Purpose 1: Total Score			3+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The parcel forms most of the wider gap between the non-Green Belt settlements of Beaconsfield and Gerrards Cross. Although the parcel maintains the overall scale and openness of the gap and prevents ribbon development along the A40 (Oxford Road), which may reduce the perceptual distance between the settlements, the east of the parcel is less important for preventing the coalescence of settlements.</p> <p>The parcel also forms a very small part of the less essential gap between Farnham Royal / Farnham Common and Gerrards Cross / Beaconsfield, though in respect of this gap its overall contribution is limited.</p>	3
Purpose 2: Total Score			3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Although between 5% and 10% of the parcel is covered by built form, thus indicating a high level of openness, much of the land parcel is affected by an expansive landfill site. Although this is technically not built form, it has an urbanising influence on the landscape and reduces its sense of openness.</p> <p>Other built form includes dwelling houses along Pyebush Lane in the west, the country house of Bulstrode Park in the east, dispersed agricultural buildings and limited low density ribbon development along the A40 (for example, the Crowne Plaza Hotel). These cumulatively have only a limited impact on the overall openness of the parcel.</p> <p>The remainder of the parcel has a more open character, encompassing the historic parkland of Bulstrode Park in the west, as well as rough grazing fields and patches of woodland.</p> <p>Despite the low percentage of built form overall, the parcel is spoilt somewhat by the landfill site, though on balance it still maintains a largely rural character.</p>	3
Purpose 3: Total Score			3/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The parcel does not directly abut an identified historic core and does not meet this Purpose.	0
Purpose 4: Total Score			0/5

Site Photos



Photograph 1: View of southern corner of land parcel looking south from Hedgerley Lane. The M40, which acts as the southern boundary of the land parcel, can be seen beyond the tree line.



Photograph 2: View of Bulstrode Park, looking north from Hedgerley Lane.



Photograph 3: The Crowne Plaza Hotel, located off the A40 (Oxford Road).

1:20000
Context Plan

