

The Buckinghamshire Authorities  
**Buckinghamshire Green Belt  
Assessment**

Annex Report 1E - General Area  
Assessment Pro-formas

242368-4-05

Issue | 7 March 2016

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

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

Job number 242368-00

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

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

<sup>1</sup> Recommendation Categories:

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

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

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

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

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



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

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

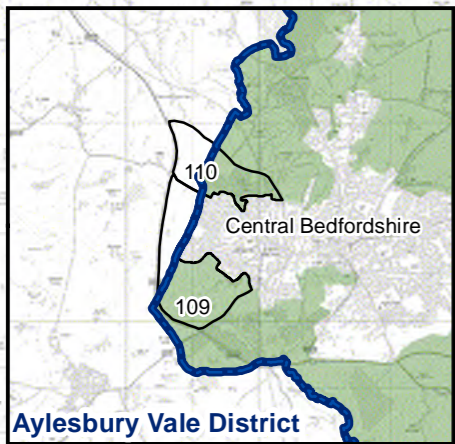
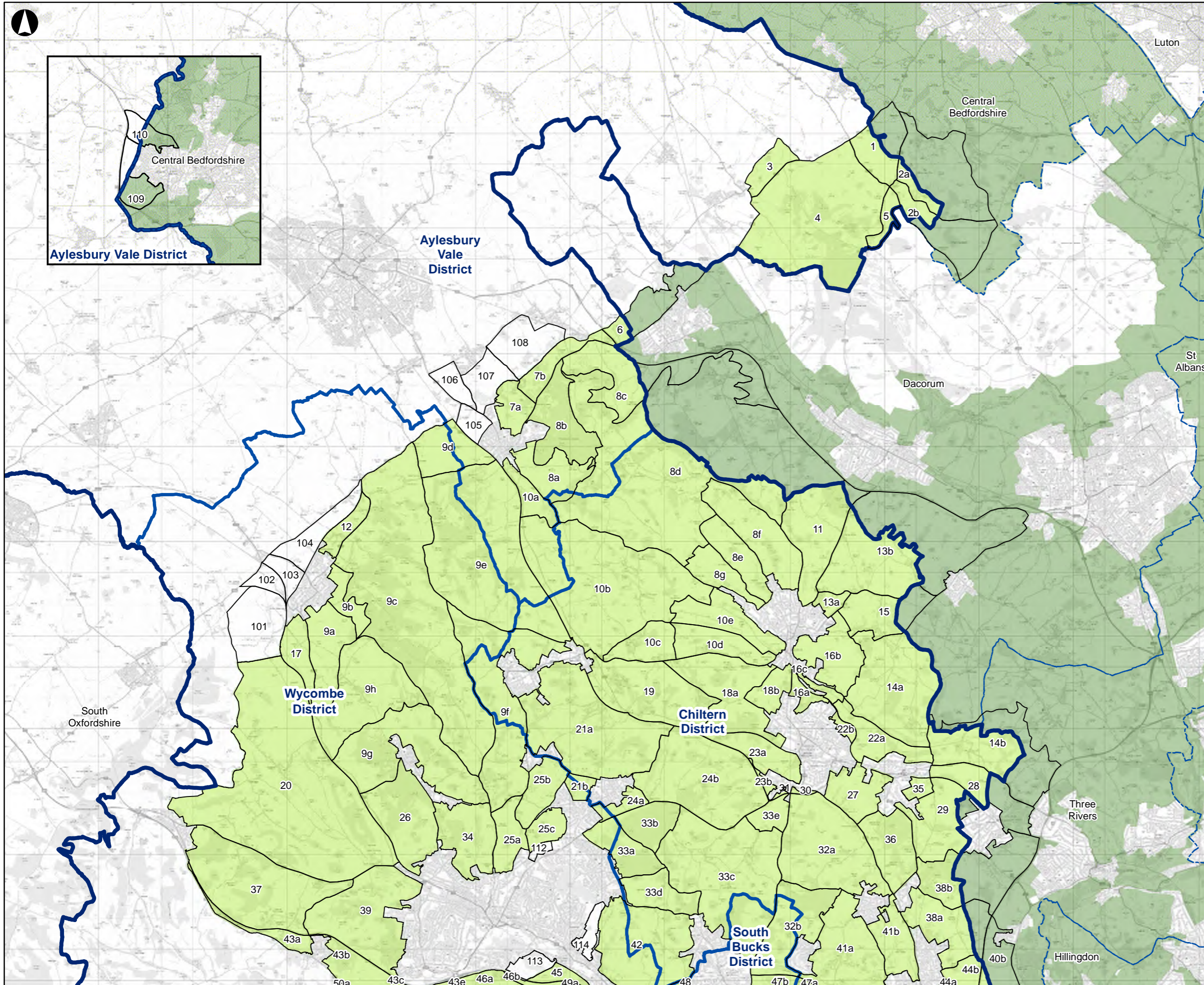
53b	3	RSA-18	Eastern part of General Area 53b.	South Bucks
57a	2	RGA-6	Whole General Area.	Chiltern / South Bucks
58a	3	RSA-19 & RSA-20	Two areas of General Area 58a, in the north, north of Hedsor Road, and south-west, west of Ferry Lane.	Wycombe
60	3	RSA-21	Eastern part of General Areas 60 and 67, at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

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

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

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



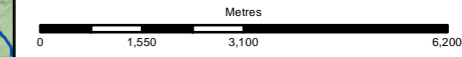


- Legend**
- General Areas
  - Neighbouring District
  - Buckinghamshire District
  - Buckinghamshire County
  - Buckinghamshire Green Belt
  - Neighbouring Green Belt

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P1	13-01-16	CG	ML	AB
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Issue	Date	By	Chkd	Appd
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Client  
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Job Title  
**Buckinghamshire Green Belt Assessment**

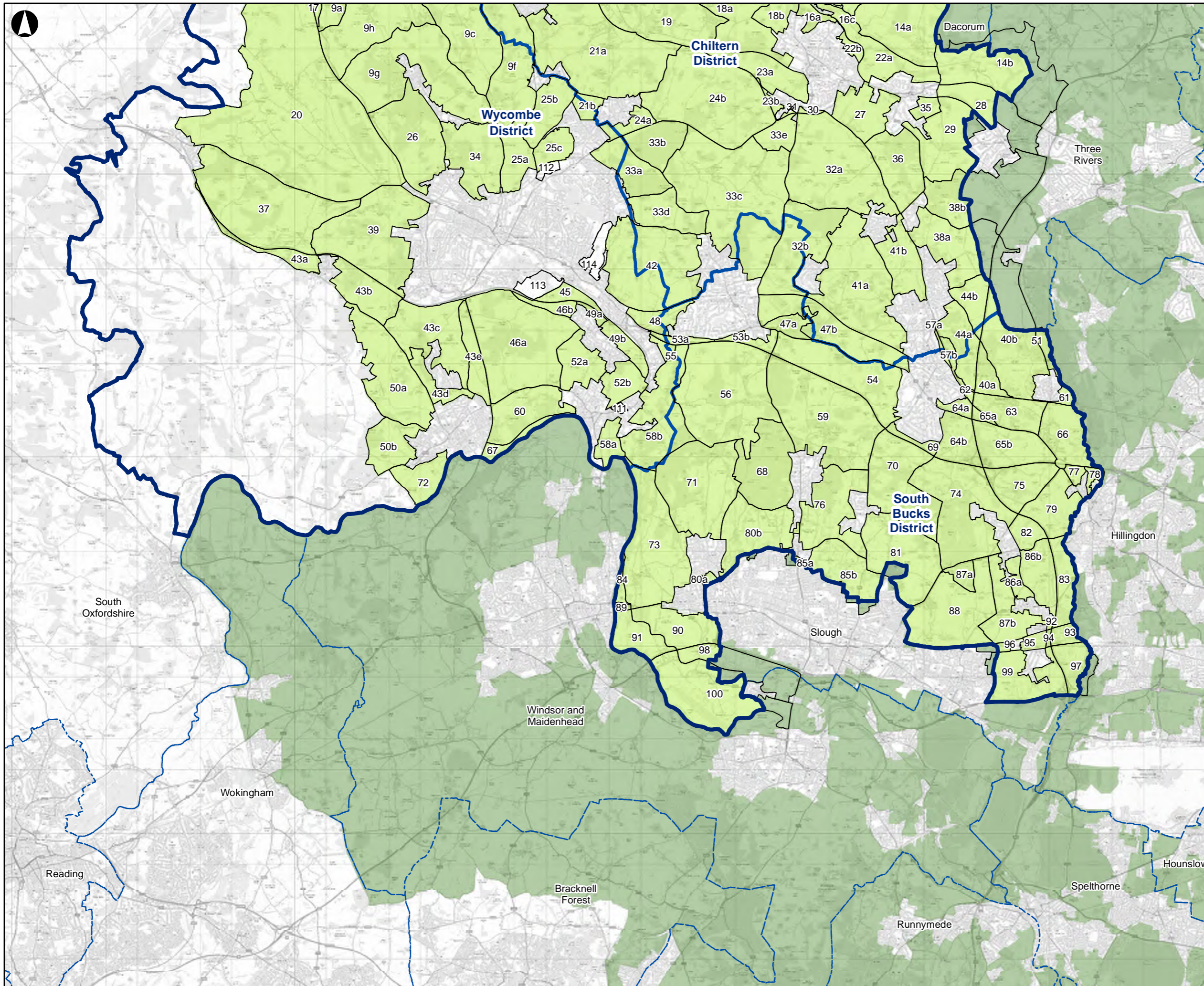
**Map 4.3a General Areas, North**

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

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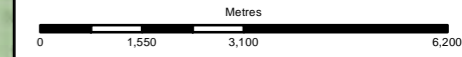
**Legend**

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

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

**Map 4.3b General Areas, South**

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

Job No <b>242368-00</b>	Drawing Status <b>Issue</b>
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Drawing No <b>4.3b</b>	Issue <b>P1</b>
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General Area	55		
Area (ha)	27.9		
Local Authority	South Bucks / Wycombe		
Location Plan			
Description	General Area 55 is located to the north-east of High Wycombe (Wooburn Green) and the south-west of Beaconsfield / Knotty Green). It is bound to the north-east by the M40, to the south-east by the B4440 (Holtspur Lane), and to the west and south-west by the High Wycombe built-up area.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the High Wycombe (Wooburn Green) large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected to the large built-up area of High Wycombe (Wooburn Green), preventing its outward sprawl into open land.</p> <p>The large built-up area is predominantly bordered by boundary features lacking in permanence such as hedgerows, treelines and residential gardens.</p>	3+
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring	Prevents development that would result in	The parcel forms part of the wider gap between the non-Green Belt settlements of High Wycombe and Beaconsfield /	3

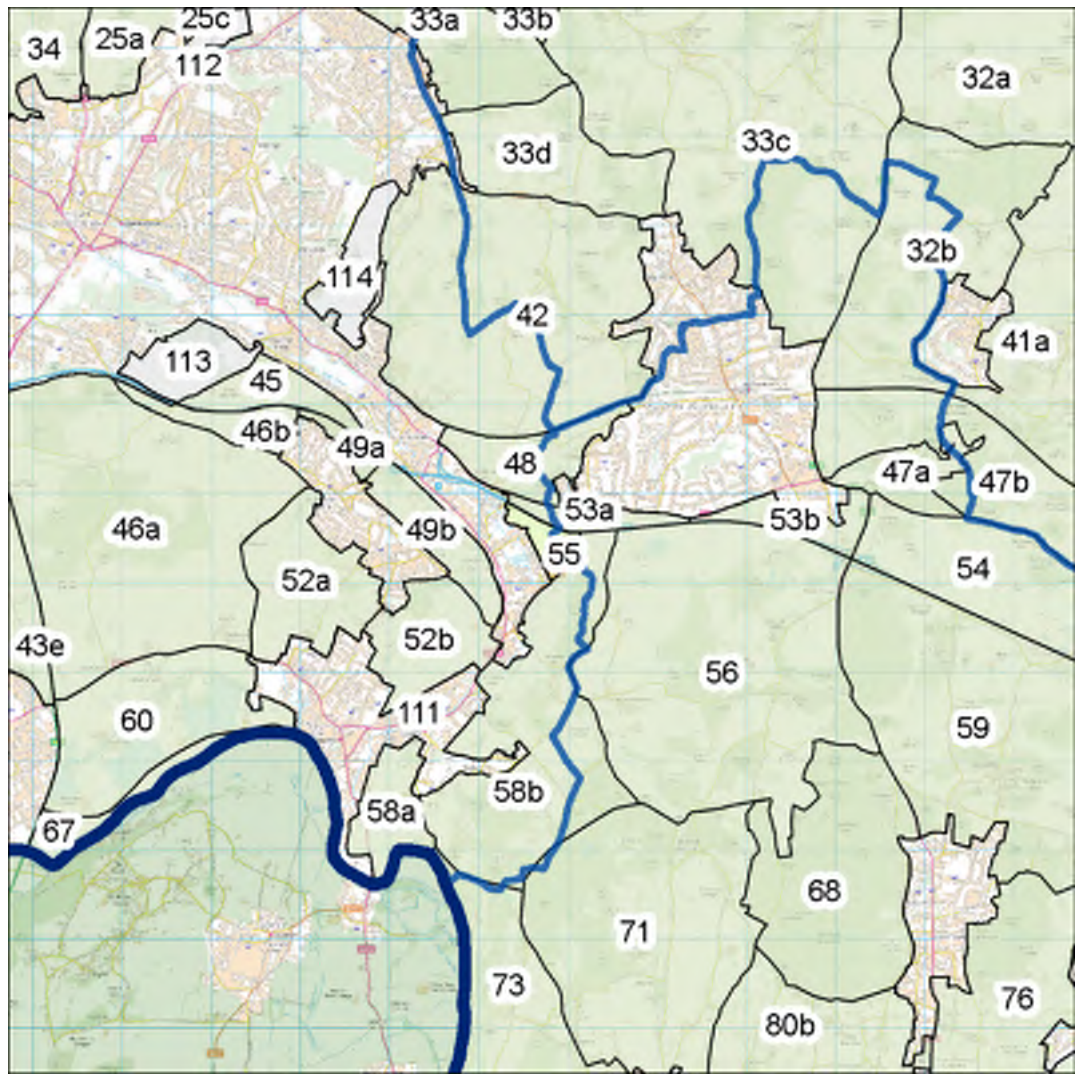
towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Knotty Green.  The overall openness and scale of the gap is important to restricting the merging of High Wycombe and Beaconsfield / Knotty Green. However, the importance of this land parcel in preventing the coalescence of settlements is diminished by the durability of boundaries to the north (M40) and east (B4440 Holtspur Lane). The presence of the M40 acts as a barrier to the merging of settlements.	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built form.  The only buildings are centred on Gloryhill Farm in the north-east of the land parcel.  The majority of the land parcel consists of arable farming fields and unused fields in the east and north-west. Despite the absence of built-form within the land parcel, the sense of rurality is diminished by the presence of the M40 Motorway and the influence of the High Wycombe large built-up area in the west.	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: View from Holtspur Lane (B4440), looking north-west.

1:20000  
Context Plan





General Area	56		
Area (ha)	850.3		
Local Authority	South Bucks		
Location Plan			
Description	<p>General Area 56 is located to the south of Beaconsfield / Knotty Green. It is bounded to the north by the M40 and to the east by the A355 (Dorney Hill North / Dorney Hill South). The southern boundary is formed by Egypt Woods, Boveney Wood Lane, Littleworth Road and Wooburn Common Road, and the western boundary comprises Wooburn Common Road and Broad Lane.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area of 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>A very small portion of the land parcel is connected to the large built-up area of Beaconsfield / Knotty Green, contributing to the prevention of its outward sprawl into open land. The large built-up area is bordered by the durable boundary feature of the M40.</p> <p>The land parcel serves as an additional barrier to sprawl.</p>	3
<b>Purpose 1: Total Score</b>			<b>3/5</b>
(2) To prevent	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 Beaconsfield / Knotty Green, High Wycombe and Farnham Royal / Farnham Common.  The openness and scale of the gap is important in protecting the merging of settlements and particularly Beaconsfield / Knotty Green and High Wycombe where development would reduce both the actual and perceived gap between these settlements.	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built-form.  Built form is concentrated around Odds Farm Park and activity camp. There are some residential properties and a pub at Wooburn Common Road. There are some farming buildings throughout the land parcel along with further residential buildings and a pub, church and school in the south at Boveney Wood Lane / Littleworth Road.  The land parcel retains a largely rural open character, almost entirely consisting of woodland throughout.	5
<b>Purpose 3: Total Score</b>			<b>5/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: Looking north from Green Common Lane; east of Castlemans Farm.



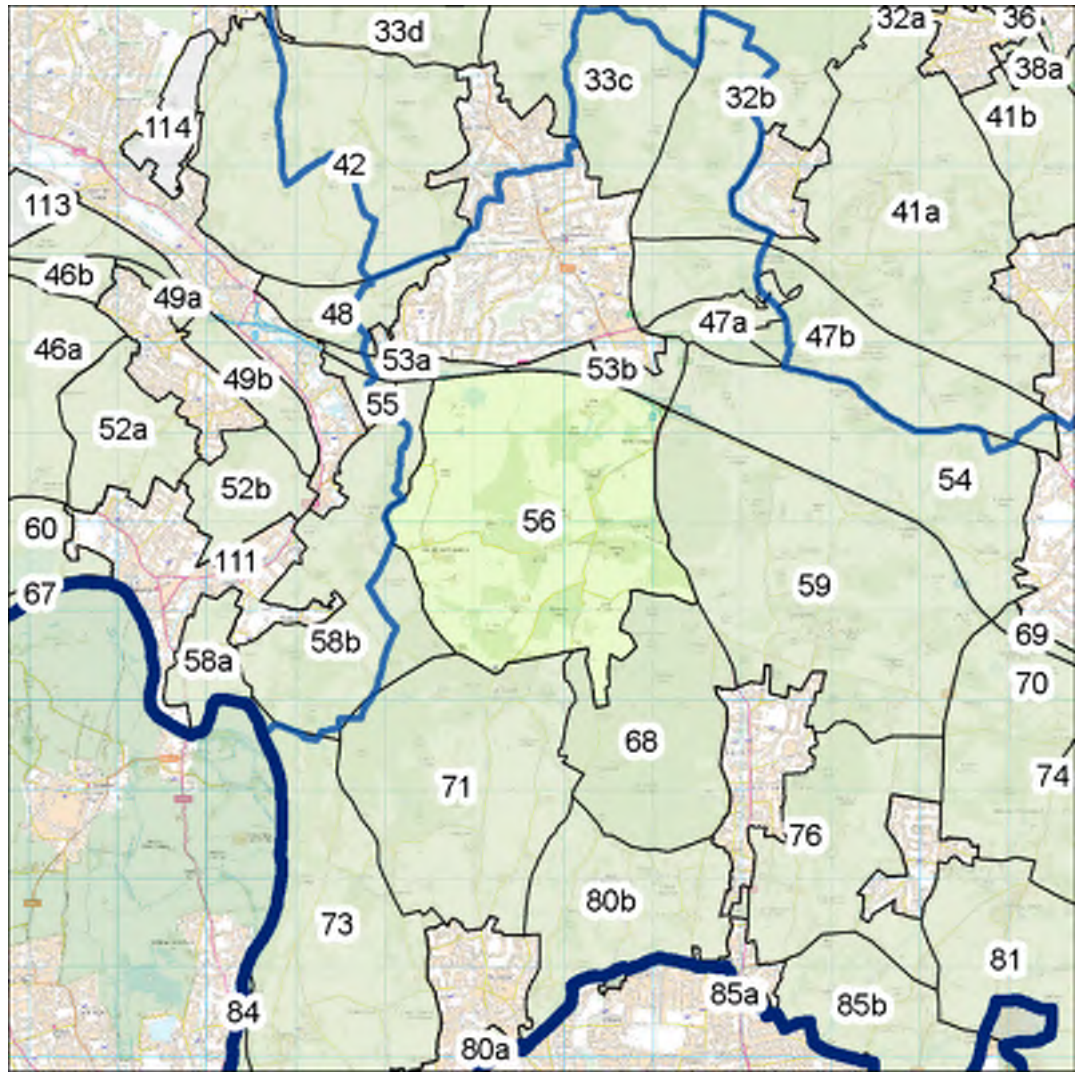
Photograph 2: View towards meadows and wooded areas in General Area 56; facing north from a track in the centre of the land parcel.



Photograph 3: Looking north-east from Wooburn Common Road; west of Dropmore Infant School.



1:20000  
Context Plan



General Area	57a		
Area (ha)	8.3		
Local Authority	Chiltern / South Bucks		
Location Plan			
Description	General Area 57a is located to the east of Gerrards Cross / Chalfont St Peter. It is bounded to the east by the A413 (Amersham Road) and directly abuts the built-up area to the west, north and south.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the 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 effectively enclosed by the large built-up area of Gerrards Cross / Chalfont St Peter. It is contained by existing built-form to the north, west and south and has limited connectivity to surrounding Green Belt as a result of the A413, which severs linkage to the countryside further east.</p> <p>The boundary between the land parcel and the large built-up area predominantly consists of a prominent and permanent boundary feature, specifically Lower Road. A small anomaly occurs south-west of the Kingsway/A413 roundabout, where the boundary runs through the back gardens of properties.</p>	1

<b>Purpose 1: Total Score</b>			<b>1/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms a very small part of the less essential gap between Gerrards Cross / Chalfont St Peter and Maple Cross. With regards to this, the parcel makes only a very limited contribution to the overall scale of the gap in physical and perceptual terms.	1
<b>Purpose 2: Total Score</b>			<b>1/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The land parcel is almost entirely free of built form, though its close proximity to urban areas, small scale and enclosure reduce its sense of openness and rurality.</p> <p>Development is restricted to an individual dwelling house in the north of the parcel, whilst the rest of the parcel is covered by dense woodland. The A413 (Amersham Road) to the east is an urbanising influence and effectively severs the parcel from the wider countryside.</p> <p>Despite its close association with the settlement edge, the parcel still retains a largely rural open character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	Although the land parcel makes limited contribution to the broader setting of the historic part of Chalfont St Peter around North Park, 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.	1
<b>Purpose 4: Total Score</b>			<b>1/5</b>

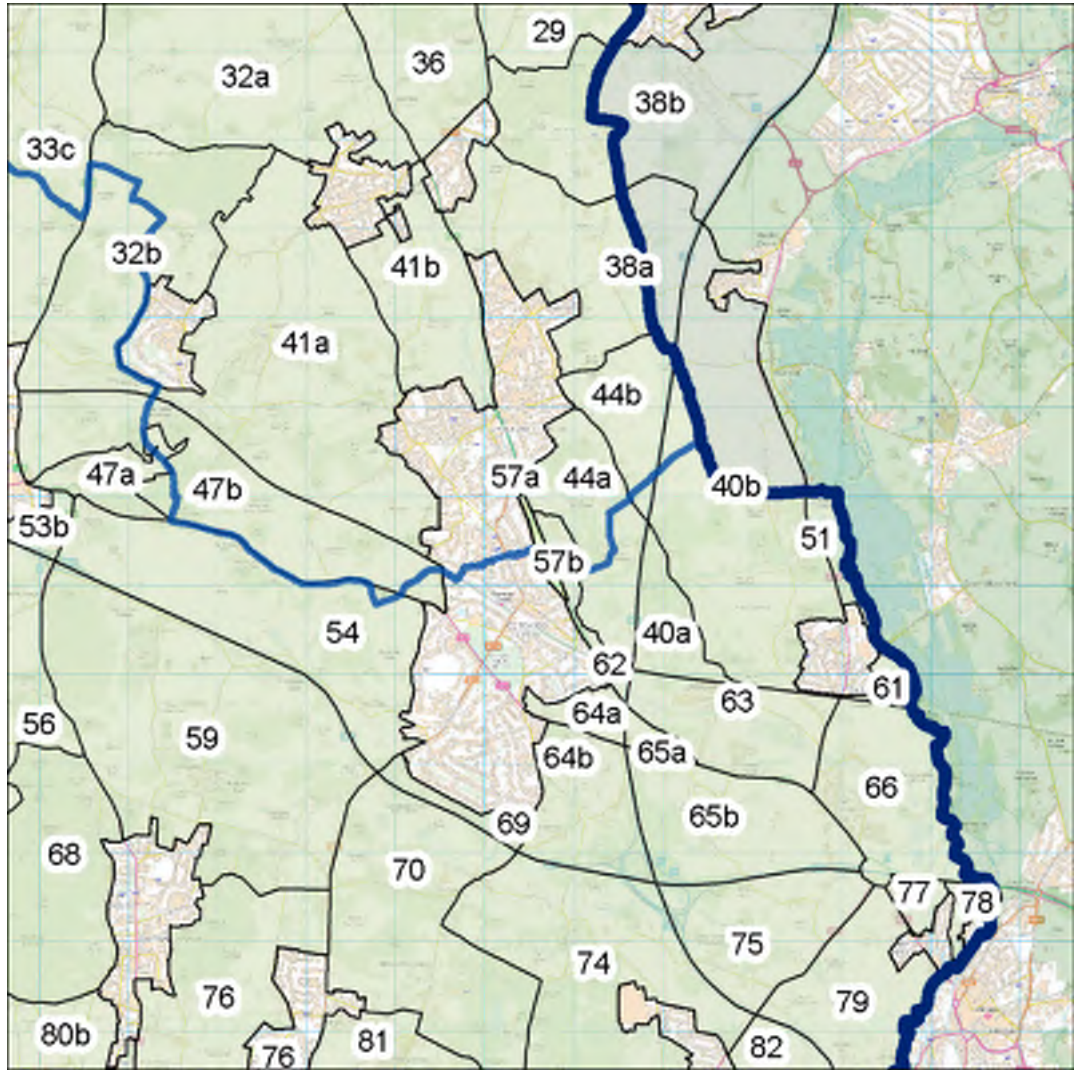


Site Photos



Photograph 1: Looking north along Lower Road, with General Area 57a to the right.

1:20000  
Context Plan





General Area	57b		
Area (ha)	17.3		
Local Authority	Chiltern / South Bucks		
Location Plan			
Description	<p>General Area 57b is located to the east of Gerrards Cross and Chalfont St Peter. It is bounded to the east and north by the River Misbourne, to the west by the A413 (Amersham Road), and to the south by the railway line. Part of the western edge of the parcel directly abuts Gerrards Cross.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the 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>A small part of 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 consists of a prominent and permanent boundary feature, specifically the A413. The Green Belt serves as an additional barrier to sprawl.</p>	3
<b>Purpose 1: Total Score</b>			<b>3/5</b>

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Together with General Area 44a to the east, the land parcel forms a small part of the less essential gap between Gerrards Cross / Chalfont St Peter and Maple Cross. As a result of the scale of the parcel, no area of the parcel is particularly important to maintaining the overall scale of the gap in physical or perceptual terms.	1
<b>Purpose 2: Total Score</b>			<b>1/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 10% of the land parcel is covered by built form, 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 small paddocks, occasional arable fields and areas of woodland (for example, Oakend Wood), interspersed with farm buildings. This part of the parcel has a strong sense of connectivity with the wider countryside to the east.</p> <p>Moving north, a cluster of buildings, including a large office complex, retail premises and several ancillary buildings associated with the adjacent golf club, is an urbanising influence. These reduce the sense of openness here and are uses more closely linked to the adjoining settlement.</p> <p>Overall, despite the presence of some urbanising influences, the parcel retains a largely rural open character, though the contrast in character between different constituent parts of the parcel is noted.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	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
<b>Purpose 4: Total Score</b>			<b>1/5</b>

Site Photos



Photograph 1: View of the western edge of the land parcel, looking north-east from the junction of the A413 (Amersham Road) and South Park.



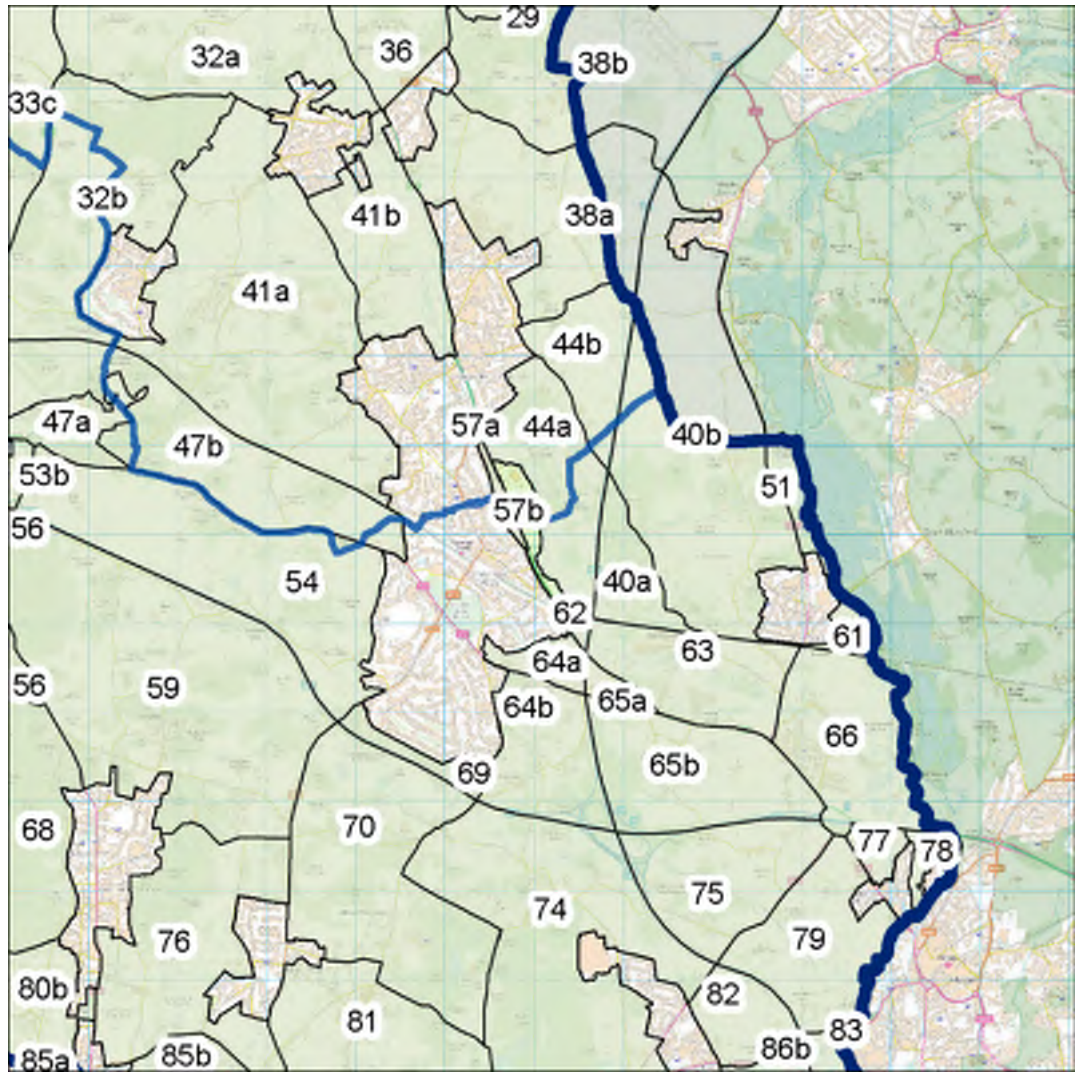
Photograph 2: View of the centre/west of the land parcel, looking north-west from Chalfont Park.





Photograph 3: View of the centre/west of the land parcel, looking north-west from Chalfont Park.

1:20000  
Context Plan



General Area	58a		
Area (ha)	91.8		
Local Authority	Wycombe		
Location Plan			
Description	General Area 58 is bound by the settlement of Bourne End / Wooburn to the west, north and north-east. The southern boundary is the River Thames and the eastern boundary is Hedsor Hill and a private road and surrounding development between Hedsor Hill and the River Thames.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent neighbouring	Prevents development that would result in	The land parcel does not provide a gap between any settlements and makes no discernable contribution to	0

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	separation.	
<b>Purpose 2: Total Score</b>			<b>0/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Although the land parcel contains less than 5% built form, the northernmost area is closely linked to the edge of Bourne End / Wooburn.</p> <p>Built form is concentrated in the north of the land parcel around Hedsor Road and includes leisure facilities, a garden centre, and residential development. While much of the north of the parcel consists of arable fields, this ribbon development effectively severs the linkage between this area of the parcel and the wider countryside to the south. There are further dwellings in the north-east of the parcel at Hawks Hill which diminish the sense of openness further.</p> <p>Other built form includes a manufacturing plant in the south-western corner (west of Ferry Lane) and residential development in the south-eastern corner of the parcel at Hedsor, but the remainder consists of open arable farming fields which maintain a strong sense of rurality.</p> <p>While the northern and south-western edges of the parcel are more closely aligned with the settlement edge, the parcel taken as a whole maintains a largely rural character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>



Site Photos

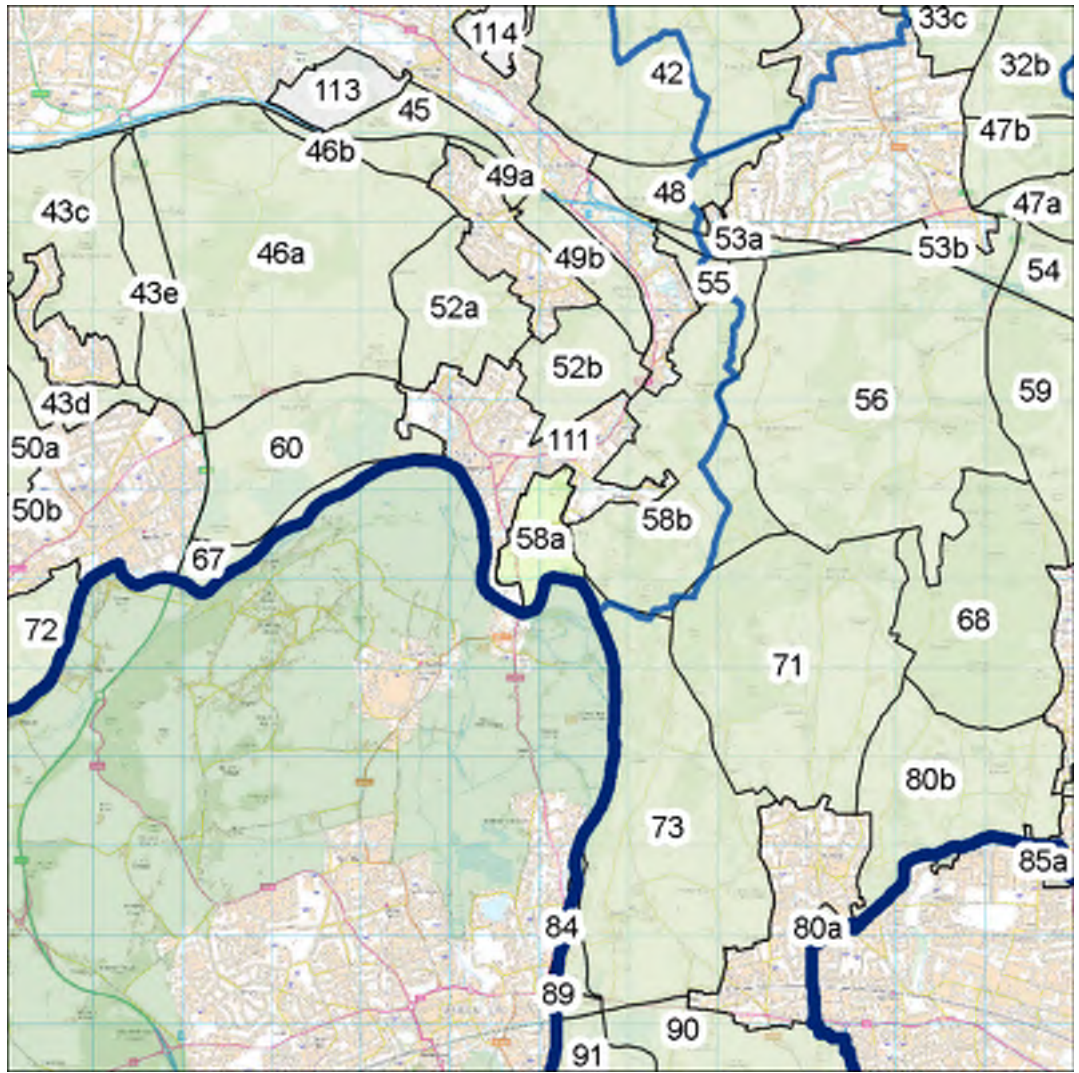


Photograph 1: View from Hedsor Road in the centre of General Area 58b; looking south towards the southern portion of the land parcel.



Photograph 2: Hedsor Hill in the south-east of General Area 58b, facing west.

1:20000  
Context Plan





General Area	58b		
Area (ha)	447.3		
Local Authority	South Bucks / Wycombe		
Location Plan			
Description	<p>General Area 58b is located to the south of Beaconsfield / Knotty Green and to the east of Bourne End / Wooburn and High Wycombe (Wooburn Green). It is bounded to the north by the M40 and to the west by Holtspur Lane, the High Wycombe large built-up area, Town Lane, the settlement of Bourne End / Wooburn and Hedsor Hill. It is bound to the south-west by Bourne End Road, to the south-east by Heathfield Road and to the east by Wooburn Common Road and Broad Lane.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area of High Wycombe.	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 (Wooburn Green), preventing its outward sprawl into open land.</p> <p>Although the northern portion of the boundary consists of Holtspur Lane, much of the boundary is not durable, consisting of hedgerows, tree lines and residential gardens.</p>	3+
<b>Purpose 1: Total Score</b>			<b>3+/5</b>

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the essential gap between the non-Green Belt settlements of High Wycombe and Bourne End / Wooburn and the wider gap between High Wycombe and Beaconsfield / Knotty Green. The land parcel is largely open and development would visually and physically reduce the actual and perceived distance between High Wycombe and both Bourne End / Wooburn and Beaconsfield / Knotty Green.	5
<b>Purpose 2: Total Score</b>			<b>5/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The land parcel contains less than 5% built-form.</p> <p>Built form is dispersed throughout the land parcel with the largest concentration in the east around Berghers Hill and The Chase. There are farm buildings throughout the parcel and a large country house (Hedsor House) set amongst parkland in the south. Much of the remainder of the land parcel consists of woodland and arable farmland with Hedsor Golf Course in the east. The remainder of the land parcel consists of pastoral farmland, patchy woodland and a large landfill site in the north-west.</p> <p>Despite bordering urban areas along much of its western boundary, General Area 58b retains a largely rural open character throughout.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>



Site Photos

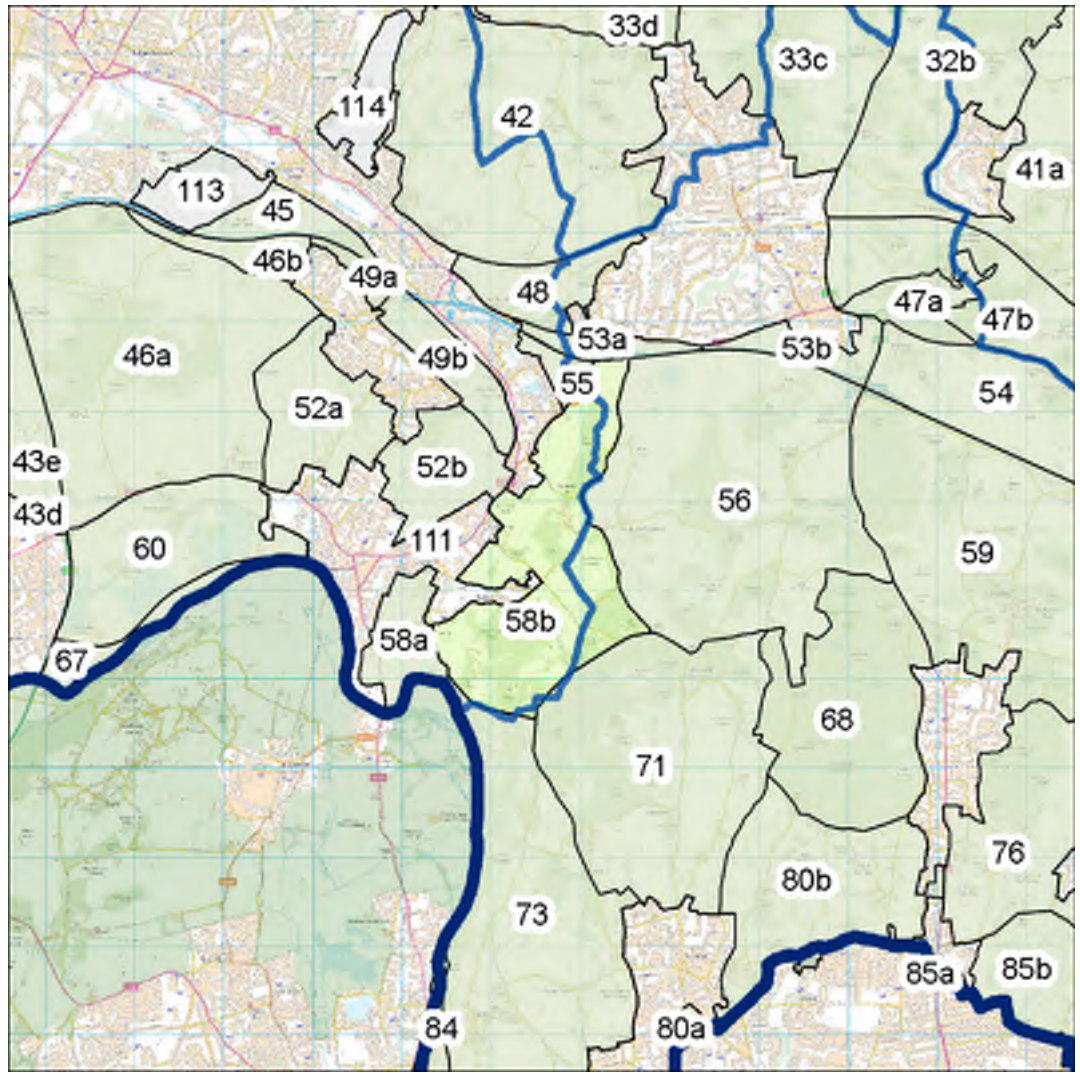


Photograph 1: Wooburn Park in the west of General Area 58b; looking south-east towards the centre of the land parcel.



Photograph 2: View north towards Wooburn Green in the north of General Area 58b.

1:20000  
Context Plan



General Area	59		
Area (ha)	807.7		
Local Authority	South Bucks		
Location Plan			
Description	<p>General Area 59 is bound to the south by the non-Green Belt settlement of Farnham Royal / Farnham Common and Templewood Lane. The eastern boundary is the B416 (Windsor Road), the western boundary is the A355 (Collinswood Road / Dorney Hill North / Dorney Hill South), while the northern and north-eastern boundary is the M40.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent	Prevents development	The land parcel forms 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 Farnham Royal / Farnham Common, Gerrards Cross / Chalfont St Peter and Beaconsfield / Knotty Green. It also maintains the narrow gap between Farnham Royal / Farnham Common and Hedgerley Hill, preventing coalescence between these settlements.  The scale of the gap and overall openness is important in protecting the merging of these settlements, though the north of the land parcel is less important for preventing coalescence.	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The land parcel contains less than 5% built-form.  Built form is concentrated in the south-east, north-east and centre of the parcel. In the centre of the land parcel built-form is centred in the Green Belt settlement of Hedgerley Hill. Much of the remainder of the land parcel is characterised by woodland and interspersed by arable farmland and parkland. The majority of the land parcel possesses a strong unspoilt rural character.	5
<b>Purpose 3: Total Score</b>			<b>5/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>



Site Photos



Photograph 1: View west into arable fields from Andrew Hill Lane in the north-west of General Area 59.

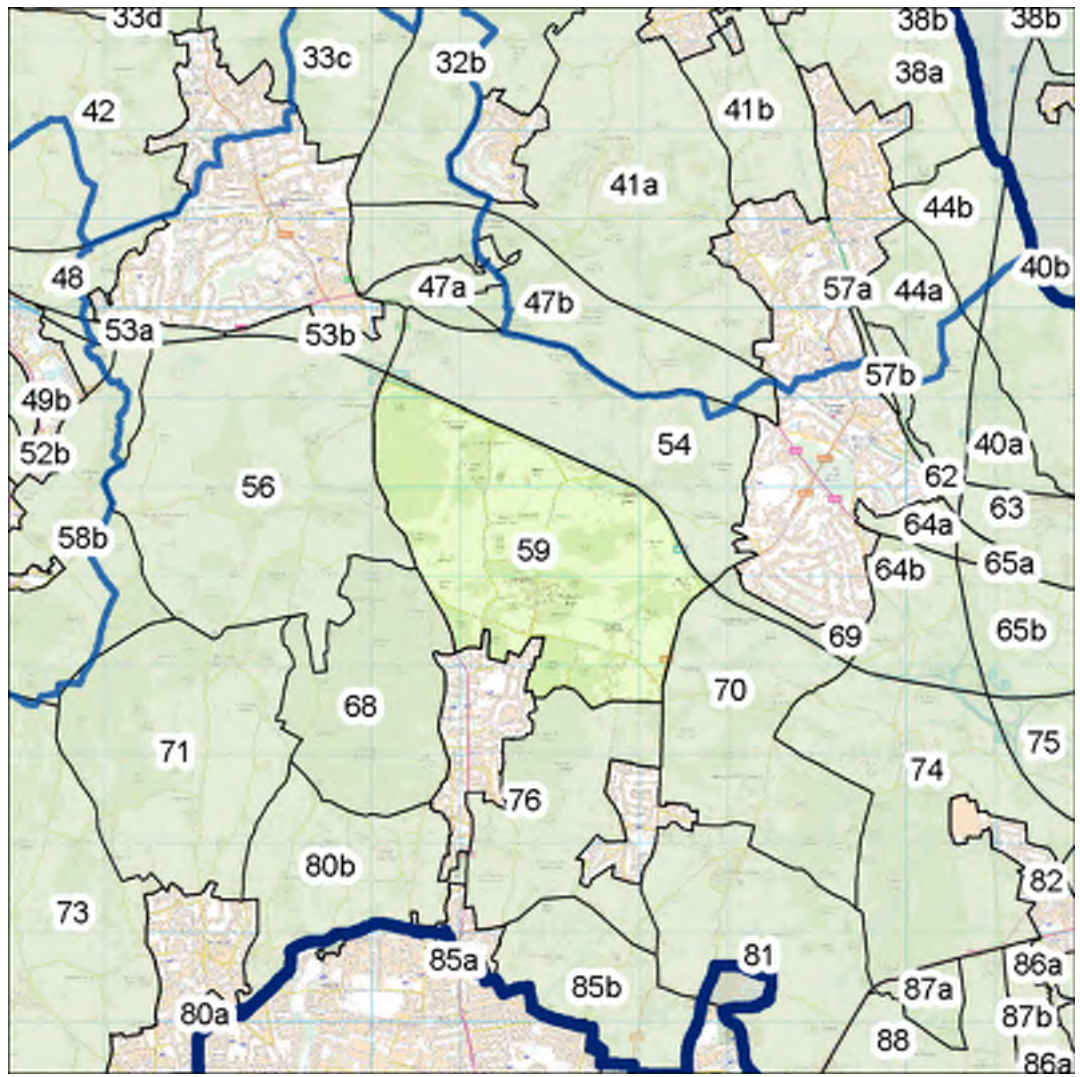


Photograph 2: View west towards open meadows and wooded areas from Village Lane; immediately north of Hedgerley Hill in the north of the General Area 59.



Photograph 3: Hedgerley Village Green in the Green Belt settlement of Hedgerley Hill in the south of General Area 59.

1:20000  
Context Plan





General Area	60		
Area (ha)	293.1		
Local Authority	Wycombe		
Location Plan			
Description	<p>General Area 60 is located to the east of Marlow and to the west of Bourne End / Wooburn. It is bordered by the A404 to the west, the A4155 to the north, Bourne End / Wooburn to the east and the railway line and River Thames to the south. The Green Belt settlement of Little Marlow is located in the north of the land parcel.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the 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>A small part of the land parcel is connected to 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 bordered by the A404, a prominent, permanent and consistent boundary feature. The land parcel serves as an additional barrier to sprawl.</p>	3
<b>Purpose 1: Total Score</b>			<b>3/5</b>
(2) To prevent	Prevents development	The land parcel forms 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 Marlow and Bourne End / Wooburn and the non-Green Belt settlement of Little Marlow preventing development that would significantly (visually or physically) reduce the distance between these settlements.  It is noted, however, that there is a small portion at the eastern end of the parcel which is more enclosed by existing built form than the bulk of the parcel which is playing an important role in providing this essential gap.	
<b>Purpose 2: Total Score</b>			<b>5/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	5% of the land parcel is covered by built form.  The land parcel is characterised by fields and large water bodies including those associated with Westhorpe Park which have a semi-urban character. The land parcel is enclosed by main roads and the railway line which reduces the relationship with the wider Green Belt although there is a sense of openness within the land parcel owing to the relatively flat topography of the land.  Built form is dispersed throughout the land parcel and includes the Crown Plaza development in the south-west of the land parcel, buildings associated with Westhorpe Park and an athletics track in the west and a sewage treatment works in the centre of the land parcel. There are also residential areas around the Green Belt settlement of Little Marlow in the north of the land parcel and some properties on Coldmoorholme Lane in the south-east of the land parcel, which have an inherently rural character.  Overall the land parcel has a semi-urban character.	2
<b>Purpose 3: Total Score</b>			<b>2/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

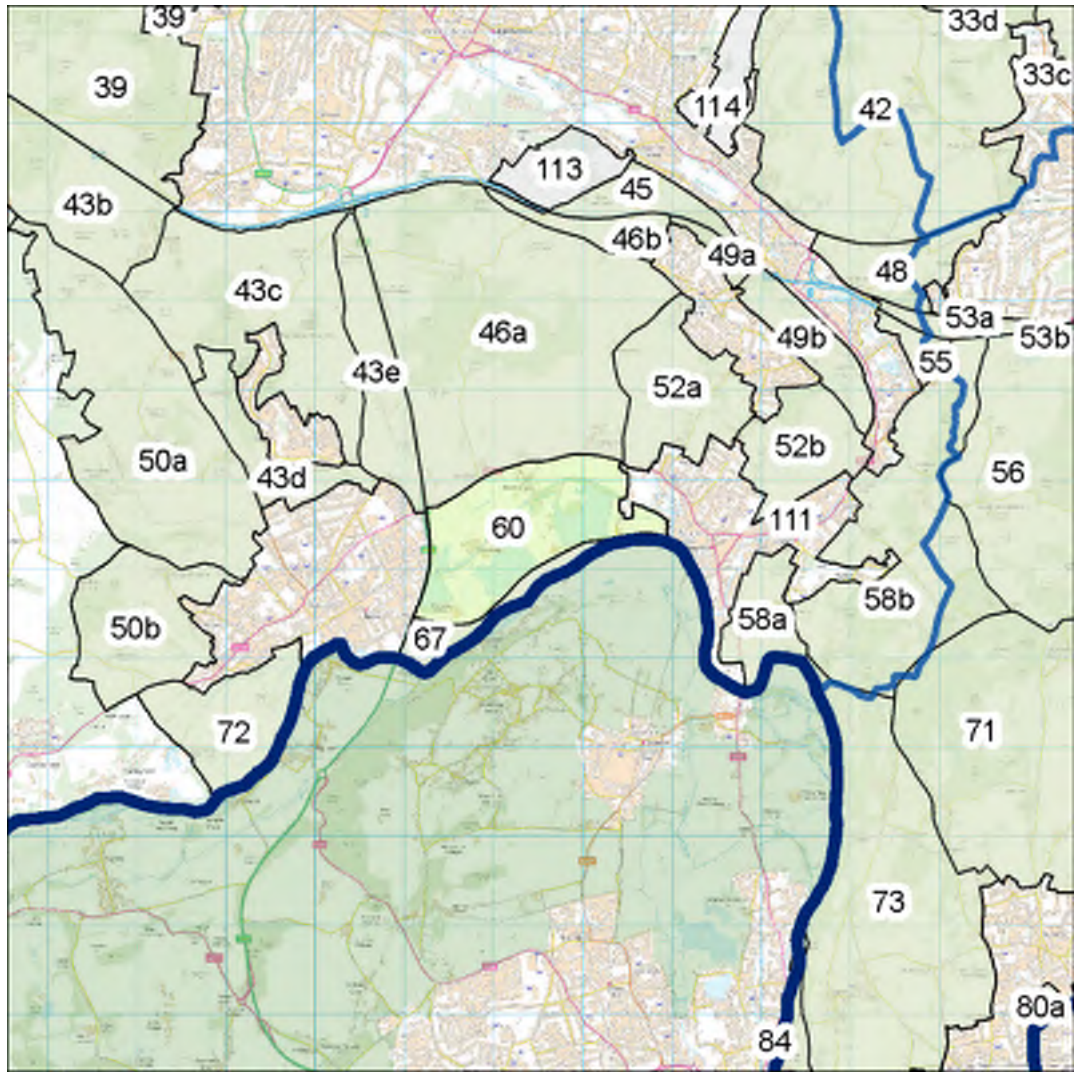


Photograph 1: View of fields and sporadic built environment in General Area 60 facing north in the south-west of the land parcel.




Photograph 2: View of athletics track development in General Area 60 facing south from the northern boundary.

1:20000  
Context Plan





General Area	61		
Area (ha)	22.2		
Local Authority	South Bucks		
Location Plan			
Description	The parcel is located immediately to the east of Denham Green and is bounded to the south by the railway line, to the north by Moorfield Road and to the east by the River Colne.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent neighbouring towns from	Prevents development that would result in merging of or significant	The land parcel forms part of the essential gap between Denham Green and South Harefield. The gap is very narrow here and the land parcel prevents development that may	5



merging	erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	significantly reduce the perceived distance between the settlements, in particular, ribbon development along Moorfield Road.	
<b>Purpose 2: Total Score</b>			<b>5/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	While less than 10% of the parcel is covered by built-form, the concentration of development around a large residential property in the centre of the parcel diminishes the overall sense of openness. Built-form includes a number of residential dwellings, hard standing for car parking and artificial tennis courts.  Beyond this, the remainder of the land parcel consists of large, open agricultural fields and patches of woodland along the River Colne. Visually, the landscape is more intrinsically linked to the adjacent settlement than the wider countryside, but overall the parcel retains a largely rural open character.	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

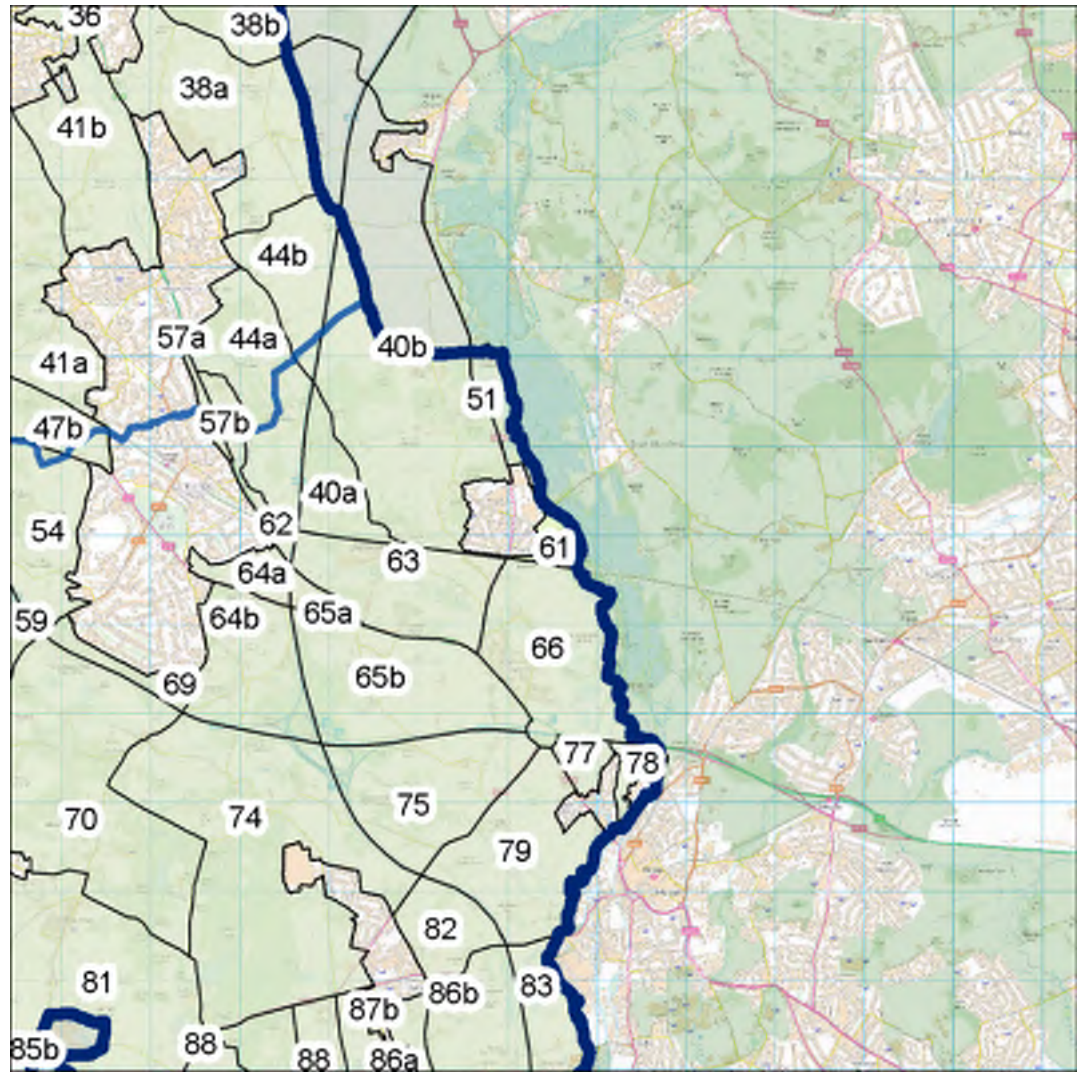


Photograph 1: Looking south into parcel 61 along the backs of properties on Savay Close.




Photograph 2: Looking north-east across parcel 61 from Savay Lane.

1:20000  
Context Plan





General Area	62		
Area (ha)	5.5		
Local Authority	South Bucks		
Location Plan			
Description	General Area 62 is located to the east of Gerrards Cross / Chalfont St Peter. It is bound to the north by the Chiltern Main Line railway line, to the east by the M25, and to the south-west and west by the A413 (Amersham Road).		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the 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.	The land parcel is connected to the large built-up area of Gerrards Cross / Chalfont St Peter, preventing its outward sprawl into open land, though the large built-up area is predominantly bordered by the prominent and permanent boundary feature of the A413 (Amersham Road).	3
<b>Purpose 1: Total Score</b>			<b>3/5</b>
(2) To prevent neighbouring	Prevents development that would result in	The parcel forms a small part of the wider gap between the non-Green Belt settlements of Gerrards Cross / Chalfont St	3

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>Peter, Denham Green, and Ickenham and Harefield in the London Borough of Hillingdon beyond. It also plays a role in preventing the merging of Gerrards Cross / Chalfont St Peter with the Green Belt settlement of Higher Denham.</p> <p>While it is important to note that the scale of these gaps and their overall openness are important for preventing the merging of settlements, the parcel is of a small scale and completely surrounded by hard, durable boundaries, meaning it plays a lesser role with respect to this.</p>	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The land parcel contains no built-form (0%).</p> <p>The majority of the land parcel consists of a single arable farming field surrounded by a thin dense strip of trees on all three boundaries. Despite the absence of built-form within the land parcel, the sense of rurality in General Area 62 is reduced by the presence of the M25, A413 (Amersham Road) and the Chiltern Main Line railway line which sever the land parcel from the wider countryside.</p> <p>Despite being surrounded by infrastructure, General Area 62 possesses a strong unspoilt rural character and its only land use is an arable farming field.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	This land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

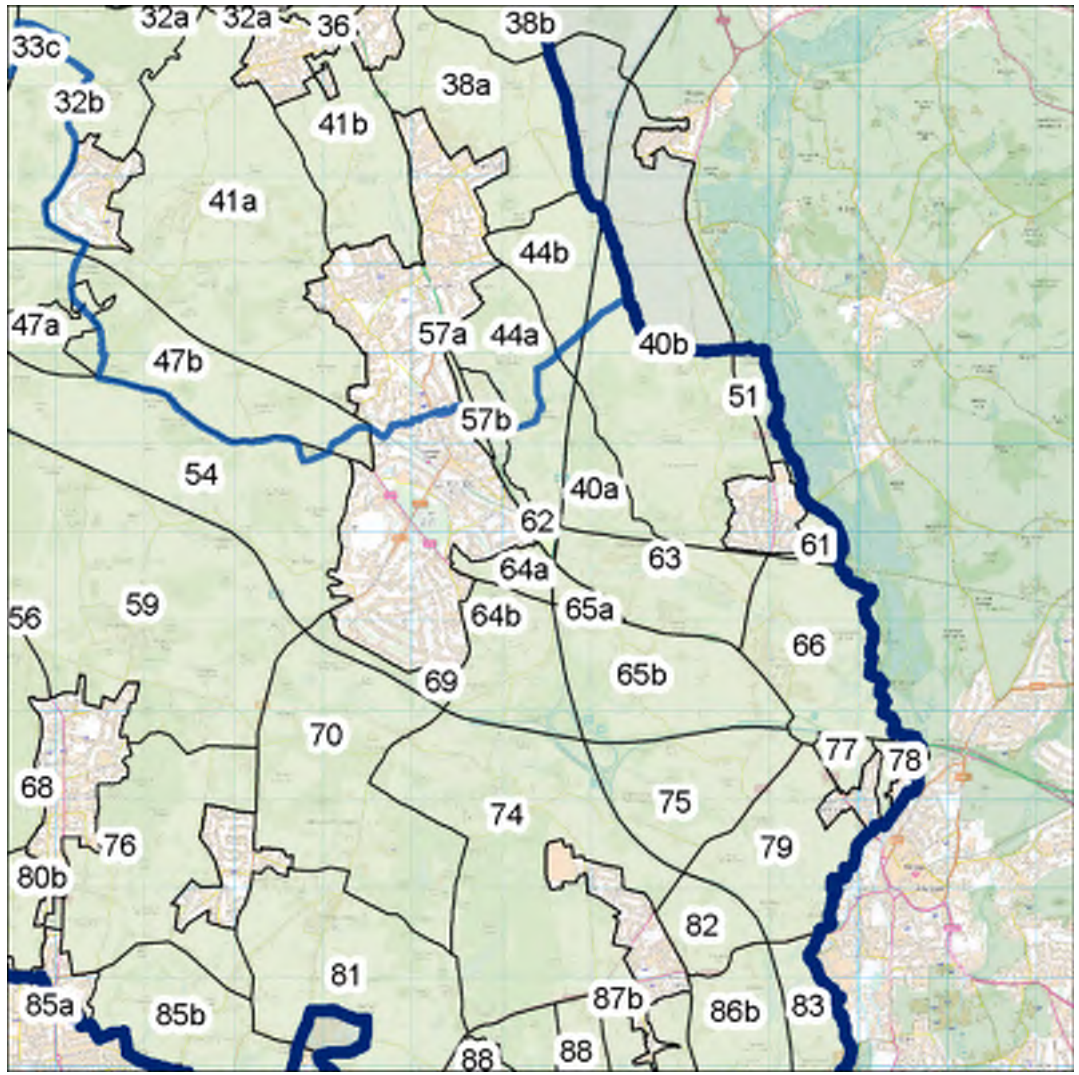
Site Photos



Photograph 1: View north-west towards the east of General Area 62; photograph taken from layby in Amersham Road at the south-east corner of the land parcel.



1:20000  
Context Plan



General Area	63		
Area (ha)	195.6		
Local Authority	South Bucks		
Location Plan			
Description	General Area 63 is located between Denham, Denham Green and Gerrards Cross. It is bounded to the north by the railway line, to the east by the A412, to the south by the A413 and to the west by the M25. The Green Belt settlement of Higher Denham is located in the north of the General Area.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms most of the essential gap between Denham Green and Gerrards Cross, which is particularly	5

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>narrow here and diminished perceptually as a result of existing development around Denham Golf Course.</p> <p>The parcel also provides the majority of the gap between Gerrards Cross and the Green Belt settlements of Denham and Higher Denham, and the southern part of the parcel plays a particularly important role in preventing additional ribbon development along Oxford Road, which may lead to a perceptual reduction in the size of the gap between these settlements.</p> <p>Any further development within the parcel is likely to lead to the coalescence of settlements.</p>	
<b>Purpose 2: Total Score</b>			<b>5/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Overall, less than 10% of the parcel is covered by built form, but its sense of openness is diminished substantially by various clusters of development throughout the parcel, particularly in the north around Denham Golf Club station at Higher Denham, in the north-east along Tilehouse Lane, in the south at Baker's Wood and Broken Gate Lane and the south-west, which contains a sewage works. The countryside has suffered encroachment throughout from various residential developments. Furthermore, a large factory is located in the middle of the parcel.</p> <p>Interspersed amongst these built-up areas are swathes of open land, particularly through the River Misbourne corridor which is characterised by open pastures, meadows, agricultural fields and small-medium sized patches of woodland.</p> <p>Although as a whole the percentage of the parcel which is built upon is relatively low, the configuration of development throughout the parcel has caused the countryside to become fragmented and much has a semi-urban character.</p>	2
<b>Purpose 3: Total Score</b>			<b>2/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>



Site Photos



Photograph 1: Looking north-west from Old Rectory Lane across open fields in General Area 63.

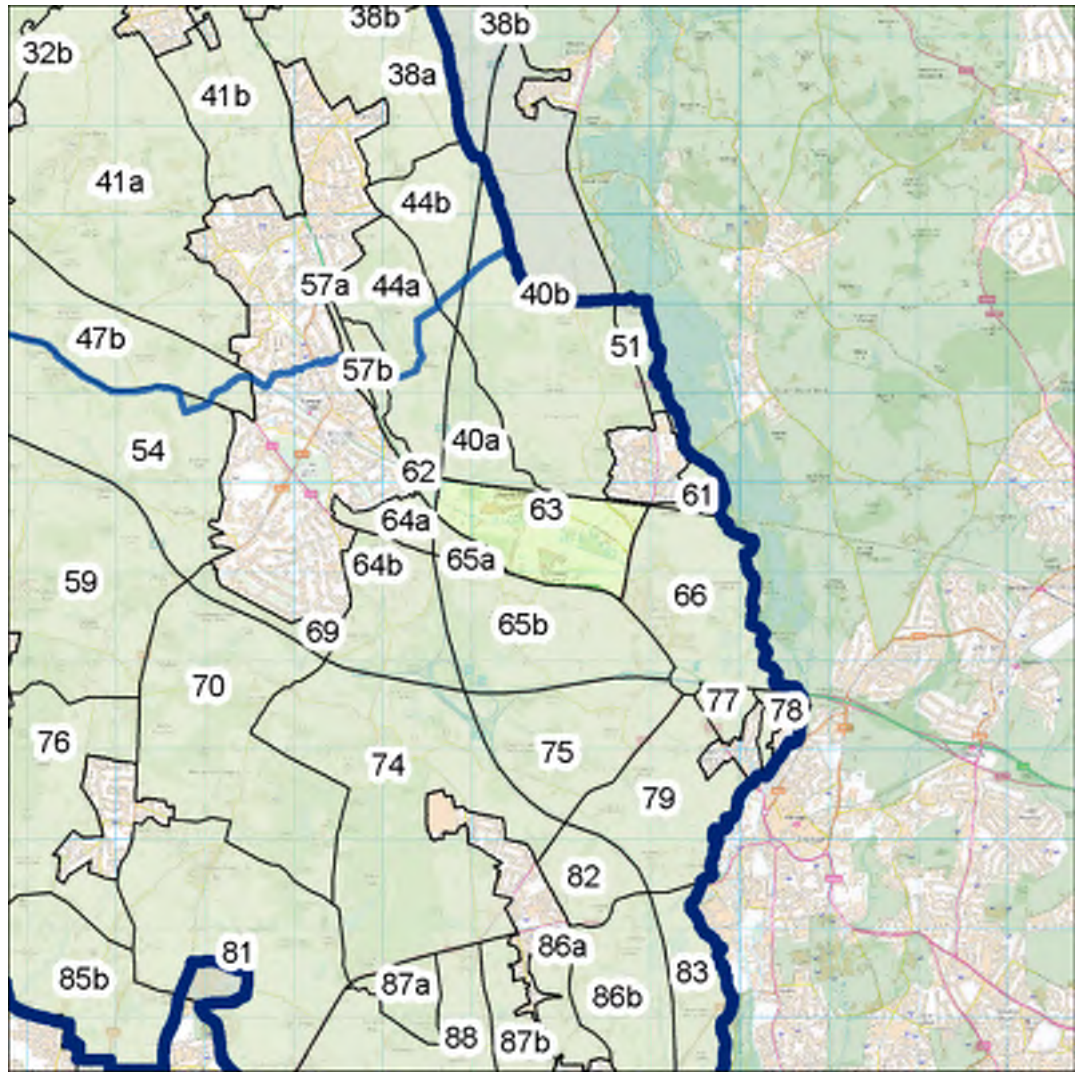


Photograph 2: Looking north across meadows towards Higher Denham at Moor House Farm.

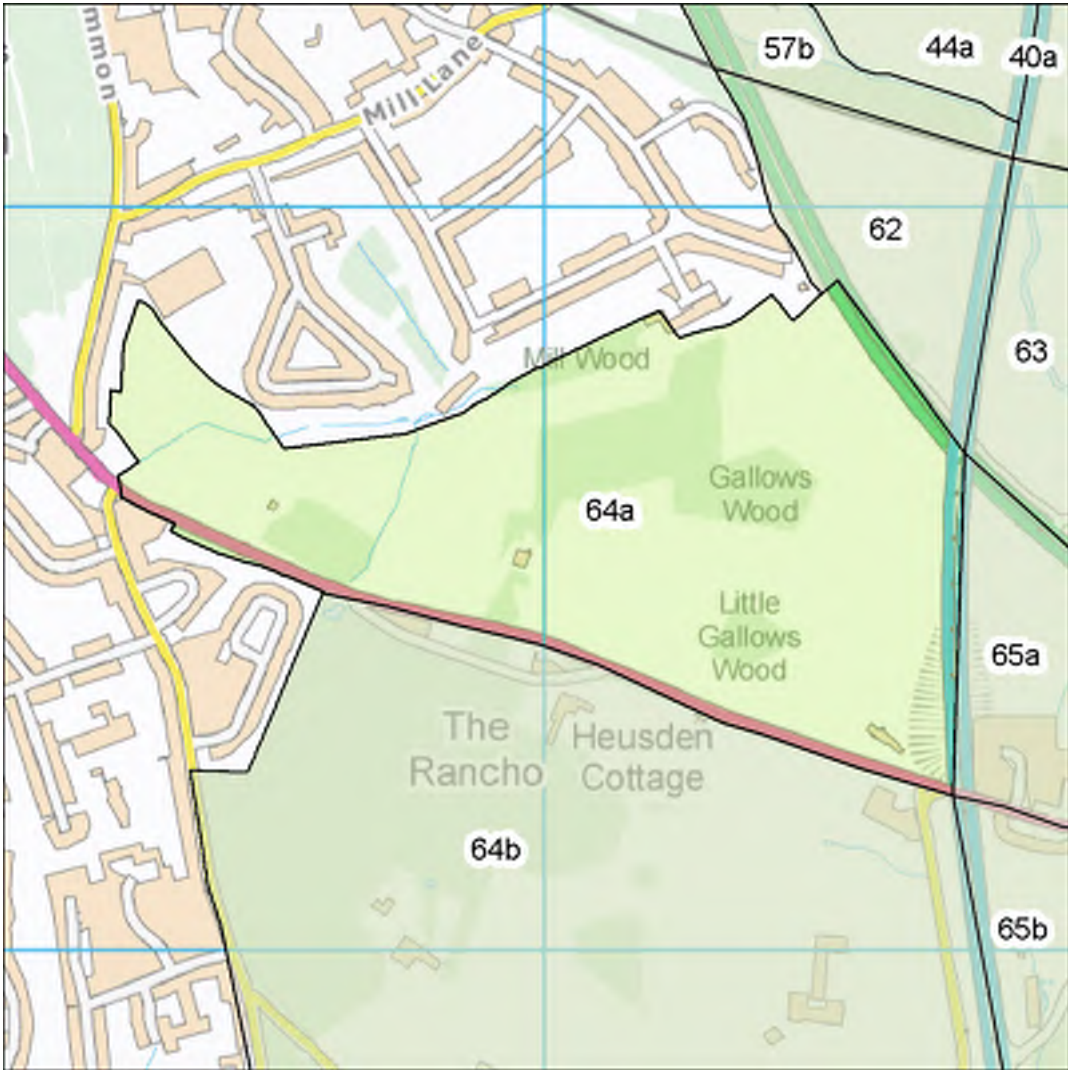


Picture 3: Looking south at Upper Road, Higher Denham, at the junction with Middle Road.

1:20000  
Context Plan





General Area	64a		
Area (ha)	42.8		
Local Authority	South Bucks		
Location Plan			
Description	<p>General Area 64a is located to the east of Gerrards Cross. It is bounded to the south by the A40 (Oxford Road), to the east by the M25 and partially to the north by the A413 (Amersham Road). The parcel directly adjoins Gerrards Cross to the north and west.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the 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 built-up area is often inconsistent, cutting across open land, gardens and through buildings to the south of Beech Way, or following the backs of irregular gardens of detached properties with softer natural features which are not readily recognisable or likely to be permanent, particularly at the western edge of Beech Way. The Green Belt acts as a barrier to sprawl in the</p>	3+

		absence of another durable boundary.	
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms a very small part of the wider gap between the non-Green Belt settlements of Chalfont St Peter / Gerrards Cross and Denham Green, the less essential gap between the non-Green Belt settlements of Chalfont St Peter / Gerrards Cross and Uxbridge / New Denham, and part of the gap between Chalfont St Peter / Gerrards Cross and the Green Belt settlement of Denham. With respect to these gaps, the parcel is very small in scale and is less important for preventing coalescence between settlements or maintaining the overall openness of these gaps.</p> <p>However, the parcel also plays a role in maintaining the gap between Chalfont St Peter / Gerrards Cross and the Green Belt settlement of Tatling End, which is particularly narrow. It prevents ribbon development along the A40 which may lead to the coalescence of the two settlements.</p>	3
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Overall, less than 5% of the land parcel is covered by built form and despite the prominence of the settlement to the north, the parcel remains largely open. Encroachment is limited to a small number of low density buildings, dwelling houses and agricultural buildings, along the A40 (Oxford Road) in the south of the parcel.</p> <p>The rest of the parcel remains free of development and consists of large open paddocks and meadows and patches of thick woodland.</p> <p>While the parcel retains a high level of openness, its sense of enclosure and severance from the wider Green Belt does diminish its rural character somewhat, though it remains relatively unspoilt.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



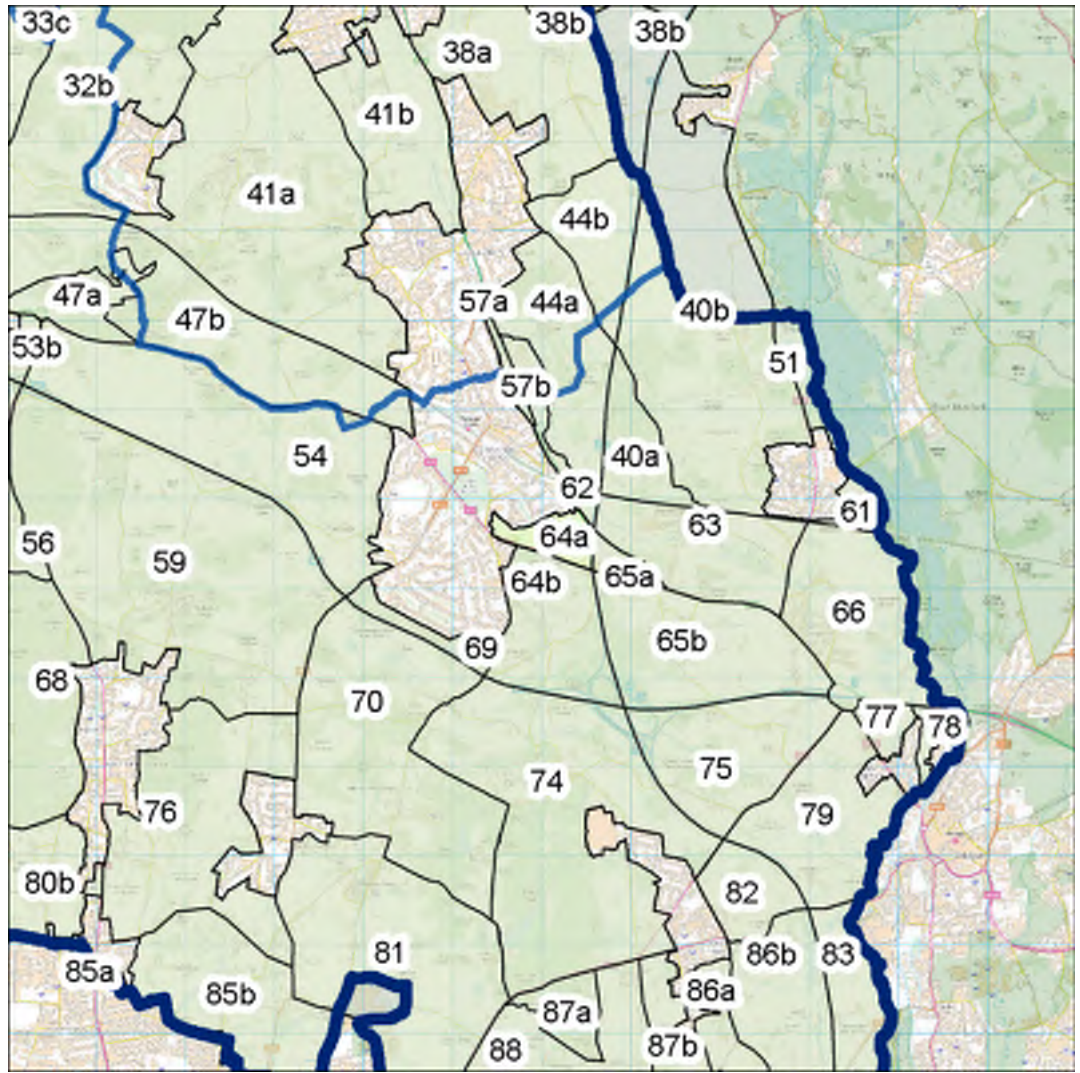
Photograph 1: Looking south from Moreland Drive towards the edge of General Area 64a.



Photograph 2: Looking north into General Area 64a from the A40 (Oxford Road), north of Heusden Way.



1:20000  
Context Plan





General Area	64b		
Area (ha)	178.3		
Local Authority	South Bucks		
Location Plan			
Description	<p>General Area 64b is located to the south-east of Gerrards Cross and to the north of Iver Heath. It is bounded by the A40 (Oxford Road) to the north, the M25 to the east, the M40 to the south and Fulmer Road to the west. The parcel directly adjoins Gerrards Cross on part of its western edge.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the 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 edge, preventing its outward sprawl into open land.</p> <p>The boundary between the parcel and the large built-up area is recognisable and durable, following Fulmer Road for part of its length. Where there is no specific linear boundary feature, the boundary follows the backs of rectilinear, semi-detached dwellings with regular, strongly bounded gardens. The Green Belt serves as an additional barrier to sprawl.</p>	3
<b>Purpose 1: Total Score</b>			<b>3/5</b>

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The parcel forms part of the wider gap between the non-Green Belt settlements of Gerrards Cross and Iver Heath, and Gerrards Cross and Denham Green. The south of the parcel in particular plays a role in maintaining the general scale and openness of this gap and preventing the coalescence of the settlements, while the northern area of the parcel is less important for preventing coalescence between settlements.</p> <p>The parcel also forms a very small part of the less essential gap between Gerrards Cross and Uxbridge, and is less important for preventing the coalescence of the settlements.</p> <p>The parcel also maintains the gap between Gerrards Cross and the Green Belt settlements of Fulmer and Tatling End, preventing ribbon development along Fulmer Road and the A40 (respectively) which may lead to a reduction in these gaps in perceptual terms.</p>	3
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the parcel is covered by built form. It retains a very open and rural character, predominantly consisting of a mixture of small scale paddocks, meadows and arable fields, occasionally interrupted by patches of dense woodland.</p> <p>Low density development is dispersed throughout the parcel, including agricultural buildings and isolated dwelling houses with large, sprawling gardens. A small number of small-scale commercial premises are clustered along the A40 in the north of the parcel but have little discernible impact on its overall openness.</p> <p>Aside from occasional built-form, the parcel retains a strong unspoilt rural character.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



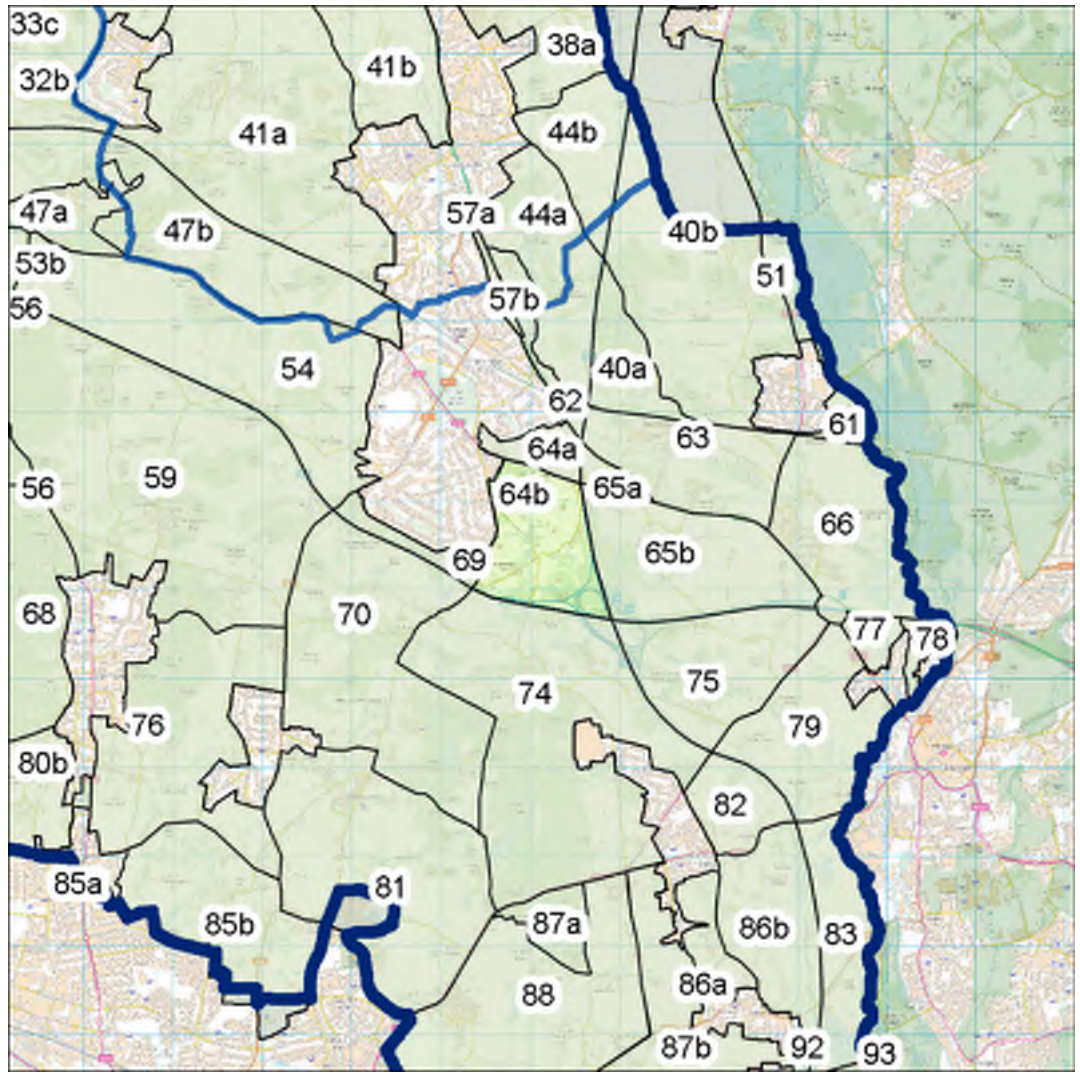
Photograph 1: Looking west from Fulmer Lane into General Area 64b.




Photograph 2: Small plantation to the south of Fulmer Lane.



1:20000  
Context Plan





General Area	65a		
Area (ha)	23.8		
Local Authority	South Bucks		
Location Plan			
Description	<p>General Area 65a is located to the east of Gerrards Cross and to the west of Denham. It is bounded to the south by the A40 (Oxford Road), to the west by the M25 and to the north and east by the A413 (Amersham Road). Part of the Green Belt settlement of Tatling End is located in the south of the General Area.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent	Prevents development	The land parcel forms a very small part of the less essential	3

neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>gap between the non-Green Belt settlements of Chalfont St Peter / Gerrards Cross and Uxbridge, and part of the gap between Chalfont St Peter / Gerrards Cross and the Green Belt settlement of Denham. While the parcel plays a role in preventing additional ribbon development along Oxford Road (A40) and the A413, it is felt that, as a result of the parcel's small scale in terms of the overall gap, it is less important in preventing coalescence between these settlements.</p> <p>The parcel also plays a role in preventing the perceptual coalescence between Chalfont St Peter / Gerrards Cross and the Green Belt settlement of Tatling End. The gap is small in scale and the parcel prevents any further sense of coalescence between the two settlements, though it is felt that, given the level of existing development within the parcel, this role is limited.</p>	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Overall, between 10% and 20% of the parcel is covered by built form and its openness is significantly diminished by existing development which is clustered around the A40 (Oxford Road) at Tatling End in the south of the parcel. The countryside has suffered encroachment with development including offices, dwelling houses, a car dealership, restaurant, fire station and police station. This part of the parcel has a distinctly urban fringe character.</p> <p>The north of the parcel consists of an area of woodland and, to the west of Old Amersham Road, a small grazing field which is heavily enclosed by thick planting.</p> <p>The concentration of built-form along much of the A40 (Oxford Road) and severance of the parcel from the wider countryside contributes to a semi-urban character.</p>	2
<b>Purpose 3: Total Score</b>			<b>2/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



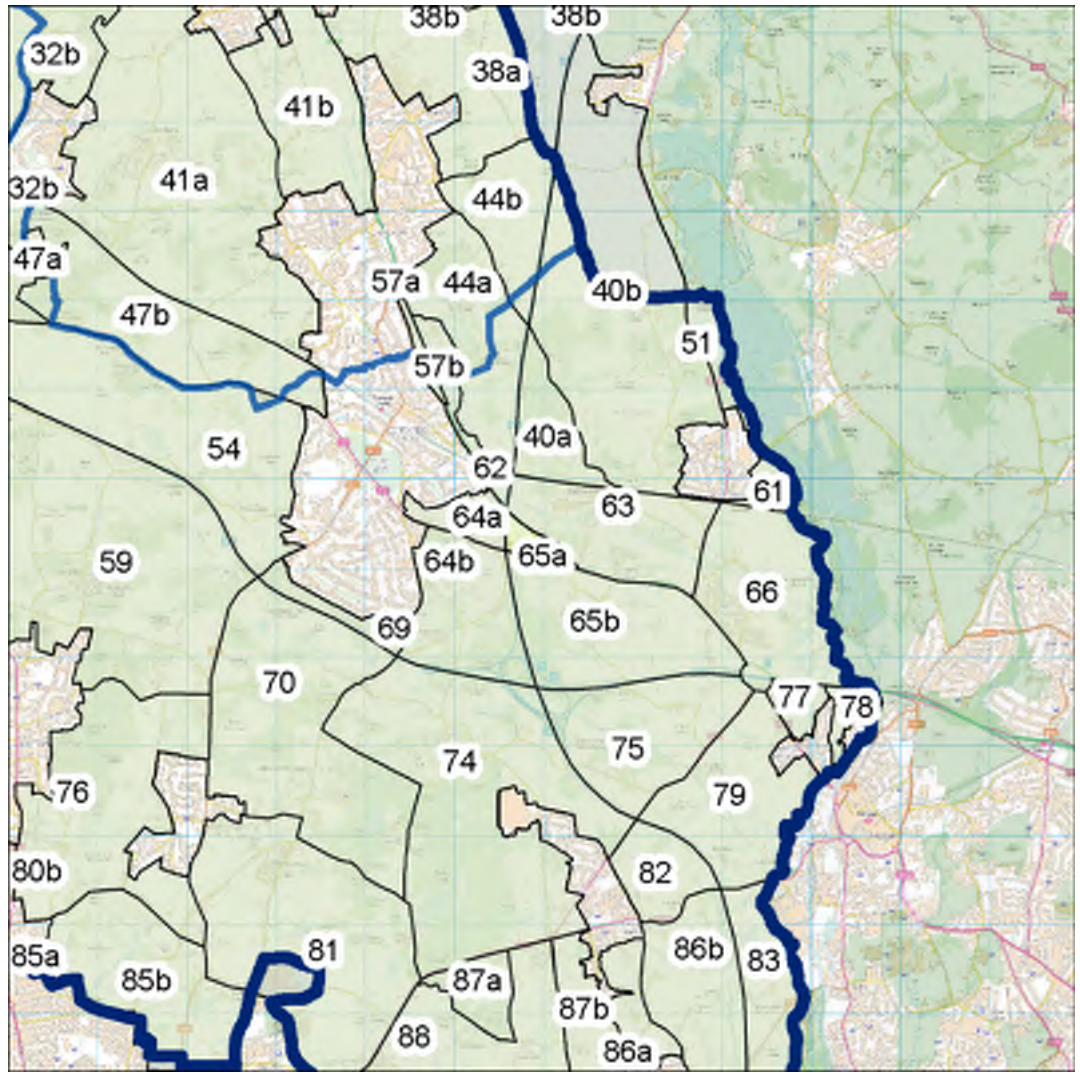
Photograph 1: View of development at Tatling End, looking north-east from the A40 (Oxford Road).



Photograph 2: View of development at Tatling End, looking north-west from the A40 (Oxford Road).



1:20000  
Context Plan



General Area	65b		
Area (ha)	269.5		
Local Authority	South Bucks		
Location Plan			
Description	<p>General Area 65b is located to the south-east of Gerrards Cross and to the north-west of Uxbridge. It is bounded by the A40 (Oxford Road) to the north and east, the M40 to the south and the M25 to the west. Part of the Green Belt settlement of Tatling End is located in the north-west of the General Area.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent	Prevents development	The land parcel forms part of the less essential gaps between	3

neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>the non-Green Belt settlements of Gerrards Cross, Uxbridge, Denham Green and Iver Heath. These gaps are of such a scale that the parcel plays a lesser role in preventing the coalescence of these settlements.</p> <p>The parcel also forms much of the gap between Gerrards Cross and the Green Belt settlements of Tatling End and Denham; the northern part of the parcel plays a particularly important role in preventing additional ribbon development along Oxford Road (A40), which may reduce the perceptual distance between these settlements. However, the south-east of the parcel is less important to preventing the coalescence of these settlements.</p>	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Overall, less than 5% of the parcel is covered by built form, but its sense of openness is diminished somewhat by existing development which is clustered around Oxford Road at Denham in the south-east of the parcel, and at Tatling End in the north-west. The countryside has suffered encroachment here and development includes several nurseries and garden centres, commercial premises with yards and car parks, public houses and residential dwellings. These areas have an urban-fringe character.</p> <p>Most of the rest of the parcel has a relatively unspoilt, rural character, consisting of paddocks and agricultural fields, occasionally punctuated by clusters of trees and more substantial areas of woodland, as well as farm buildings and isolated dwellings.</p> <p>Although a relatively low percentage of the parcel is covered by development, the concentration of built-form along much of Oxford Road detracts from its sense of unspoilt rurality. On balance, the parcel in its entirety retains a largely rural, open character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>



Site Photos



Photograph 1: Looking north-east across General Area 65b towards Denham at the junction between Hollybush Lane and Field Road.

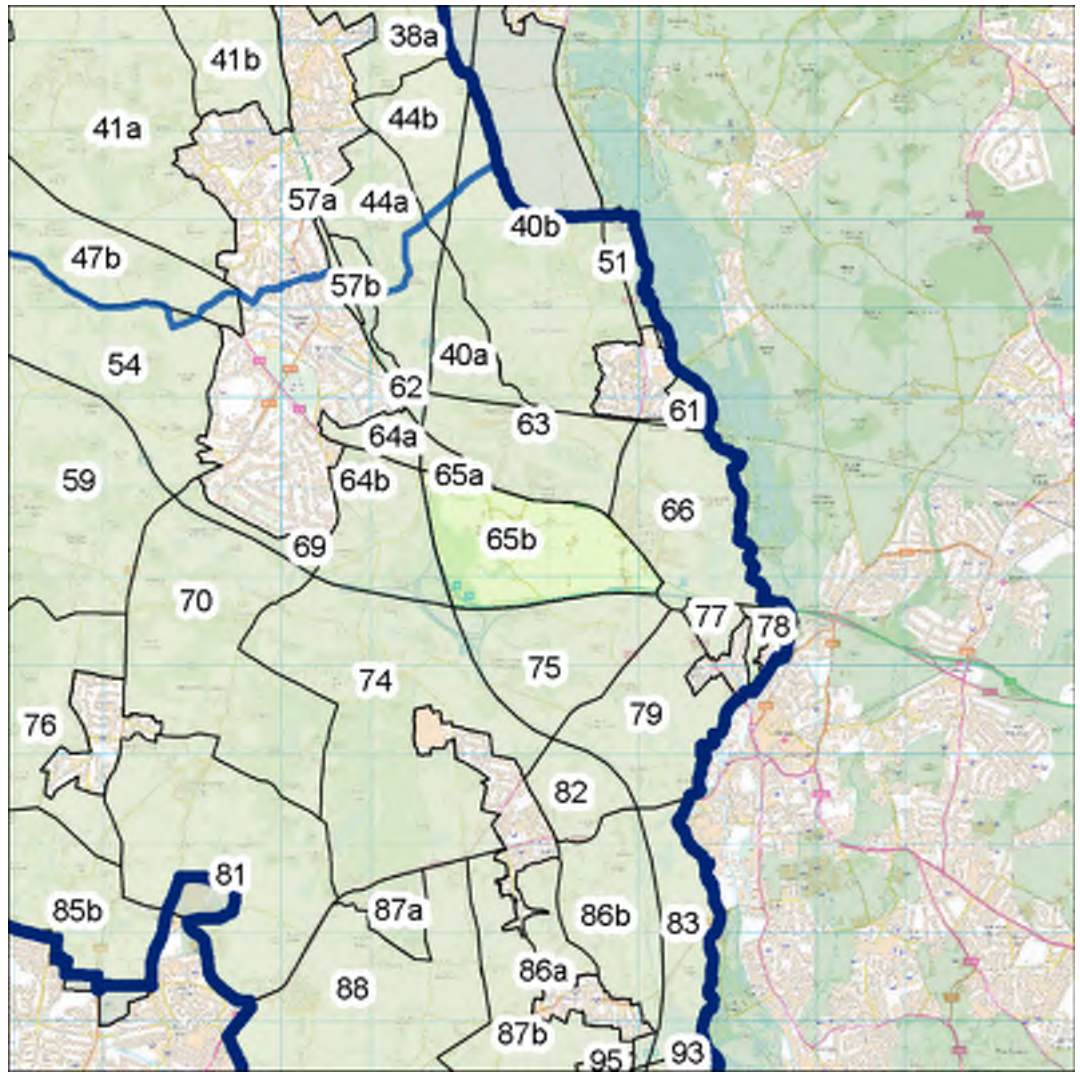


Photograph 2: Looking east from Froggy Lane across General Area 65b.



Photograph 3: View of Tatling End (Skylark Road) in the north-west of General Area 65b.

1:20000  
Context Plan





General Area	66		
Area (ha)	245.9		
Local Authority	South Bucks		
Location Plan			
Description	<p>General Area 66 is directly to the south of Denham Green and includes Denham, which is washed over in the Green Belt. It is bounded to the south and partially to the west by the A40, to the north-west by the A412, to the north by the railway line and to the west by the River Colne. Uxbridge / New Denham lies a short distance beyond the parcel to the south-east.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent	Prevents development	The land parcel forms the majority of the wider gap between	3

neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>non-Green Belt settlements of Denham Green and Uxbridge / New Denham, and a sizeable part of the wider gap between Denham Green and Ickenham, and Uxbridge / New Denham and Gerrards Cross. It also protects narrow gaps involving the Green Belt settlement of Denham. As a result of existing built form at Denham, the western part of the parcel is less important in terms of preventing coalescence.</p> <p>However, it is recognised that the east and north of the parcel play an important role in preventing ribbon development along the A40 and A412. Any further development here would contribute to the perceptual coalescence of Denham Green and Denham.</p>	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Overall, less than 10% of the parcel is covered by built form, but its sense of openness is diminished significantly by the concentration of development at Denham in the south-west of the parcel. The footprint of Denham covers much of the south-west corner of the parcel, encompassing a sizeable cluster of residential dwellings and occasional commercial properties. There is a degree of linkage to the wider countryside, particularly around Denham Church and its extensive graveyard, but much is inward facing and the area has an inherently semi-urban character.</p> <p>Much of the remainder of the parcel is covered by a large golf course which, although maintaining a high level of openness, diminishes the sense of unspoilt rurality on account of its highly managed character. The far north-west and south-east of the parcel have more rural characteristics, encompassing agricultural fields and small patches of woodland.</p> <p>Overall, despite the relatively low percentage of built-form prevalent across the parcel as a whole, the general mixture of land uses and configuration of buildings contribute to a semi-urban character overall.</p>	2
<b>Purpose 3: Total Score</b>			<b>2/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not directly abut an identified historic core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



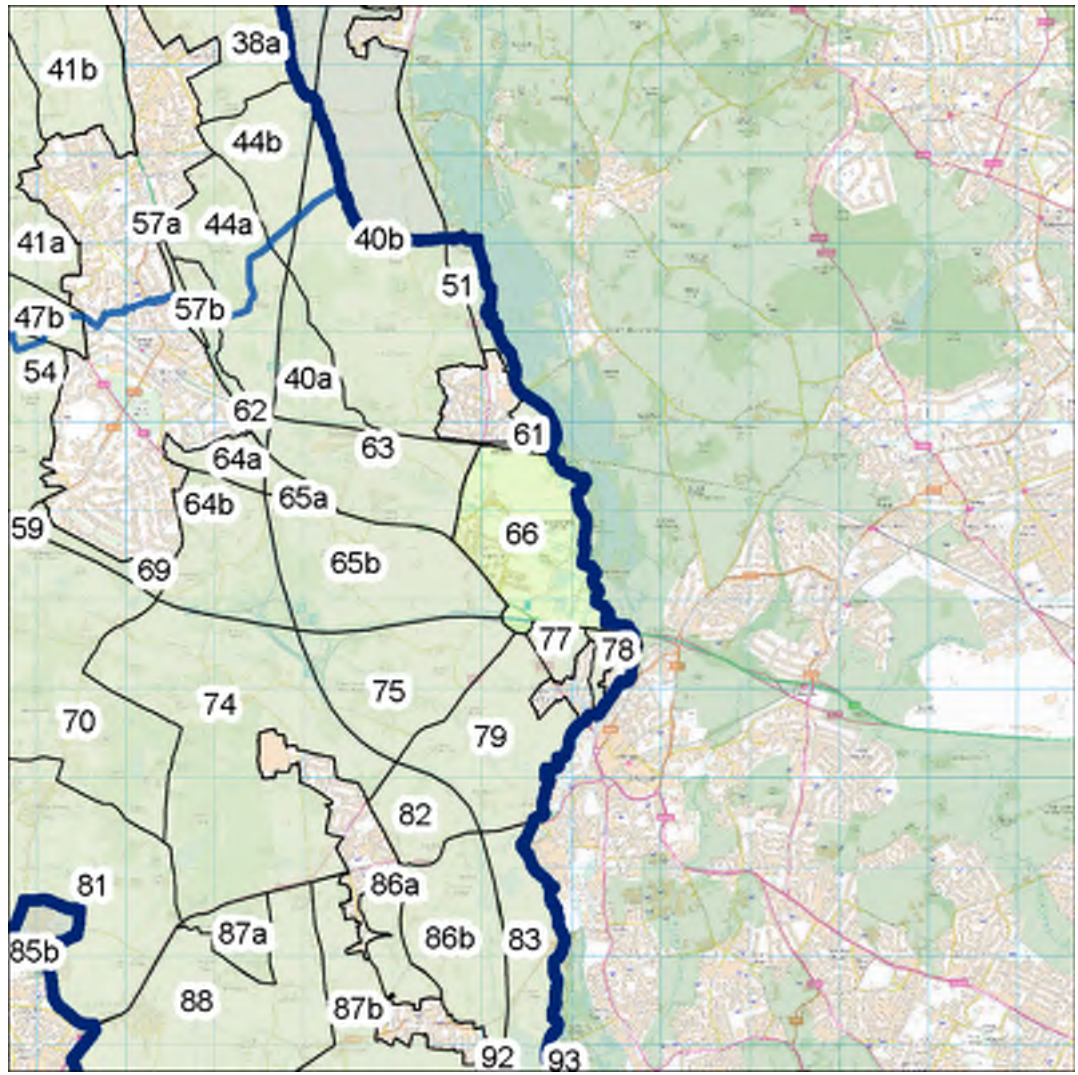
Photograph 1: Denham, looking north-west along Village Road.

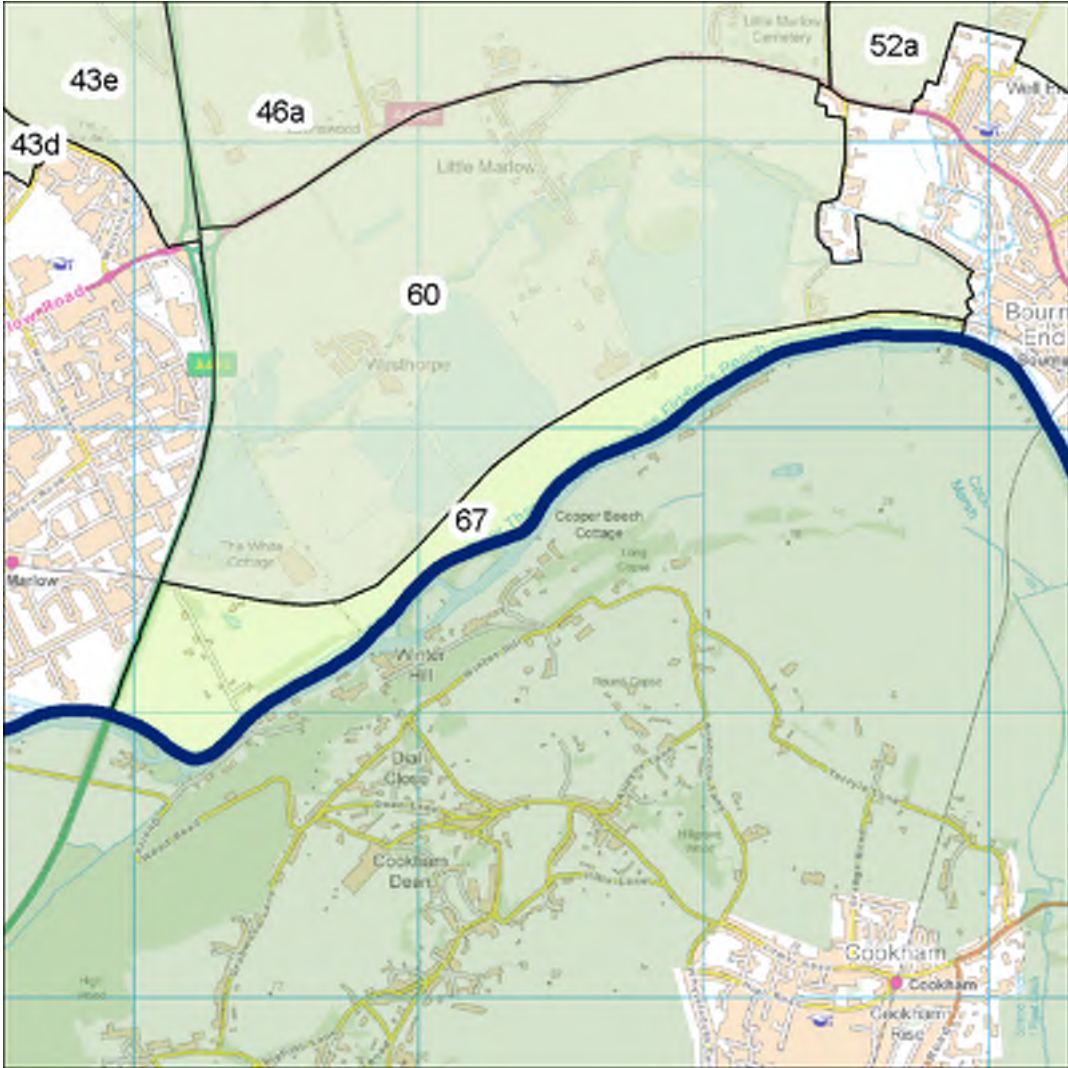


Photograph 2: Denham, east of St Mary's Church, looking north-east across the Buckinghamshire Golf Club.



1:20000  
Context Plan



General Area	67		
Area (ha)	61.4		
Local Authority	Wycombe		
Location Plan			
Description	General Area 67 is located east of Marlow and is bounded to the south and east by the River Thames and River Thames Fiddler's Reach, to the west by the A404 and to the north by the Marlow Branch railway line.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the 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 durable and permanent, consisting of the A404.	3
<b>Purpose 1: Total Score</b>			<b>3/5</b>
(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 Bourne End /	5

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>Wooburn. The scale of the gap is important to restricting the merging of these settlements, and development would significantly reduce both the perceived and actual distance between the settlements of Marlow and Bourne End / Wooburn.</p> <p>It is noted, however, that there is a small portion at the eastern end of the parcel which is more enclosed by existing built form than the bulk of the parcel which is playing an important role in providing this essential gap.</p>	
<b>Purpose 2: Total Score</b>			<b>5/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>Built form is concentrated in the west of the parcel at Marlow Rugby Club, abutting the A404 and railway line and also in the eastern-most point of the parcel adjacent to Bourne End / Wooburn.</p> <p>The sense of rurality in the western-most portion of the land parcel (west of Riverwoods Drive) is diminished by the A404 to the west and north, ribbon development on Riverwoods Drive to the east and north, and visible development across the River Thames to the south.</p> <p>The sense of rurality is also diminished by existing built-form visible at the fringes of the parcel. There is development on the south bank of the River Thames, as well as the Crowne Plaza development to the north and sewage treatment works to the north east.</p> <p>However, the parcel itself is relatively free of development overall, particularly in the centre, and does maintain a largely rural open character despite the presence of nearby urbanising features and infrastructure.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>



Site Photos



Photograph 1: Facing south-east towards Marlow Rugby Club pitches; taken from Marlow Rugby Club car park.

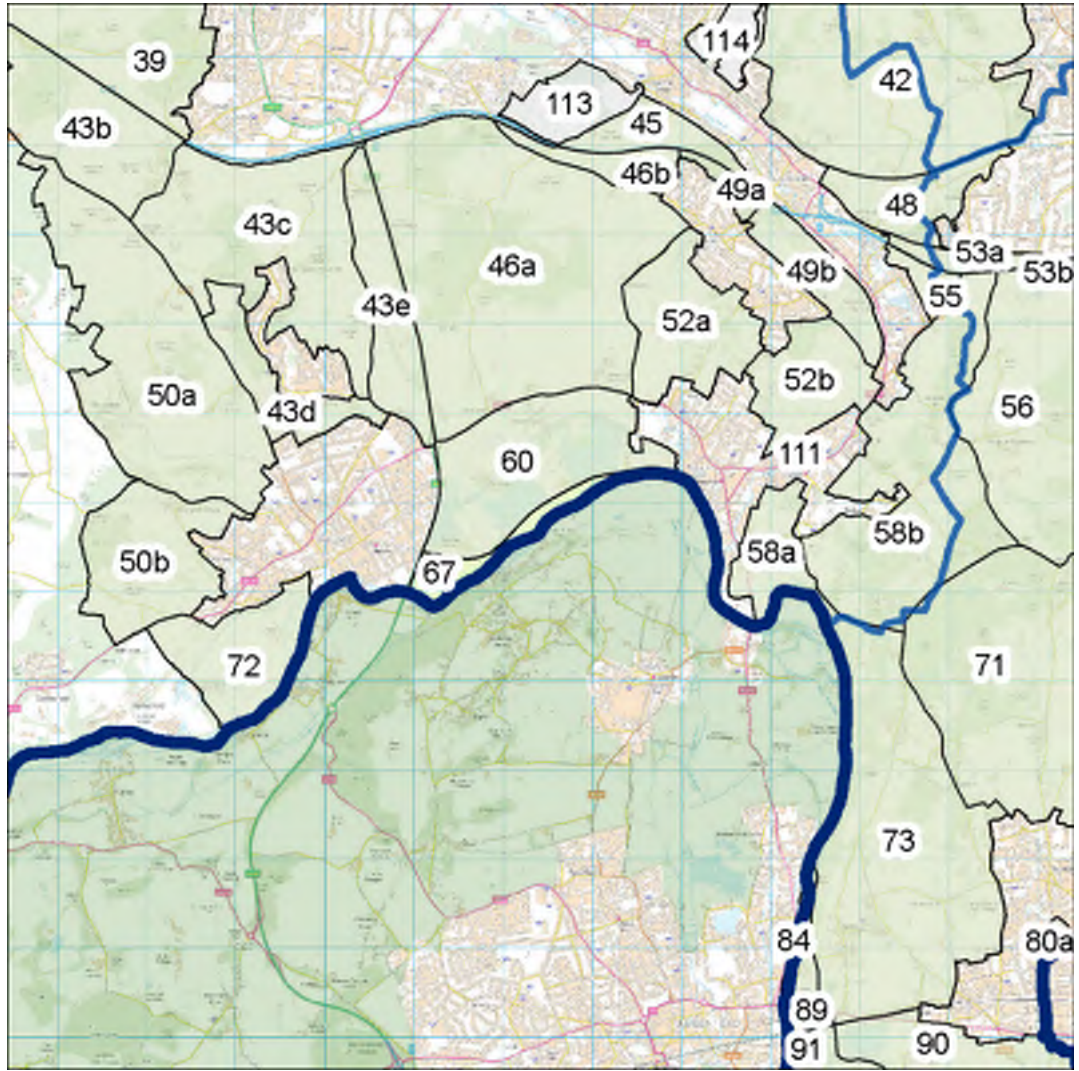


Photograph 2: Facing south towards Marlow Rugby Club grounds; photograph taken from Marlow Rugby Club car park.

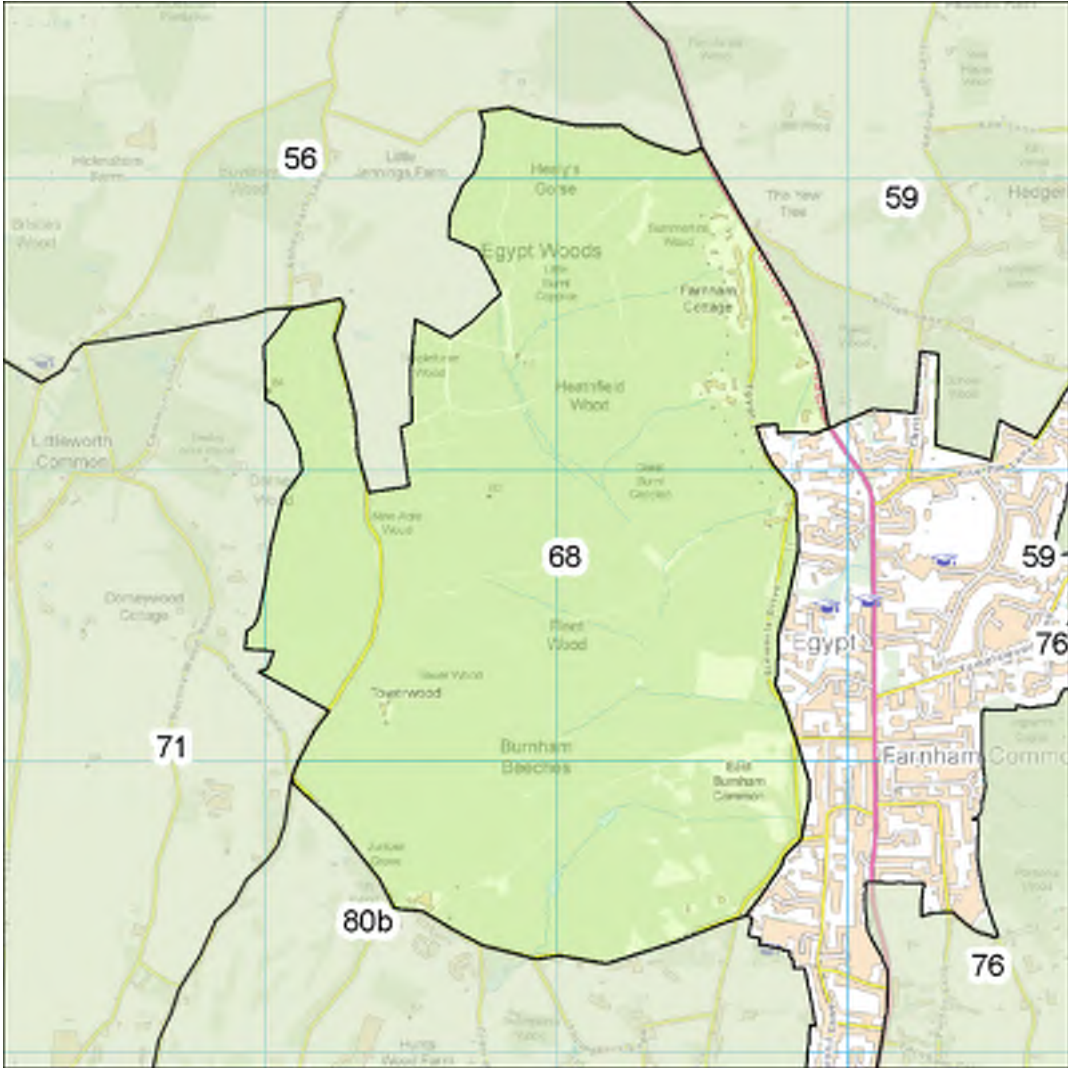


Photograph 3: Facing south towards Riverwoods Drive; photograph taken from Fieldhouse Lane.

1:20000  
Context Plan





General Area	68		
Area (ha)	411.1		
Local Authority	South Bucks		
Location Plan			
Description	<p>General Area 68 is located to the west of Farnham Royal / Farnham Common and consists of dense woodland. It is bound to the east by Collinswood Road and Farnham Royal / Farnham Common built-up area. It is bound to the south by Hawthorn Lane and to the south-west by Pumpkin Hill. The western boundary is marked by the edge of the woodland and arable farming fields. The northern boundary is Harehatch Lane.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	This parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms part of the wider gap between the non-Green Belt settlements of Farnham Royal / Farnham Common and Burnham / Slough and between Farnham Royal / Farnham Common and Beaconsfield / Knotty Green.</p> <p>The scale of the gap is important in protecting the merging of the settlements of Farnham Royal / Farnham Common with Burnham / Slough and Beaconsfield / Knotty Green. The entire parcel acts as a strong natural barrier to the merging of the built-up areas of Farnham Royal / Farnham Common and Burnham / Slough as the majority of the parcel consists of dense woodland.</p>	3
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The land parcel contains less than 5% built-form.</p> <p>There is a small amount of built form on Egypt Lane and adjacent to the built-up area of Farnham Royal / Farnham Common. There is a car parking area on Lord Mayors Drive in the east of the land parcel and there is a very small amount of development in the peripheries of the land parcel including two smaller car parks. The land parcel retains a strong and unspoilt rural character, almost entirely consisting of woodland throughout.</p>	5
<b>Purpose 3: Total Score</b>			<b>5/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



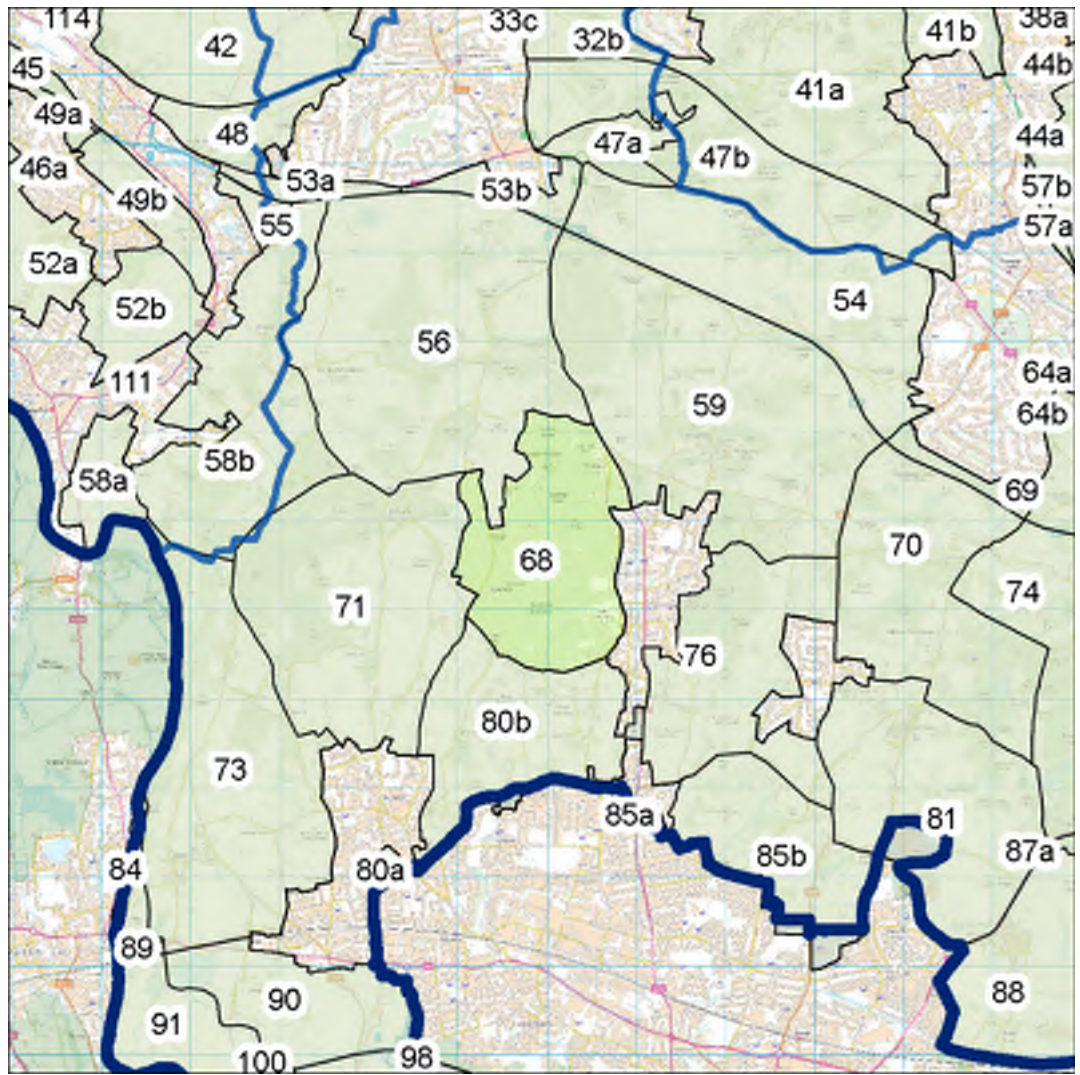
Photograph 1: Looking north-west from Park Lane in the north-west of the land parcel.



Photograph 2: Looking south-east from Park Lane in the south-west of the land parcel.



1:20000  
Context Plan



General Area	69		
Area (ha)	42.2		
Local Authority	South Bucks		
Location Plan			
Description	General Area 69 is located to the south of Gerrards Cross in South Bucks District and is bounded by the settlement of Gerrards Cross to the north, the B416 to the west, the M40 to the south and Fulmer Road to the east.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the 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 with the large built-up area of Gerrards Cross, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the Gerrards Cross built-up area is weak consisting of detached homes with large gardens bounded by woodland. Although those properties on Howards Wood Drive are regular, there are breaks in this built form and properties within the land parcel on (and leading from) Howards Thicket and Fulmer Drive are more dispersed and irregular. While the M40 Motorway forms a durable boundary along the south of the land parcel, the</p>	3+

		parcel is an important boundary to sprawl owing to the weak boundary with the settlement of Gerrards Cross.	
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms part of the wider gap between the non-Green Belt settlements of Gerrards Cross and Stoke Poges and Farnham Common.</p> <p>While the scale of the gap is important to restricting the merging of Gerrards Cross with the Green Belt settlement of Fulmer, this land parcel is less important to the gap overall than Green Belt areas to the south as the land parcel is contained to the south by the M40 Motorway.</p>	3
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land use is mostly characterised by woodland with some open fields in the east of the land parcel; some of which are used for pasture adjacent to Fulmer Road, and contribute to the largely rural character of the land parcel overall. The woodland is denser in the north of the land parcel where trees are more mature.</p> <p>There is sporadic built form in the west and east of the parcel including large detached properties dispersed amongst the woodland in the west of the parcel and a pylon, electricity substation and farm building in the east of the land parcel, north of the M40.</p> <p>The topography of the land parcel is predominantly flat in the east, sloping up to the west, with open long distance views to the south interrupted by the M40 in some places. The topography and presence of woodland contributes to a more enclosed feel to the land parcel in the west. Despite being of a small scale and the close influences of infrastructure and built-form, the land parcel possesses a strong unspoilt rural character.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>



Site Photos

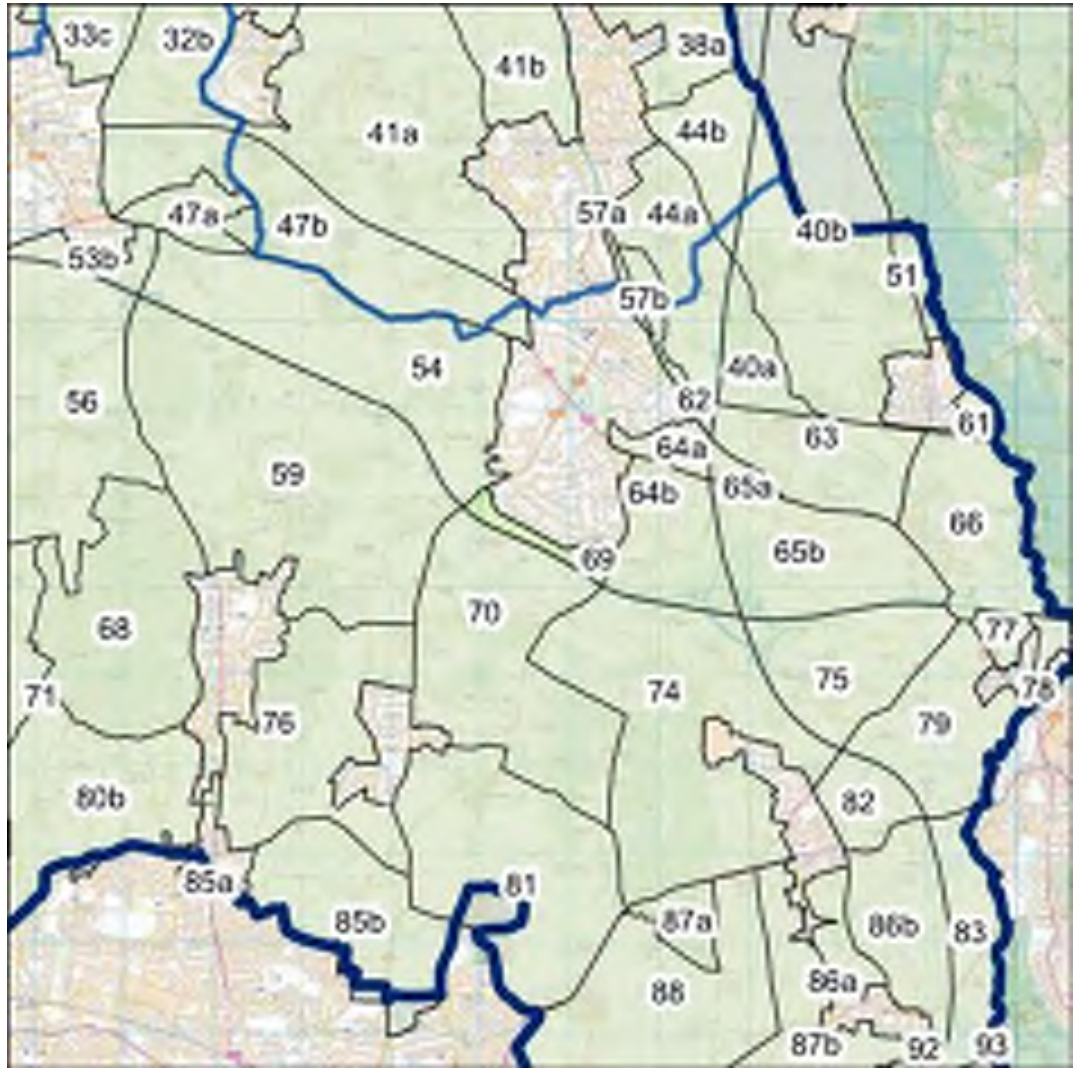


Photograph 1: View of General Area 69 facing west from Fulmer Road on the parcel's eastern boundary.



Photograph 2: View of General Area 69 facing north-west from Fulmer Road on the parcel's eastern boundary.

1:20000  
Context Plan





General Area	70		
Area (ha)	573.1		
Local Authority	South Bucks		
Location Plan			
Description	<p>General Area 70 is located to the north-east of Stoke Poges and to the south of Gerrards Cross. It is bounded to the north by the M40, to the east by Fulmer Road, Windmill Road, Fulmer Common Road and Black Park Road, to the south by Rowley Lane and Hollybush Hill and to the west by the B416. The south-west corner of the parcel directly abuts the settlement of Stoke Poges.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of an identified large built-up area, though it is noted that the northern edge of the parcel is within close proximity to Gerrards Cross / Chalfont St Peter. Only a very small parcel of land (General Area 69), as well as the M40, separate the parcel from the edge of the large built-up area and development in the north may constitute sprawl.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent	Prevents development	The parcel forms almost all of the essential gap between	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.	<p>Stoke Poges and Gerrards Cross. This gap is very narrow in scale and the parcel plays an important role in preventing ribbon development along the B416 that would reduce the scale of this gap, both physically and perceptually.</p> <p>The parcel also maintains the gaps between Stoke Poges and the Green Belt settlements of Fulmer and Wexham Street. In the latter case, the gap between these settlements is very small in scale and already diminished in perceptual terms by ribbon development along Hollybush Hill. As such, the Green Belt is important to maintaining the ongoing separation between the two settlements.</p>	
<b>Purpose 2: Total Score</b>			<b>5/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Overall, less than 10% of the parcel is covered by built form, but there is some variation in the character of the area.</p> <p>Much of the parcel retains a highly rural character with a strong sense of remoteness. Stoke Common in the west of the parcel feels particularly open and retains a very unspoilt feel. Dense woodland and heathland extends across much of the parcel, including Upton Wood and Fulmer Common, occasionally interspersed with small arable and pasture plantations and farm buildings.</p> <p>Built form is primarily concentrated in the north-east of the parcel in the Green Belt village of Fulmer, with retains a very rural feel. However, there is more of a sense of encroachment in the south-west of the parcel near Wexham Street. A cluster of large, detached homes with sprawling gardens is concentrated along Hollybush Hill and Framewood Road, as well as an extensive school and college site, and playing fields on Fulmer Common Road. These sites tend to be heavily enclosed with densely planted buffers but still detract somewhat from the sense of unspoilt rurality in the remainder of the parcel.</p> <p>The majority of the parcel retains a strong unspoilt, rural character, though the variation in character and proliferation of encroachment in the south of the parcel should be noted.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The parcel does not directly abut an identified historic core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: Stoke Common in General Area 70, looking south.



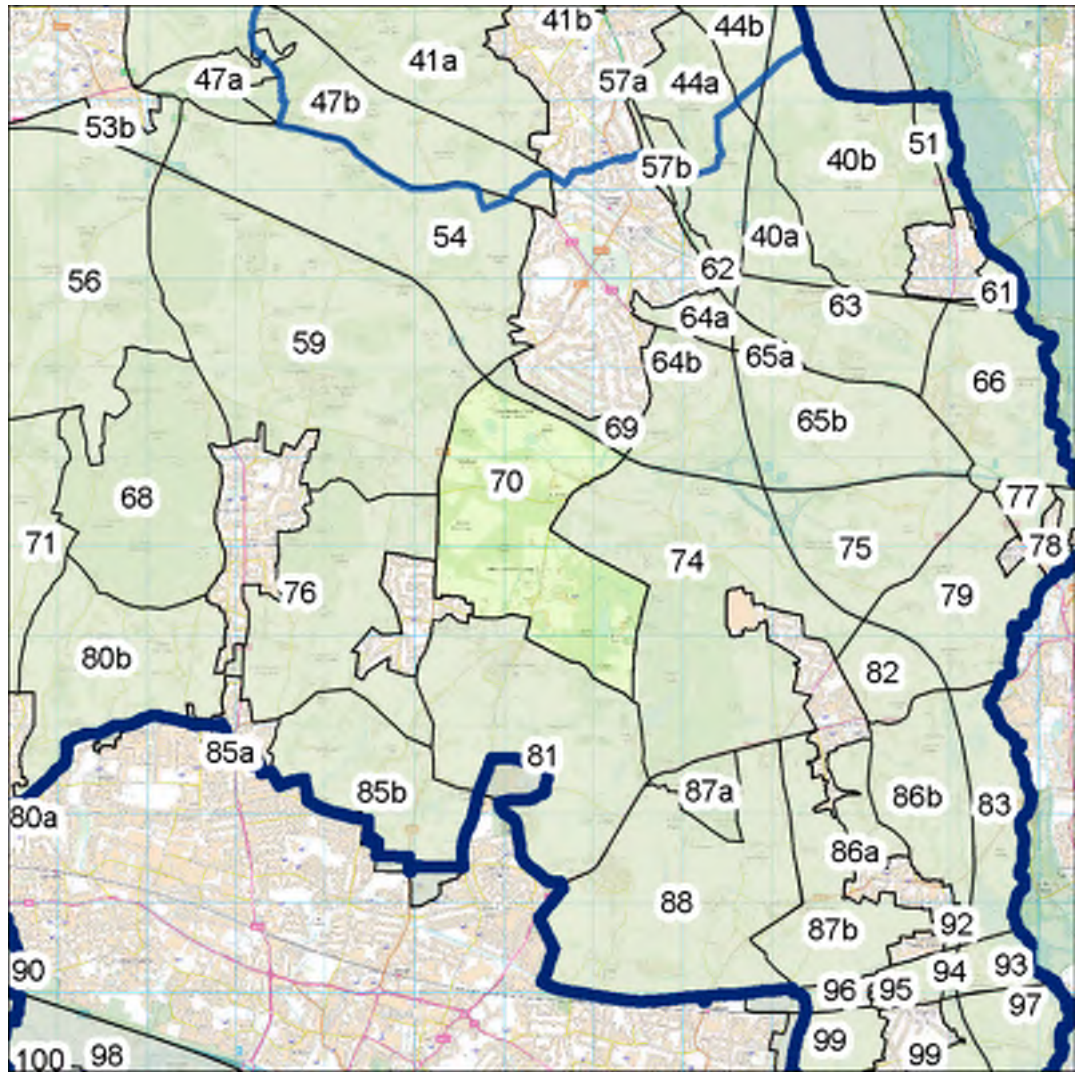
Photograph 2: Looking north on Fulmer Road in Fulmer village, in the north of General Area 70.

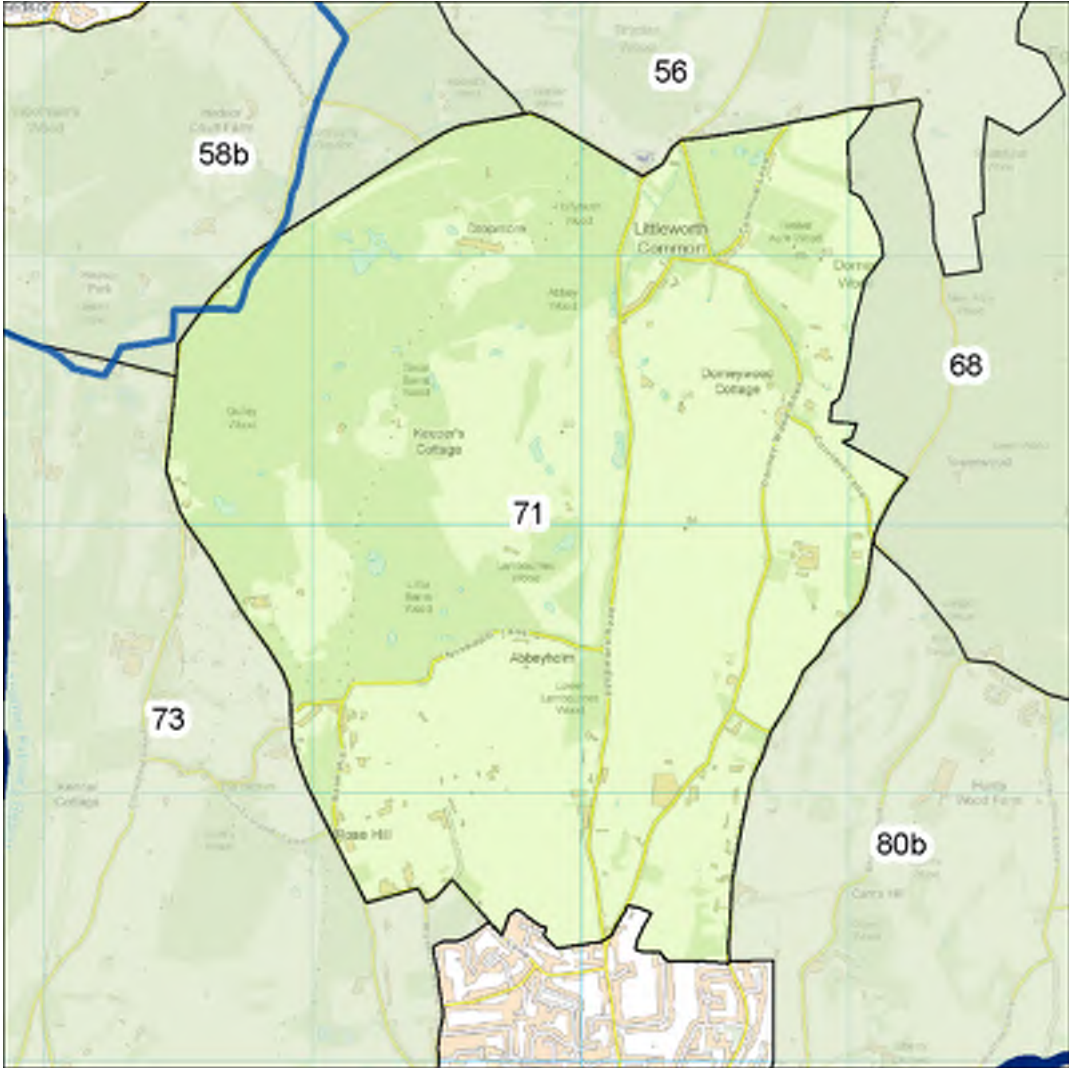


Photograph 3: Looking south across playing fields from Fulmer Common Road, in the south-east of General Area 70.



1:20000  
Context Plan



General Area	71		
Area (ha)	620.8		
Local Authority	South Bucks / Wycombe		
Location Plan			
Description	<p>General Area 71 is located to the north Burnham / Slough. It is bound to the west by Taplow Common Road, Cliveden Road and Heathfield Road and to the south-west by Wymers Wood Road and Poyle Lane. The southern boundary is non-Green Belt settlement of Burnham / Slough. The eastern boundary is Green Lane with dense woodland forming the north-eastern boundary. The northern boundary is Boveney Wood Lane, Littlewood Road and Wooburn Common Road.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Burnham / Slough 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 Burnham / Slough. General Area 71 is predominantly bordered by features lacking in durability or permanence, consisting of residential gardens and hedgerows.	3+
<b>Purpose 1: Total Score</b>			<b>3+/5</b>

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the less essential gap between the non-Green Belt settlements of Burnham / Slough, Bourne End / Wooburn, High Wycombe and Beaconsfield / Knotty Green. The gap is of a sufficient scale and character such that the parcel is less important for preventing the coalescence of settlements.	1
<b>Purpose 2: Total Score</b>			<b>1/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Although the land parcel contains less than 5% built form, there is sporadic, small scale residential development throughout, which slightly diminishes the sense of unspoilt rurality.</p> <p>Most of the development is located in the south and along the eastern boundary of the parcel. This takes the form of residential ribbon development along Taplow Common Road and Green Lane, consisting predominantly of large houses, often set in expansive grounds and wooded areas. Other development includes a number of commercial properties on Dropmore Road, including a nursery and garage, as well as ancillary buildings associated with the National Trust Dorneywood Garden. Collectively, these developments diminish the overall openness of the countryside.</p> <p>The remainder of the land parcel is characterised by open, arable farming fields in the south and east and woodland, Burwood Estate and Lambourne Golf Course in the north-west.</p> <p>Overall, despite the proliferation of various developments throughout, much of this does not detract from the parcel's strong unspoilt rural character.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>



Site Photos

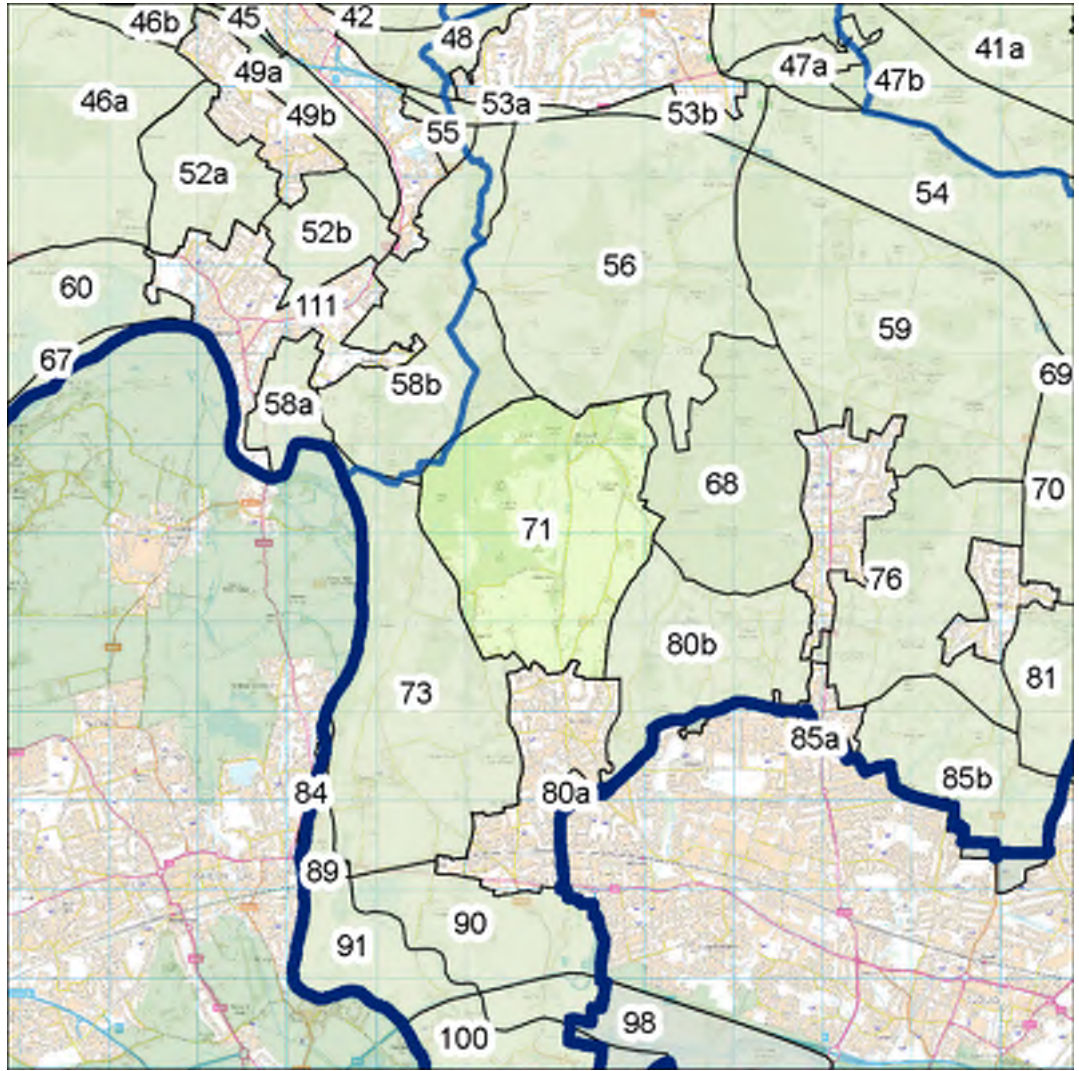


Photograph 1: Lambourne Golf Course in the north-west of General Area 71.



Photograph 2: View south-east towards arable fields in the foreground and woodland in the background from Dropmore Road in the south of General Area 71.

1:20000  
Context Plan





General Area	72		
Area (ha)	166.7		
Local Authority	Wycombe		
Location Plan			
Description			
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of 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 Marlow is not strongly defined with fences and sports playing fields comprising much of the boundary between Green Belt and development to the north-east of the land parcel, although wooded areas and defined hedgerows act as a further barrier between Green Belt and the settlement of Marlow.</p>	3+
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring towns from	Prevents development that would result in merging of or significant	The parcel does not provide a gap between any settlements and makes no discernable contribution to separation.	0



merging	erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.		
<b>Purpose 2: Total Score</b>			<b>0/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The parcel is relatively free of built form overall, with a few piecemeal farm houses along Harleyford Lane and on Lower Pound Lane. Harleyford Golf Club is located between Harleyford Lane and Henley Road within this parcel. The north-east of the land parcel consists of largely recreational areas including Marlow Sports Club and playing fields. The remainder of the land parcel consists of flat agricultural and unused fields. Despite having a largely open and rural feel, the sense of rurality is diminished by the proximity to Marlow in the north and north-east and visible development on the south bank of the River Thames to the south.</p> <p>Despite having a semi-urban character in the north-east, the land parcel possesses a largely open rural character overall.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	<p>The north-eastern corner of the land parcel plays an important role maintaining unique setting of Marlow's historic area by providing unbroken vistas towards Marlow Bridge and the spire of All Saints Church from the land parcel at the River Thames. The land parcel also abuts Higginson Park and the Grade II listed Court Garden House that are both also within the Marlow historic area.</p> <p>While there is a strong connection between the land parcel and the Marlow historic area, this is highly localised in the north-eastern corner of the land parcel. Views both into the historic area and into the parcel are largely obscured by tree cover and a generally flat topography throughout General Area 72.</p>	3
<b>Purpose 4: Total Score</b>			<b>3/5</b>

Site Photos



Photograph 1: Higginson Park and Court Garden House at the north-eastern edge of the land parcel; looking north-east from Lower Pound Lane in the east of the land parcel.



Photograph 2: Looking north-west towards the settlement of Marlow with the northern portion of the land parcel in foreground; taken from Lower Pound Lane in the east of the land parcel.



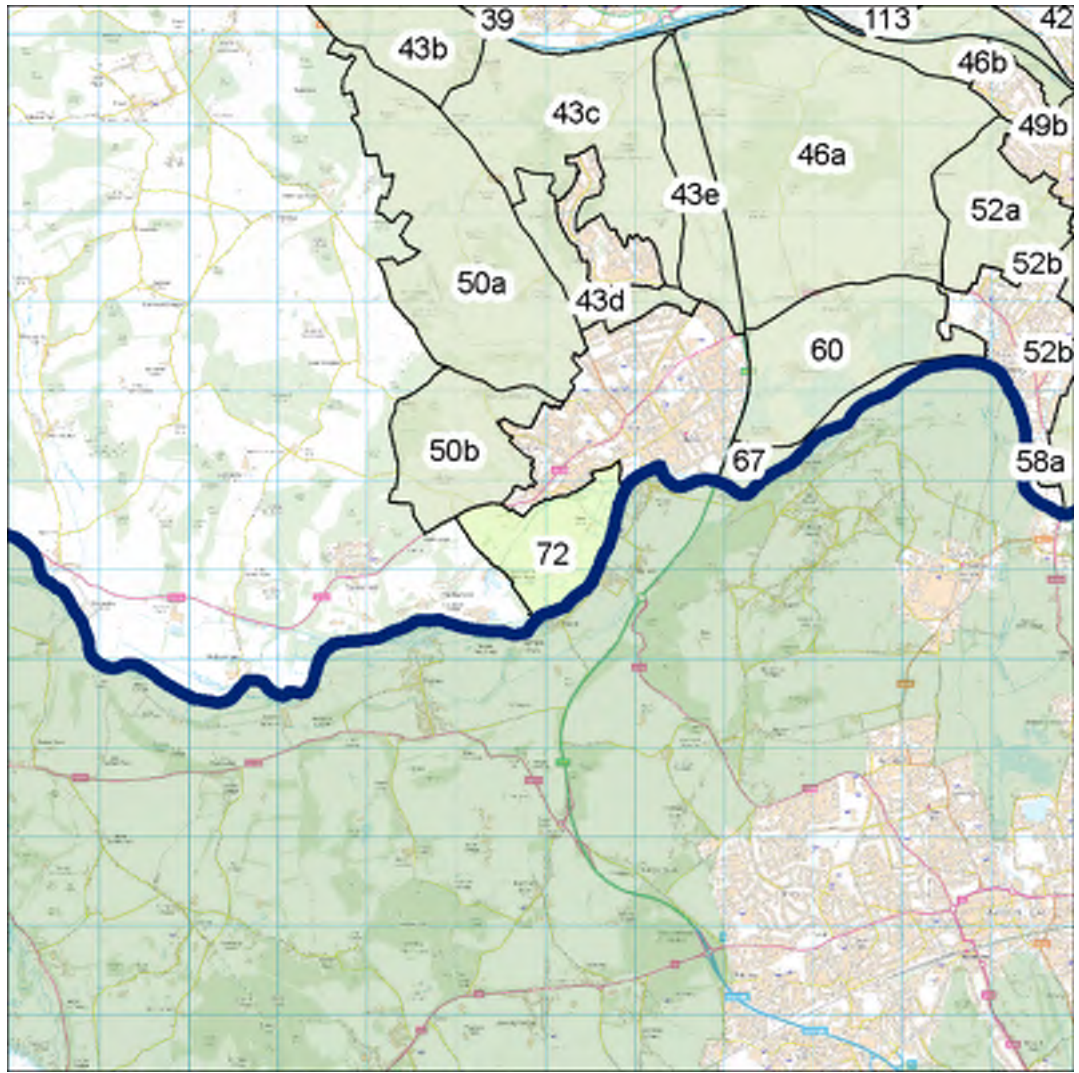
Photograph 3: Looking south-east towards the eastern portion of the land parcel; taken from Lower Pound Lane in the east of the land parcel.



Photograph 4: Looking north from Harleyford Lane in the west of the land parcel; near Harleyford Golf Club and Course.



1:20000  
Context Plan



General Area	73		
Area (ha)	643.2		
Local Authority	South Bucks / Wycombe		
Location Plan			
Description	<p>General Area 73 is located to the east of Maidenhead and the west of Burnham / Slough. It is bound to the west by the River Thames and the Jubilee River. The southern boundary consists of Bath Road, the Great Western Main Line railway line and the non-Green Belt settlement of Burnham / Slough. The eastern boundary is Burnham / Slough, Poyle Lane, Wymers Wood Road, Taplow Common Road and Cliveden Road. The northern boundary is Bourne End Road, Hedsor Hill and a private road surrounded by development in the north-west. The Green Belt settlement of Taplow Village is located in the south-west of the General Area.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Burnham / Slough 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	The land parcel is connected with the large built-up area of Burnham / Slough. The boundary between the land parcel and the Burnham / Slough built-up area consists of a mixture of durable features including roads and a railway line as well as features that are lacking in permanence including residential gardens and hedge rows.	3+

	boundary.	The land parcel serves as an additional barrier to sprawl.	
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms the essential gap between the non-Green Belt settlements of Burnham / Slough and Maidenhead, as well as much of the wider gap between Burnham / Slough and Bourne End / Wooburn.</p> <p>While the Jubilee River and River Thames act as a barrier to coalescence, the overall openness and scale of the gap is important to preventing the perceived merging of Burnham / Slough and Maidenhead and preventing ribbon development along the A4; development which may result in coalescence between these settlements.</p> <p>The parcel also protects the gaps between Burnham / Slough and Taplow Village and Taplow Riverside. These gaps are particularly narrow and the parcel plays an important role in preventing development that may result in the merging of these settlements.</p>	5
<b>Purpose 2: Total Score</b>			<b>5/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The land parcel contains less than 5% built-form.</p> <p>Built form is concentrated in the Green Belt settlement of Taplow Village in the south-west of the parcel. In the north of the parcel there is a further concentration of residential development at the National Trust's Cliveden Village and further north is National Trust's Cliveden hotel and spa. The remainder of the parcel is characterised by areas of woodland, horse paddocks, some arable farmland and Huntswood Golf Course in the centre of the land parcel.</p> <p>Despite being in close proximity to development to the west and east, the majority of the land parcel possesses a largely rural open character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>



Site Photos



Photograph 1: View towards pony paddocks in the centre of General Area 73; looking north-west from Cliveden Road.



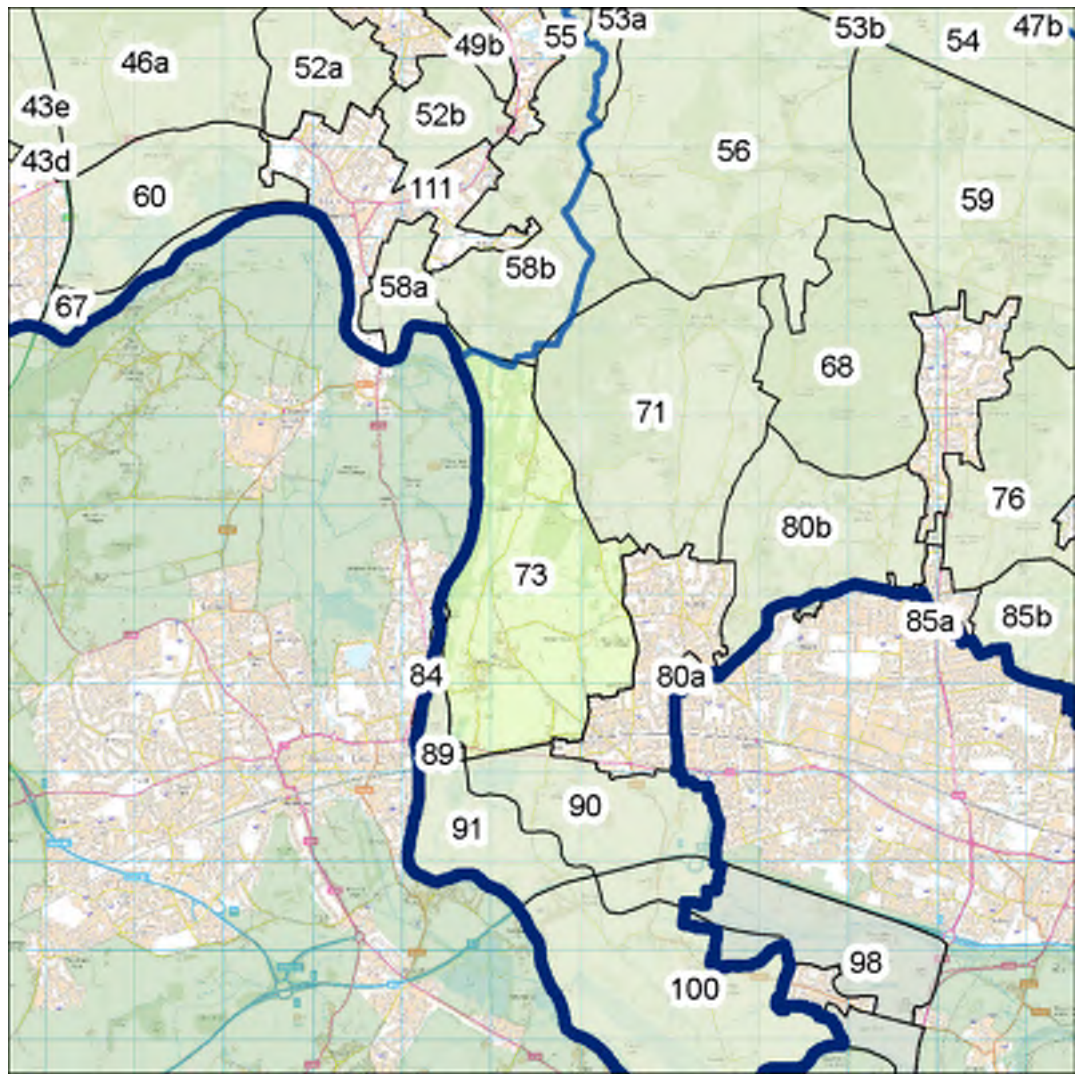
Photograph 2: View towards south-west of General Area 73; from Mill Lane in the south of the parcel.



Photograph 3: View of National Trust's Cliveden Village from Cliveden Road in the north of the land parcel.



1:20000  
Context Plan





General Area	74		
Area (ha)	538.0		
Local Authority	South Bucks		
Location Plan			
Description	<p>General Area 74 is located to the north and west of Iwer Heath and contains land with planning permission for the expanded Pinewood Studios. It is bounded to the west by Black Park Road, Fulmer Common Road, Windmill Road and Fulmer Road, to the south by the A412, to the east by the M25 and to the north by the M40. Parts of the parcel's eastern and south-eastern boundaries directly adjoin Iwer Heath.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of an identified large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>

(2) To prevent neighbouring towns from 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 part of the wider gap between Gerrards Cross and Iver Heath, and Slough and Iver Heath. The northern and south-western areas of the parcel in particular play a role in maintaining the general scale and openness of this gap and preventing the coalescence of the settlements, though the south-eastern area is less important for preventing coalescence.</p> <p>The parcel also maintains the gaps between Iver Heath and the Green Belt settlements of Fulmer and Wexham Street. In the former case, the parcel prevents further ribbon development along Alderbourne Lane and Fulmer Common Road which may lead to a reduction in the gap in perceptual terms.</p>	3
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Overall, although currently less than 5% of the parcel is covered by built form, there is significant variation in the character of the area.</p> <p>In the east of the parcel, there is substantial existing encroachment into the countryside around Pinewood Studios; this will likely increase significantly as the expansion of the site progresses, incorporating a significant area of open land between Pinewood Road and Seven Hills Road and diminishing its rural character.</p> <p>Encroachment is also prevalent in the south-east of the parcel at the fringes of Iver Heath, with a number of dwellings along Pinewood Road, Slough Road and Church Road, and an extensive mineral working to the west of Pinewood Road.</p> <p>Residential dwellings are also dispersed across the north of the parcel around Langley Corner and the Green Belt settlement of Fulmer, though these are generally set in large, open grounds and do not inherently diminish the feeling of open character. Set amongst these properties, significant areas of open, rolling countryside remain, consisting of large arable fields, paddocks and patches of dense woodland. The west of the parcel remains almost completely undeveloped, consisting of the dense woodland of the Black Park Country Park. This area feels very rural and remote, despite its proximity to urban areas.</p> <p>Overall, the parcel displays significant variation in character but, on balance, maintains a largely rural open character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The parcel does not directly abut an identified historic core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: Alderbourne Lane, looking north-east across General Area 74.



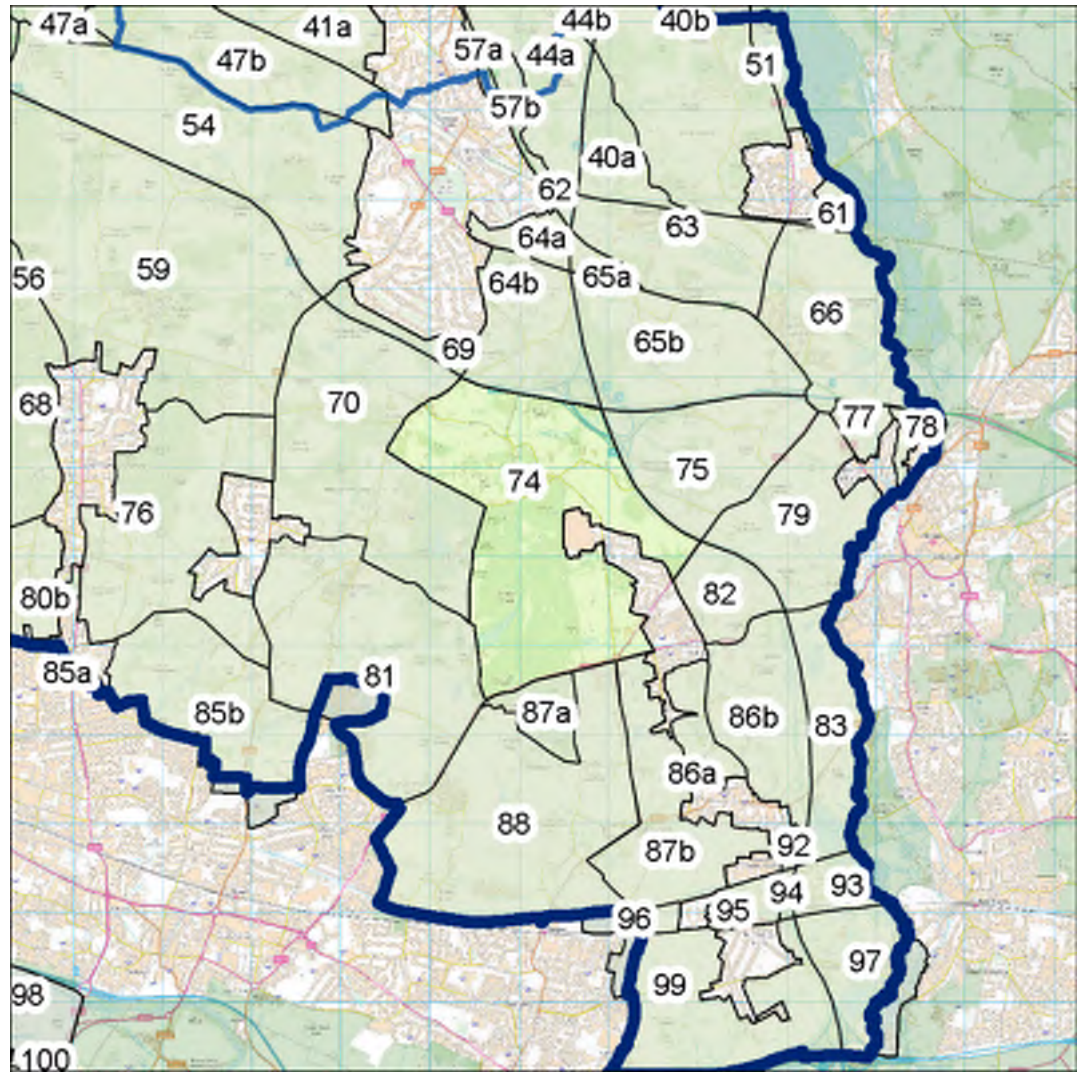
Photograph 2: Construction at the expanded Pinewood Studios site, south of Seven Hills Road.





Photograph 3: Looking north across General Area 74 from Seven Hills Road.

1:20000  
Context Plan



General Area	75		
Area (ha)	229.4		
Local Authority	South Bucks		
Location Plan			
Description	<p>General Area 75 is located to the west of Uxbridge, part of the Greater London large built-up area, and the north-east of Iver Heath. It is bounded to the north by the M40, to the west by the M25, and to the south-east by the A412. Part of the M25/M40 intersection is contained in the parcel's north-west corner.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent	Prevents development	The parcel forms part of the wider gap between the non-	3



neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>Green Belt settlements of Uxbridge and Iver Heath. In particular, the south of the parcel plays an important role in maintaining the overall scale and openness of the gap, which has a particularly open character with long vistas possible across open land. It also forms a small part of the less essential gap between Iver Heath and Gerrards Cross.</p> <p>The parcel also plays an important role in preventing ribbon development along the A412 in the gap between Iver Heath and the Green Belt settlement of Denham, maintaining both physical and perceptual separation between the settlements.</p>	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the parcel is covered by built form. While there is a limited amount of piecemeal development concentrated along Seven Hills Road, predominantly commercial premises operating from small warehouses with yards, the majority of the parcel retains a highly open character.</p> <p>In particular, the River Alderbourne valley which runs through the centre of the parcel maintains a strong sense of rurality, consisting of large, open arable fields and areas of extensive woodland, set amongst rolling hills. Remaining built form is limited to dispersed farm buildings and isolated dwelling houses, predominantly in the north of the parcel.</p> <p>The M25 and M40 motorways which contain the parcel to the north and west reduce its sense of remoteness somewhat, but overall the parcel retains a strong unspoilt rural character.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The parcel does not directly abut an identified historic core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

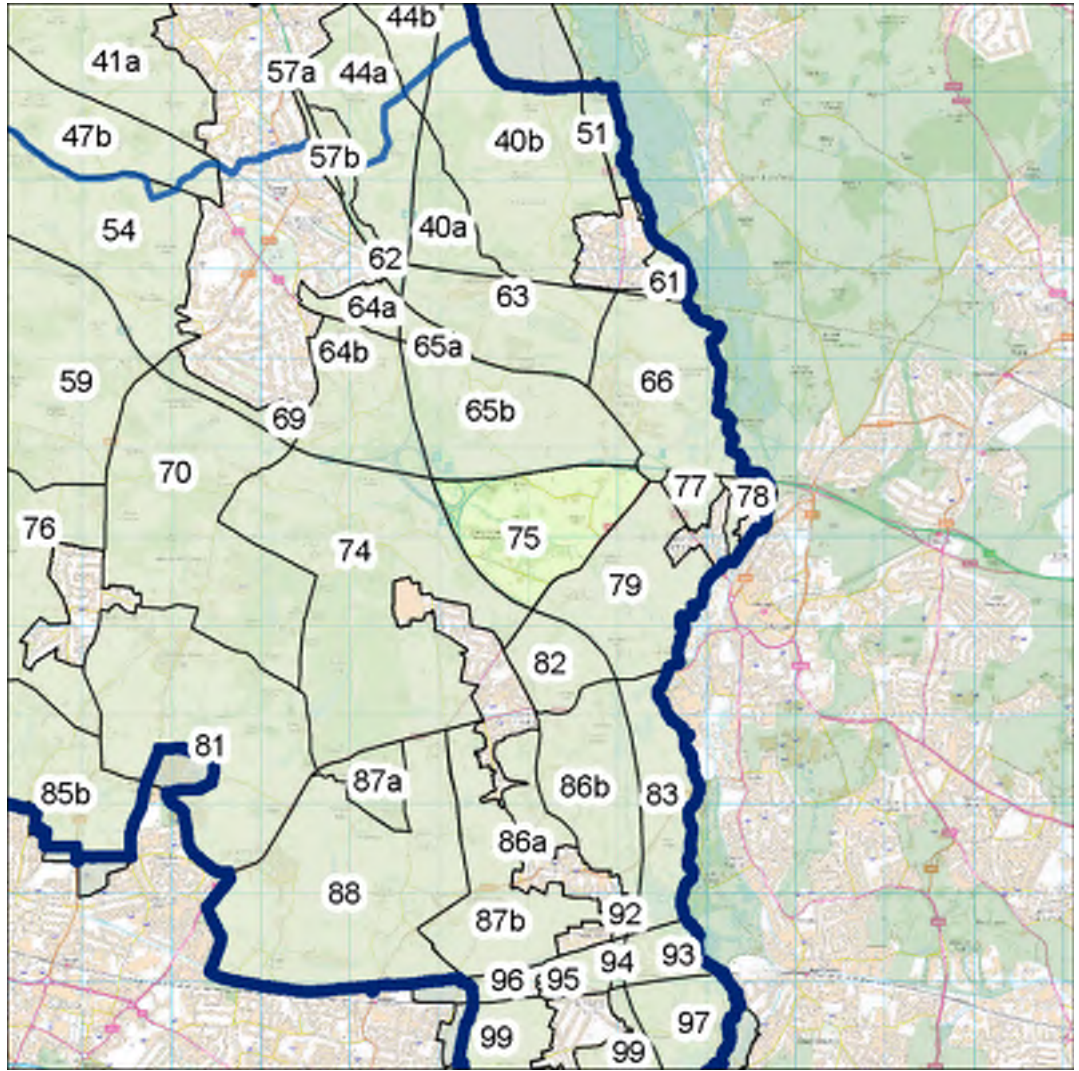


Photograph 1: Hollybush Lane, facing north-west across General Area 75 towards Field Road.

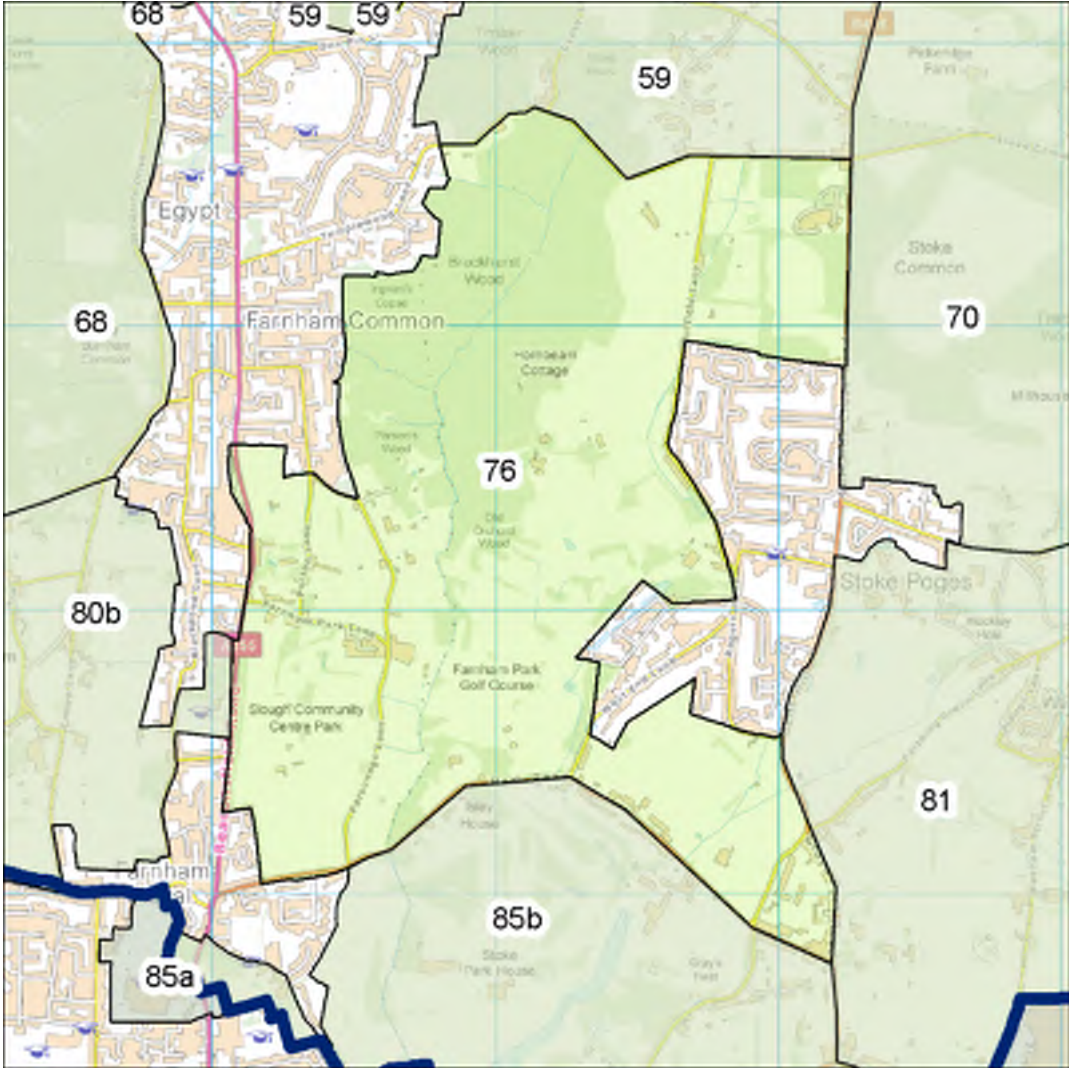


Photograph 2: Looking north from Hollybush Lane across General Area 75, with the M40 to the rear.

1:20000  
Context Plan





General Area	76		
Area (ha)	387.0		
Local Authority	South Bucks		
Location Plan			
Description	<p>General Area 76 is located to the east of Farnham Common / Farnham Royal and to the west of Stoke Poges. It is bound to the west and south-west by the built-up area Farnham Royal / Farnham Common and the A355 (Beaconsfield Road). The southern boundary is the B416 (Park Road), the eastern boundary is Grays Park Road, the built-up area Stoke Poges and the B416 (Gerrards Cross Road), while the northern boundary is Templewood Lane.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>

(2) To prevent neighbouring towns from 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 Farnham Royal / Farnham Common, Stoke Poges, and Slough, preventing development that would significantly reduce the perceived and actual distance between these settlements.	5
<b>Purpose 2: Total Score</b>			<b>5/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The land parcel contains less than 5% built-form.</p> <p>Built form is concentrated in the south-east of the parcel with ribbon development along Park Road and Greys Park Road with particularly high density between Park Road, Greys Park Road and Church Lane. There are additional concentrations of development in the west of the parcel at Farnham Park Lane and Purton Lane and adjacent to Farnham Royal / Farnham Common.</p> <p>The remainder of the land parcel is characterised by a large expanse of woodland in the north-west, a campsite, allotments and parkland in the north-east. Farnham Park Golf Club and grounds occupies the south-central portion of the land parcel while the south-west contains Farnham Park, some built form of the Farnham Park Baseball and Softball Complex. Additionally, there are isolated arable farming fields and unused fields throughout the land parcel. The majority of the land parcel possesses a largely rural open character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



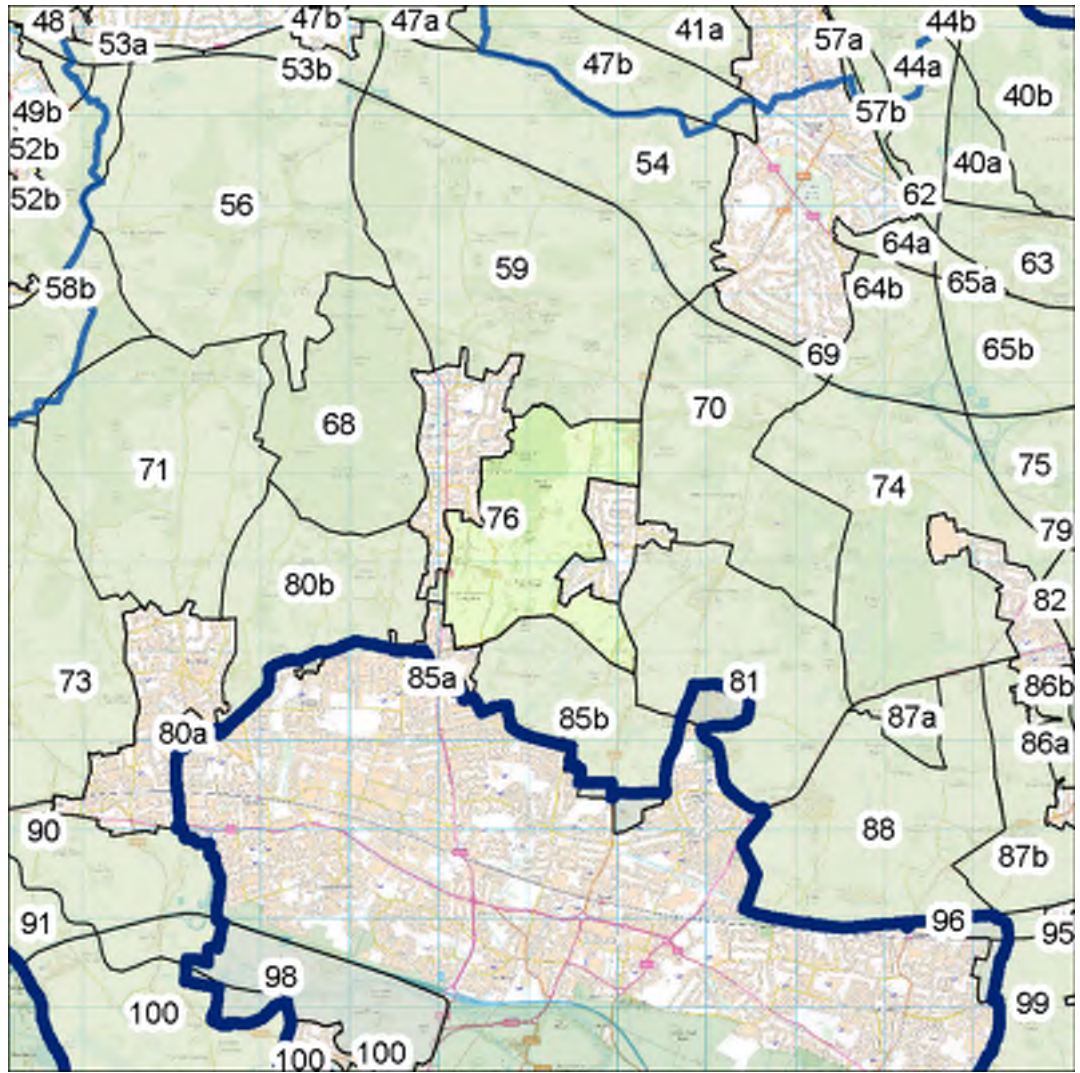
Photograph 1: View north-west towards hilly meadows and woodland from Rickman's Lane in the centre of General Area 76.

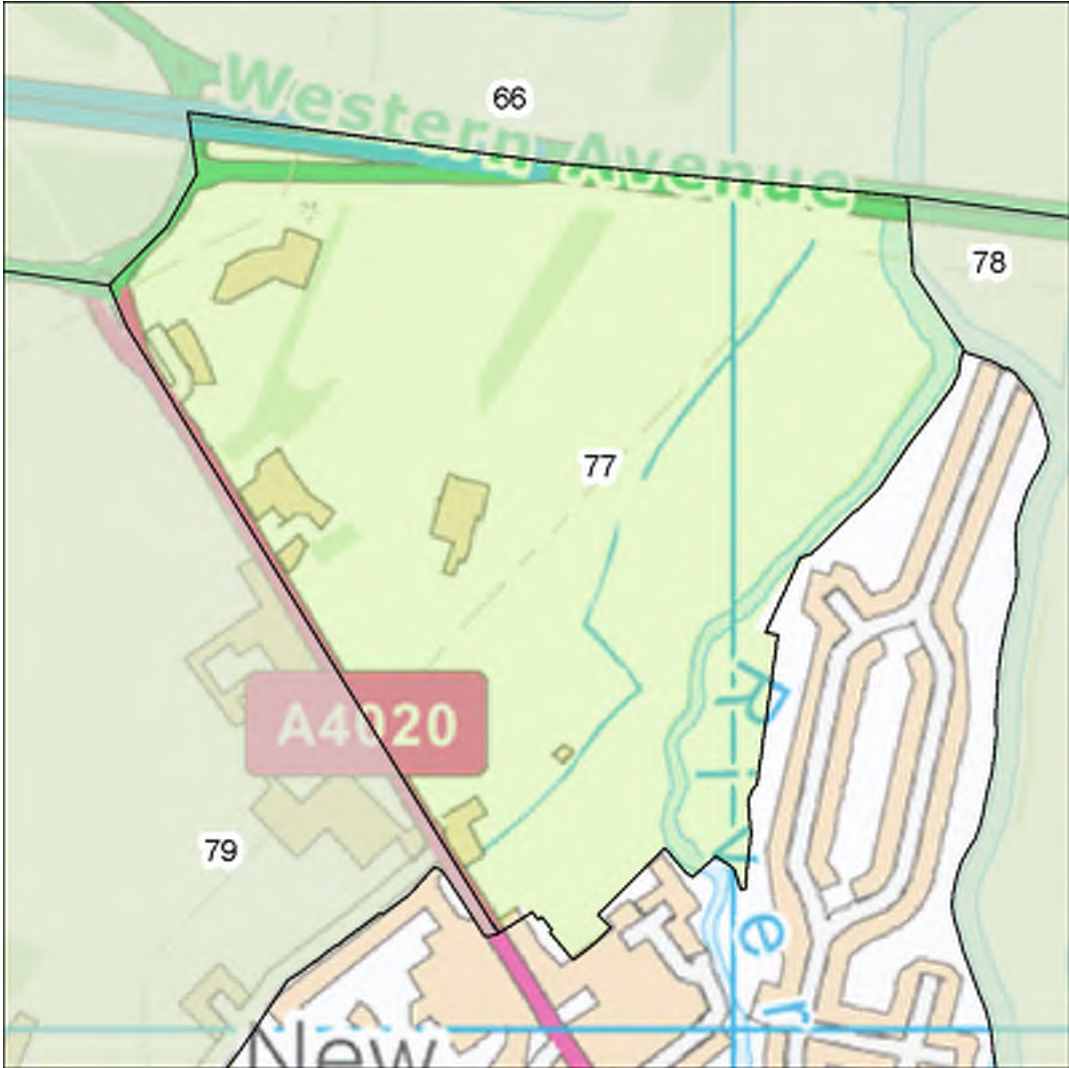


Photograph 2: View south-west towards hilly meadows and woodland from Rickman's Lane in the centre of General Area 76.



1:20000  
Context Plan



General Area	77		
Area (ha)	30.1		
Local Authority	South Bucks		
Location Plan			
Description	<p>General Area 77 is located to the north-west of Uxbridge / New Denham and to the south-east of Denham. It is bounded to the north by the A40, to the west by the A4020 and A4020/A40/M40 junction, and along a small part of its eastern edge by the River Colne. It directly abuts Uxbridge / New Denham along much of its eastern and southern edges.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Greater London / New Denham 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 Greater London / New Denham along its southern and eastern edge, preventing its outward sprawl into open land. The land parcel plays a particularly important role in preventing the further outward growth of London given historic sprawl in this part of the Green Belt.</p> <p>The boundary between the land parcel and the built-up area is mostly inconsistent, frequently cutting across open land or following softer, natural features which are not readily</p>	3+

		recognisable or likely to be permanent, particularly at the northern end of Willow Crescent West and around Oakside. The Green Belt acts as a barrier to sprawl in the absence of another durable boundary.	
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The parcel forms a small part of the wider gap between Uxbridge / New Denham and Denham Green, maintaining the overall openness of the gap.</p> <p>The parcel, particularly the eastern part, also performs an important role in maintaining the gap between Uxbridge / New Denham and the Green Belt settlement of Denham, preventing ribbon development along the A4020 that would further erode the gap between these settlements in perceptual terms.</p>	3
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Between 5% and 10% of the parcel is covered by built form, though the high concentration of development along Oxford Road (A4020) detracts from its unspoilt rurality.</p> <p>The west of the parcel has suffered encroachment, with development including a church, football club, small commercial premises and residential dwellings. The concentration of these uses along the main road contributes to an urban fringe character here.</p> <p>The remainder of the parcel consists of flood plain pasture and rough grassland fields, which maintain a strong sense of openness, though the A40 to the north is another urbanising influence.</p> <p>On balance, the parcel maintains a largely rural open character overall.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The parcel does not directly abut an identified historic core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>



Site Photos



Photograph 1: Looking north-east across General Area 77 from Oxford Road (A4020).



Photograph 2: Denham Ladies FC and the Church of St. Francis in General Area 77.

1:20000  
Context Plan

