

The Buckinghamshire Authorities
**Buckinghamshire Green Belt
Assessment**

Annex Report 1F - General Area
Assessment Pro-formas

242368-4-05

Issue | 7 March 2016

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

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

Job number 242368-00

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

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

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

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

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

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

| 9a | 3 | RSA-4 | Northern part of General Area 9a, to the north of Upper Icknield Way. | Wycombe |
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| 9g | 3 | RSA-5 | North-west part of General Area 9g (built-up area of Walters Ash RAF Air Command). | Wycombe |
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| 13a | 2 | RGA-3 | Whole General Area. | Chiltern |
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| 15 | 3 | RSA-6 | Village of Botley. | Chiltern |
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| 22a | 3 | RSA-7 | East part of General Area 22a, east of Bell Lane. | Chiltern |
|-----|---|--------|---|--------------------|
| 23a | 3 | RSA-8 | Southern part of General Area 23a, south of School Lane. | Chiltern |
| 24a | 3 | RSA-9 | Western part of General Area 24a, west of Earl Howe Road. | Chiltern / Wycombe |
| 29 | 3 | RSA-10 | Western part of General Area 35, and whole General Area 29. | Chiltern |
| 30 | 2 | RGA-4 | Whole General Area. | Chiltern |
| 31 | 2 | RGA-5 | Whole General Area. | Chiltern |
| 32a | 3 | RSA-11 | Southern part of General Area 32a, south of Mill Lane. | Chiltern |
| 35 | 3 | RSA-10 | Western part of General Area 35, and whole General Area 29. | Chiltern |

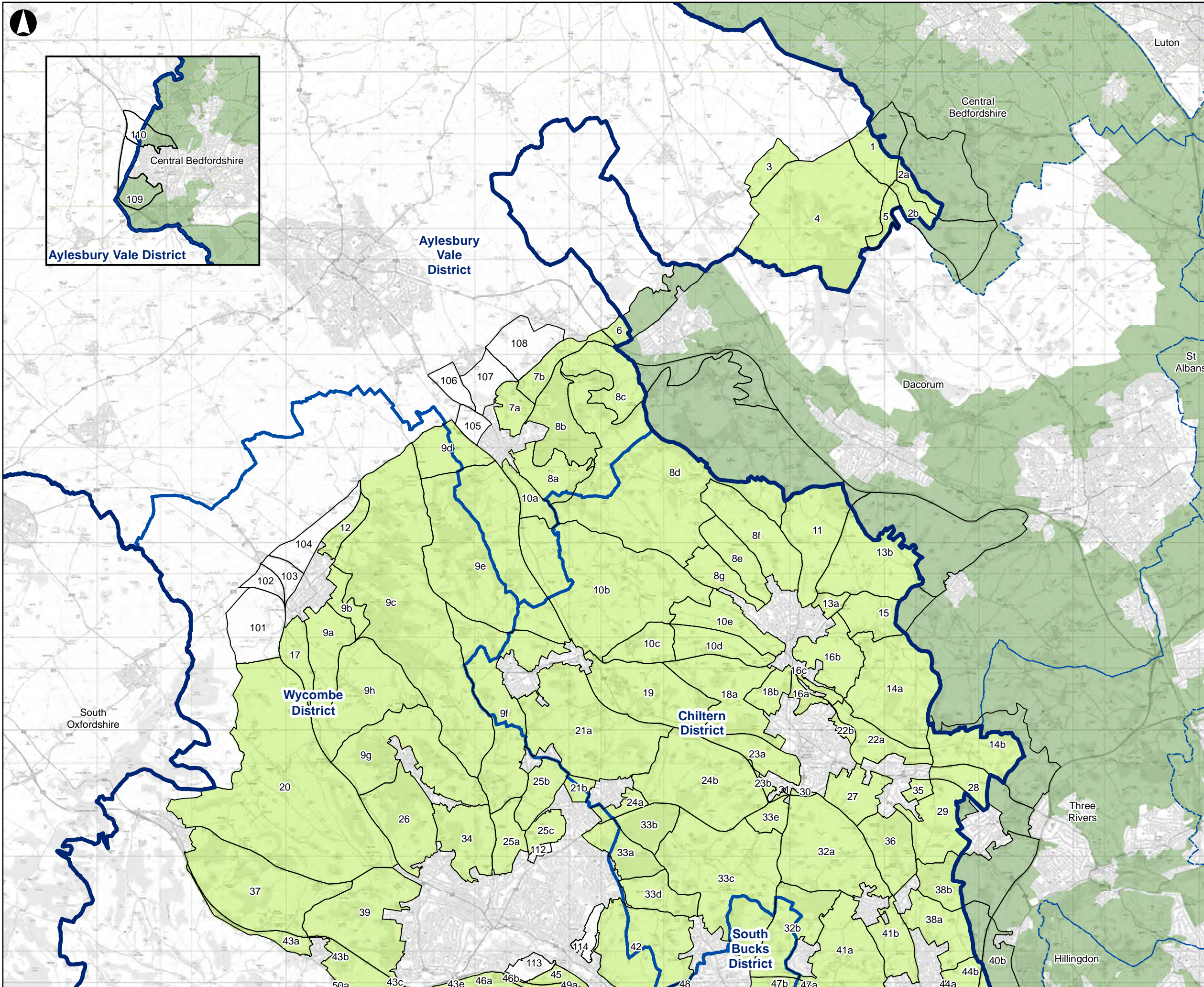
| 38a | 3 | RSA-12 | North-west part of General Area 38a, incorporating National Society for Epilepsy site and wider area to the north. | Chiltern |
|-----|---|--------|--|-------------|
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| 40b | 3 | RSA-13 | Small area in the south of General Area 40b, east of Tilehouse Lane. | South Bucks |
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| 43b | 3 | RSA-14 | West of General Area 43b, at the edge of Lane End. | Wycombe |
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| 44a | 3 | RSA-15 | Small area in the north-east corner of General Area 44a, north of Hogtrough Wood. | Chiltern |
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| 47a | 3 | RSA-16 | West of General Area 47a, encompassing Wilton Park MDS and further land to the west and west. | South Bucks |
| 47b | 3 | RSA-17 | West of General Area 47b, west of The Beaconsfield Golf Club. | South Bucks |
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| 53b | 3 | RSA-18 | Eastern part of General Area 53b. | South Bucks |
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| 57a | 2 | RGA-6 | Whole General Area. | Chiltern / South Bucks |
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| 58a | 3 | RSA-19 & RSA-20 | Two areas of General Area 58a, in the north, north of Hedsor Road, and south-west, west of Ferry Lane. | Wycombe |
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| 60 | 3 | RSA-21 | Eastern part of General Areas 60 and 67, at the edge of Bourne End / Wooburn. | Wycombe |
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| 65a | 2 | RGA-7 | Whole General Area. | South Bucks |
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| 66 | 3 | RSA-22 | South-western part of General Area 66, encompassing settlement of Denham. | South Bucks |
| 67 | 3 | RSA-21 | Eastern part of General Areas 60 and 67, at the edge of Bourne End / Wooburn. | Wycombe |

| 74 | 3 | RSA-23 & RSA-24 | Two areas within General Area 74: east of Pinewood Road; and area of land with planning permission for Pinewood Studios expansion. | South Bucks |
|-----|---|-----------------|---|-------------|
| | | | | |
| 76 | 3 | RSA-25 & RSA-26 | Two areas within General Area 76 (both of which form part of a wider sub-area): small area in the south-east, east of Church Lane (encompassing part of General Area 85b); and west of Parsonage Lane (encompassing part of 80b). | South Bucks |
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| 80a | 1 | RGA-1 | Whole General Area. | South Bucks |
| 80b | 3 | RSA-26 & RSA-27 | Two areas within General Area 80b (one of which forms a wider sub-area): Dair School site (connected with General Area 76); and north-eastern area, east of Crown Lane. | South Bucks |
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| 84 | 2 | RGA-8 | Whole General Area. | South Bucks |
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|-----|---|-----------------|---|----------------|
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| 85b | 3 | RSA-25 | North-eastern corner of General Area 85b, north of Duffield Park (forming a wider sub-area with General Area 76). | South Bucks |
| 86a | 3 | RSA-28 | North-east of General Area 86a, north of Norwood Road. | South Bucks |
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| 87b | 3 | RSA-29 & RSA-30 | Two areas within General Area 87b: northern area, between Wood Lane and Swallow Lane; and south-eastern area, between Iver and Ridgeway Trading Estate. | South Bucks |
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| 89 | 2 | RGA-8 | Whole General Area. | South Bucks |
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| 92 | 1 | RGA-2 | Whole General Area. | South Bucks |
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| 99 | 3 | RSA-31 | Area in the east of General Area 99, at the edge of Richings Park. | South Bucks |
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| 101 | 4 | N/A | | Wycombe |
| 102 | 4 | N/A | | Wycombe |
| 103 | 4 | N/A | | Wycombe |
| 104 | 4 | N/A | | Wycombe |
| 105 | 4 | N/A | | Aylesbury Vale |
| 106 | 4 | N/A | | Aylesbury Vale |

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

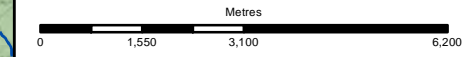


Legend

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

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



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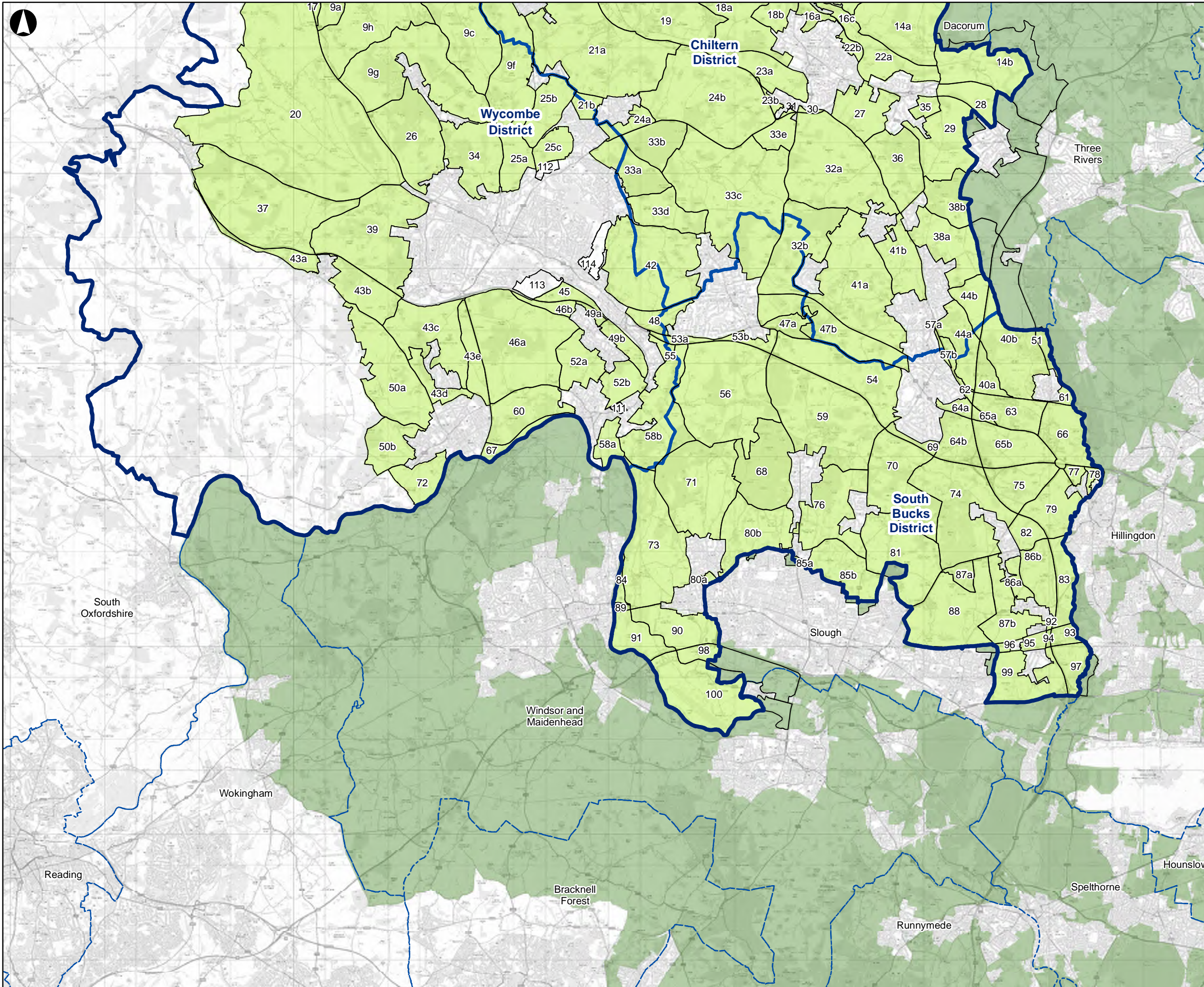
Client
The Buckinghamshire Authorities

Job Title
Buckinghamshire Green Belt Assessment

Map 4.3a General Areas, North

Scale at A3
1:115,000

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



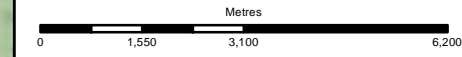
Legend

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

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| Issue | Date | By | Chkd | Appd |
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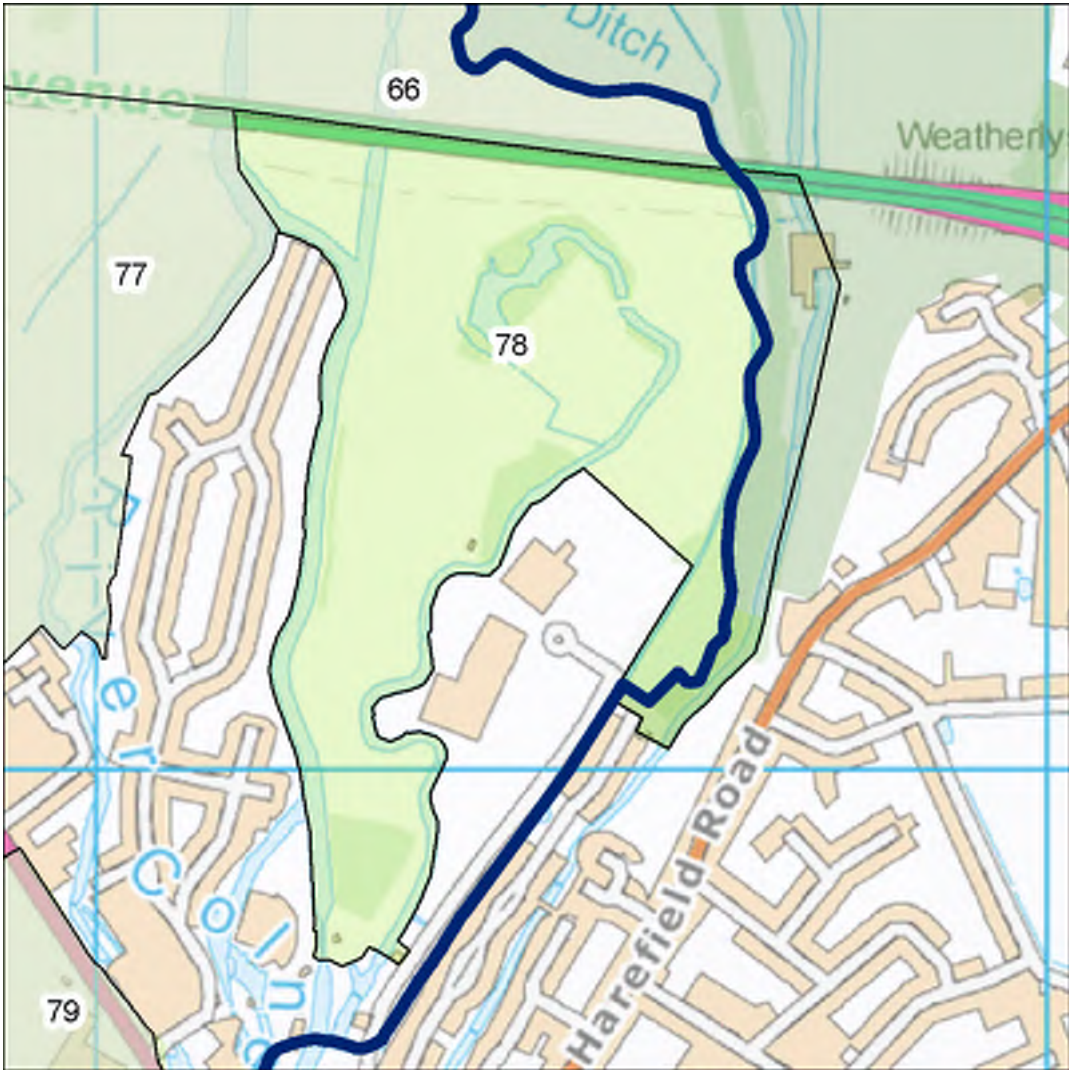
Job Title
Buckinghamshire Green Belt Assessment

Map 4.3b General Areas, South

Scale at A3
1:115,000

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

| | |
|---------------------------|--------------------|
| Drawing No 4.3b | Issue P1 |
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|--|---|--|--------------|
| General Area | 78 | | |
| Area (ha) | 32.0 | | |
| Local Authority | South Bucks / LB Hillingdon | | |
| Location Plan |  | | |
| Description | General Area 78 is located to the north and north-west of Uxbridge / New Denham. It is bounded to the north by the A40 and to the east by the Fray's River, while all other edges directly abut the edge of the settlement. | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is at the edge of the 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 largely enclosed by the large built-up area of Greater London / New Denham. It is contained by existing built-form to the west, south and east and has limited connectivity to the surrounding Green Belt.</p> <p>Much of the boundary between the land parcel and the built-up area is prominent and consistent, following watercourses such as the Fray's River and the Grand Union Canal. However, where no linear boundary features exist, the Green Belt does not follow readily recognisable physical features and thus the Green Belt contributes to preventing sprawl in</p> | 1 |

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|--|--|--|------------|
| | | the absence of another boundary. | |
| Purpose 1: Total Score | | | 1/5 |
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>The parcel makes no discernible contribution to the separation of any non-Green Belt settlements, but forms a very small part of the narrow gap between Uxbridge / New Denham and the Green Belt settlement of Denham, as well as a very small part of the wider gap between Uxbridge / New Denham and Denham Green.</p> <p>However, as a result of the shape of the settlement and the separation of the parcel from the wider countryside to the north, the parcel is less important for preventing the coalescence of settlements.</p> | 1 |
| Purpose 2: Total Score | | | 1/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Less than 5% of the parcel is covered by development and, despite the close proximity to Uxbridge, the parcel retains a largely remote and unspoilt character.</p> <p>Much consists of dense woodland and floodplain meadows and grasslands, part of the Uxbridge Alderlade Nature Reserve. Despite the proliferation of sprawl development which surrounds the parcel, the Green Belt itself is free from encroachment and feels very rural as a result of heavy planting buffers adjacent to the settlement for the most part.</p> | 5 |
| Purpose 3: Total Score | | | 5/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | The parcel does not directly abut an identified historic core and does not meet this Purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos

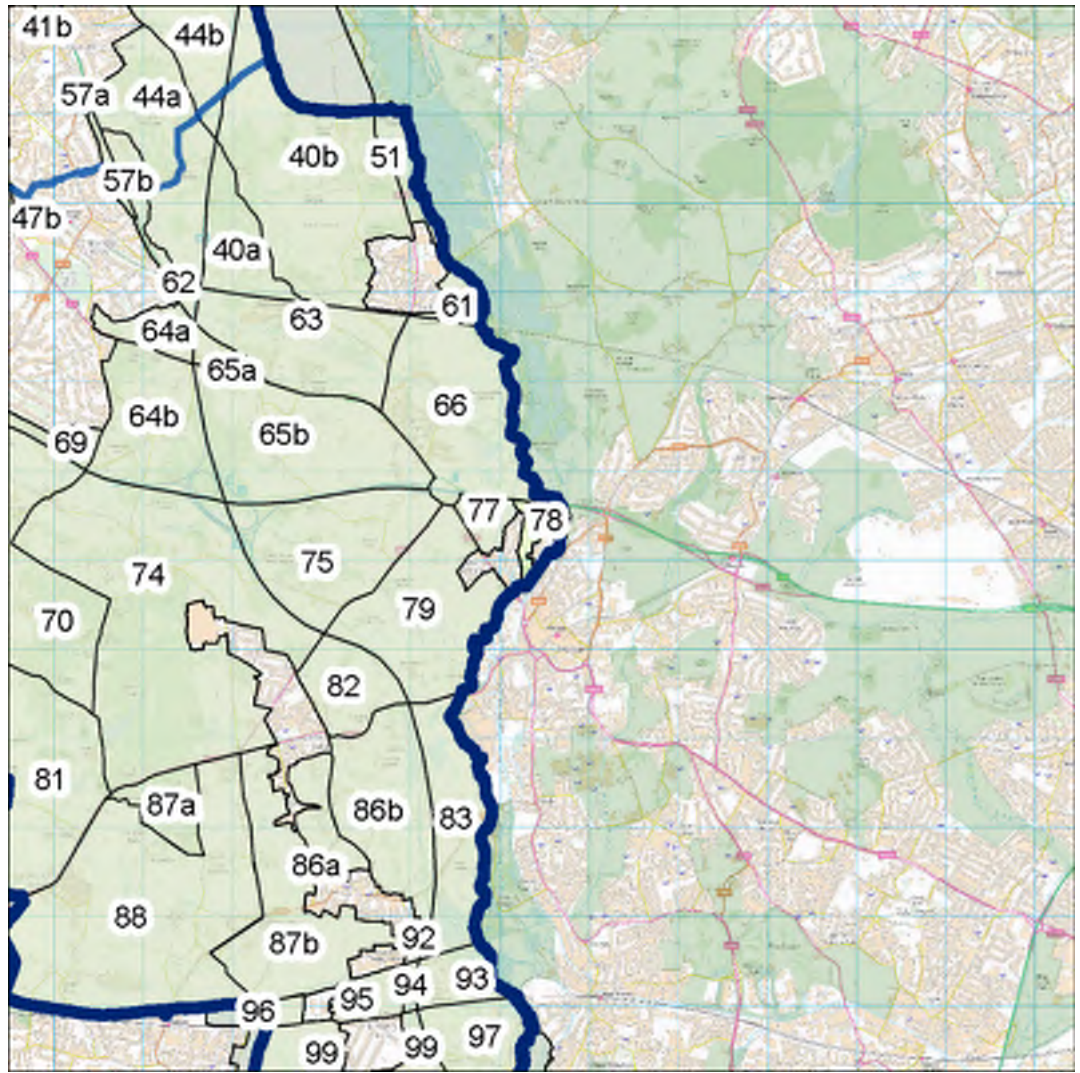


Photograph 1: Looking north into General Area 78 from the north end of Braybourne Close.



Photograph 2: Looking east towards General Area 78 at the north end of Lime Walk.

1:20000
Context Plan



| | | | |
|--|---|---|--------------|
| General Area | 79 | | |
| Area (ha) | 229.9 | | |
| Local Authority | South Bucks / <i>LB Hillingdon</i> | | |
| Location Plan | | | |
| Description | General Area 79 is located to the west of Uxbridge / New Denham. It is bounded to the north-west by the A412, to the north-east by the A4020, to the south by the A4007 and to the south-west by the M25. Most of the eastern edge of the parcel directly abuts the settlement. | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is at the edge of the 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 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>Much of the boundary between the land parcel and the built-up area is prominent and consistent, following watercourses such as the River Colne and roads, including the A4007 and Knighton Way Lane. Where no linear boundary features exist,</p> | 3 |

| | | | |
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| | | <p>the Green Belt follows the backs of rectilinear detached and semi-detached dwellings with regular gardens, or commercial premises that are bounded by dense, long established planting buffers. The Green Belt serves as an additional barrier to sprawl.</p> <p>There is a minor boundary anomaly at the junction between Oxford Road and Willow Avenue in the east of the parcel, where the boundary extends over a small car park in front of commercial premises.</p> | |
| Purpose 1: Total Score | | | 3/5 |
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>The parcel forms much of the wider gap between the non-Green Belt settlements of Uxbridge / New Denham and Iver Heath. Although the east of the parcel is less important for preventing coalescence between settlements, the parcel plays an important role in maintaining the overall scale of the gap which is of a particularly open character with long vistas possible.</p> <p>The parcel also plays an important role in preventing ribbon development along the A4007 in the gap between Uxbridge / New Denham and the Green Belt settlement of Denham, maintaining the perceptual separation between the settlements.</p> | 3 |
| Purpose 2: Total Score | | | 3/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Overall, less than 5% of the parcel is covered by built form but there are some significant developments within the parcel which diminish its sense of unspoilt rurality.</p> <p>The countryside has suffered some encroachment at the fringes of Uxbridge in the east, including a garden centre, offices along the Grand Union Canal and a large electrical sub-station in the far south-east corner. Other areas of built development include a small cluster of dwelling houses in the far south-west of the parcel and an extensive area of mineral working in the north.</p> <p>However, the majority of development is concentrated at the fringes of the parcel and much retains a highly open character, consisting of expansive areas of arable and pasture farmland, parkland in the south-west and some smaller plantations in the north.</p> <p>The clustering of built form in several areas of the parcel diminishes its unspoilt rurality, yet overall the parcel still retains a largely rural, open character.</p> | 3 |
| Purpose 3: Total Score | | | 3/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | The parcel does not directly abut an identified historic core and does not meet this Purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos



Photograph 1: Electrical sub-station in the south-east corner of General Area 79.

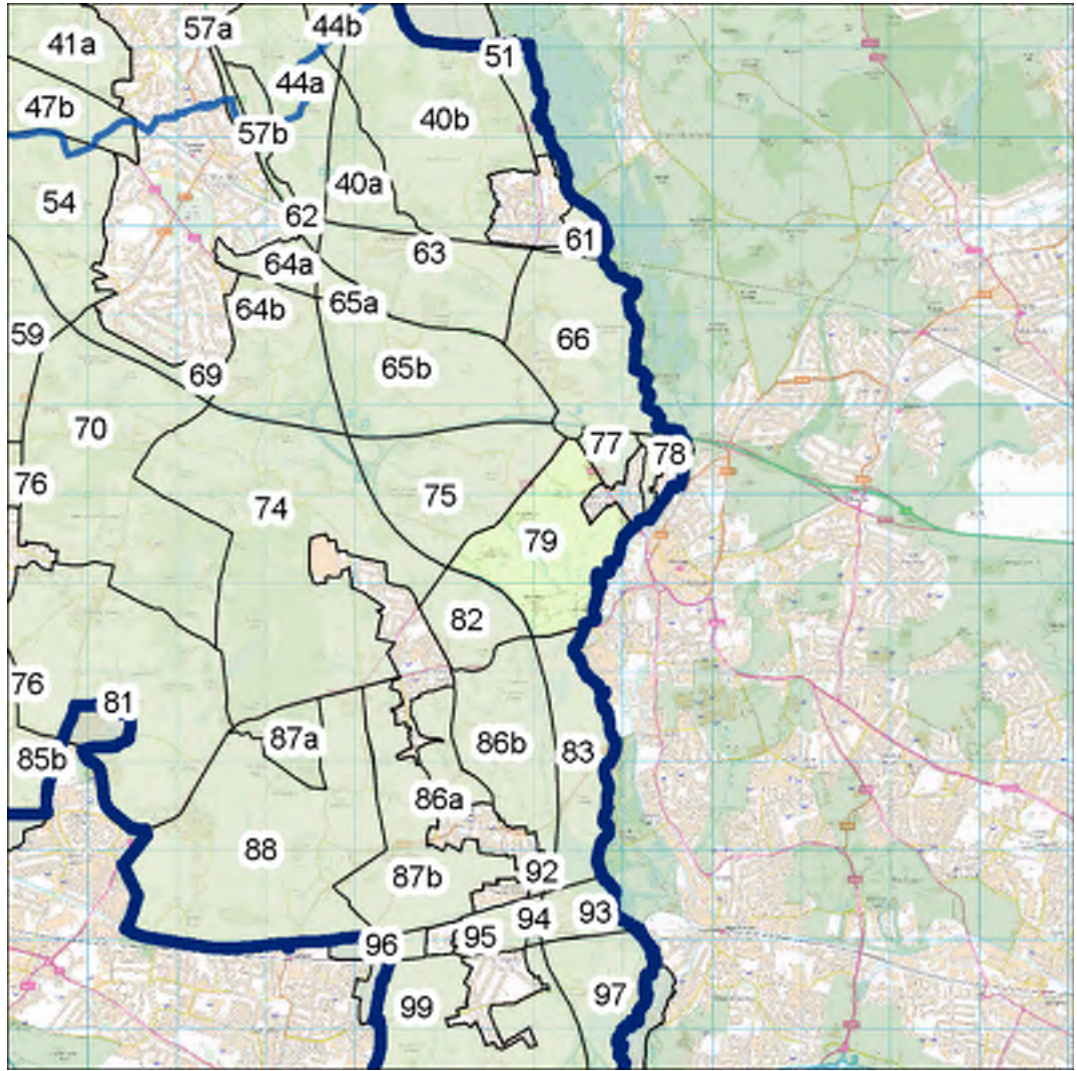


Photograph 2: Looking west across General Area 79 from the public footpath south of Oxford Road.



Photograph 3: Looking south-east along Oxford Road (A4020) close to the boundary between South Bucks and the London Borough of Hillingdon. The small car park to the left is included within General Area 79, with the Green Belt extending across to the right of the shot.

1:20000
Context Plan



| | | | |
|--|--|---|--------------|
| General Area | 80a | | |
| Area (ha) | 17.8 | | |
| Local Authority | South Bucks / <i>Slough</i> | | |
| Location Plan | | | |
| Description | <p>General Area 80a is located in the north of the Burnham / Slough large built-up area and is completely enclosed by Burnham / Slough large built-up area. The northern boundary is High Street, development in Burnham and St Peter's Close. The eastern boundary is Windsor Lane. The southern boundary is Priory Road and Stomp Road and western boundary consists of Opendale Road and residential properties in Burnham.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is not at the edge of a distinct large built-up area. | FAIL |
| | (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. | | 0 |
| Purpose 1: Total Score | | | 0/5 |

| | | | |
|--|--|---|------------|
| (2) To prevent 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 is completely enclosed by the built-up area of Burnham / Slough and therefore does not provide a gap between any settlements and makes no discernable contribution to separation. | 0 |
| Purpose 2: Total Score | | | 0/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | Between 10% and 20% of the land parcel is covered by built-form. Built form is concentrated in the north of the land parcel and largely consists of community buildings including two churches, a community hall and a library. There is an office building near the centre of the parcel and a school building in the south-west. The remainder of the parcel consists of school playing fields in the west and Burnham Park in the south-east. The land parcel possesses a semi-urban character. | 2 |
| Purpose 3: Total Score | | | 2/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | This land parcel does not abut an identified historic core and does not meet this purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos

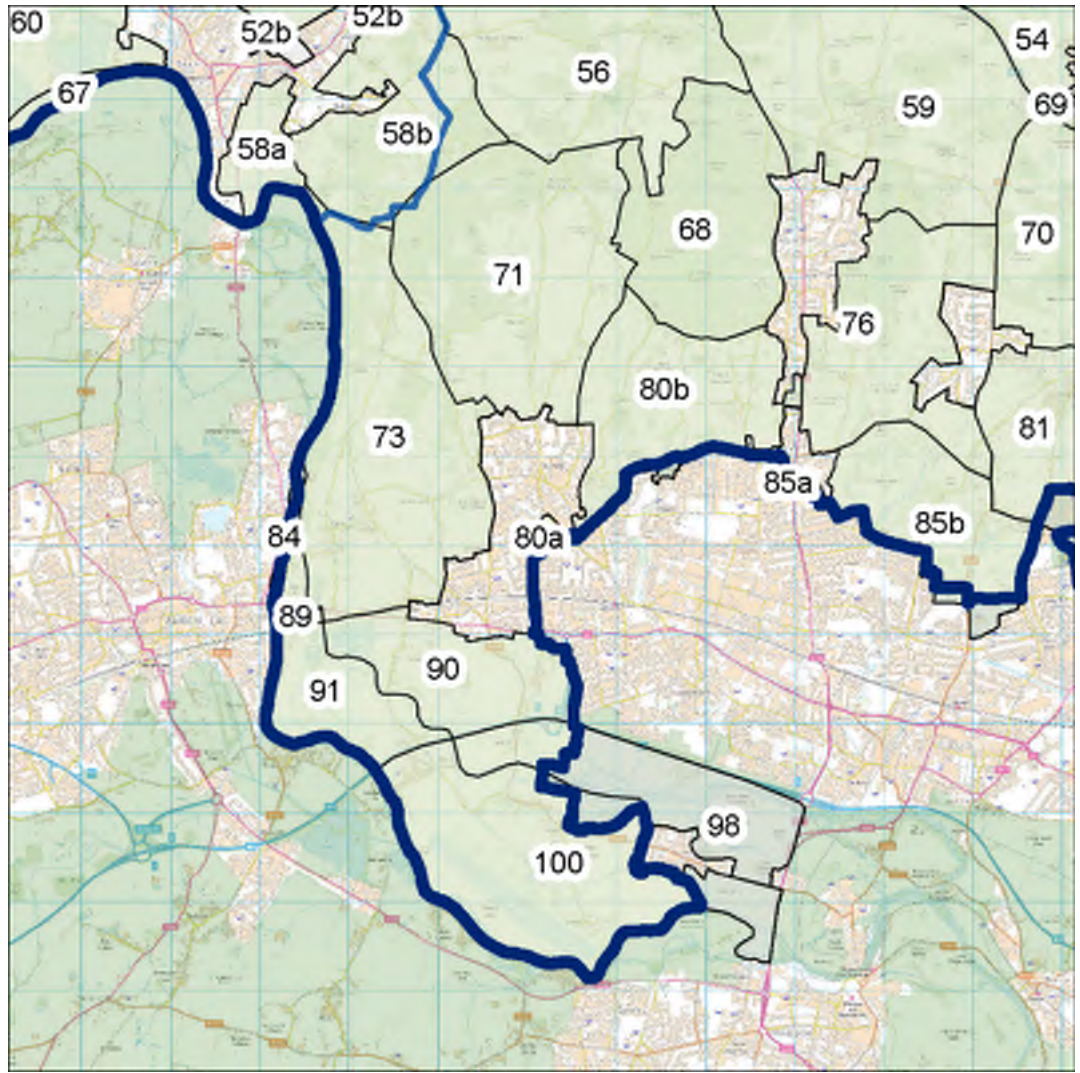


Photograph 1: Looking north-east towards Burnham Park from Stomp Road in the centre of General Area 80a.



Photograph 2: The E-Act Burnham Park Academy in the south-west of the parcel. Looking north-west from Stomp Road.

1:20000
Context Plan



| | | | |
|--|---|--|--------------|
| General Area | 80b | | |
| Area (ha) | 366.3 | | |
| Local Authority | South Bucks / <i>Slough</i> | | |
| Location Plan | | | |
| Description | <p>General Area 80b is located to the north of the Burnham / Slough large built-up area and west of Farnham Royal / Farnham Common. The land parcel is bound to the south by Farnham Lane, Dove House Crescent and Britwell Road. The western boundary is Grove Road. The northern boundary is Pumpkin Hill and Hawthorn Lane and the eastern boundary is the settlement of Farnham Royal / Farnham Common and Beaconsfield Road.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is at the edge of the 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. The land parcel adjoins Burnham to the south-west and Slough to the south. It is also contained by built-form in Farnham Royal / Farnham Common to the east. The boundaries with built-up areas are predominantly hedge rows and residential gardens and therefore lack both durability and permanence. | 3+ |
| Purpose 1: Total Score | | | 3+/5 |

| | | | |
|--|--|--|------------|
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | The land parcel forms part of an essential gap between the non-Green Belt settlements of Burnham / Slough and Farnham Royal / Farnham Common. Although some coalescence between these two settlements has already occurred in the south-east of the land parcel, the southern section of General Area 80b is essential to preventing the further merging of these settlements. Development in this land parcel would significantly reduce the actual and perceived gap between non-Green Belt settlements. | 5 |
| Purpose 2: Total Score | | | 5/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>5% of the land parcel is covered by built-form.</p> <p>There is piecemeal development throughout the land parcel and a particular concentration of ribbon development in the east along Crown Lane which bisects the land parcel, including a large Garden Centre. To the east of Blackpool Lane there is a section of the parcel dominated by Dair House School which has little connectivity with the rest of the parcel.</p> <p>Much of the remainder of the land parcel consists of arable farming fields and patchy woodland with Burnham Beeches Golf Course forming much of the western portion of the land parcel.</p> <p>Despite the proximity to the large built-up area of Burnham / Slough and the settlement of Farnham Royal / Farnham Common, General Area 80b retains a largely rural open character overall.</p> | 3 |
| Purpose 3: Total Score | | | 3/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | This land parcel does not abut an identified historic core and does not meet this purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos

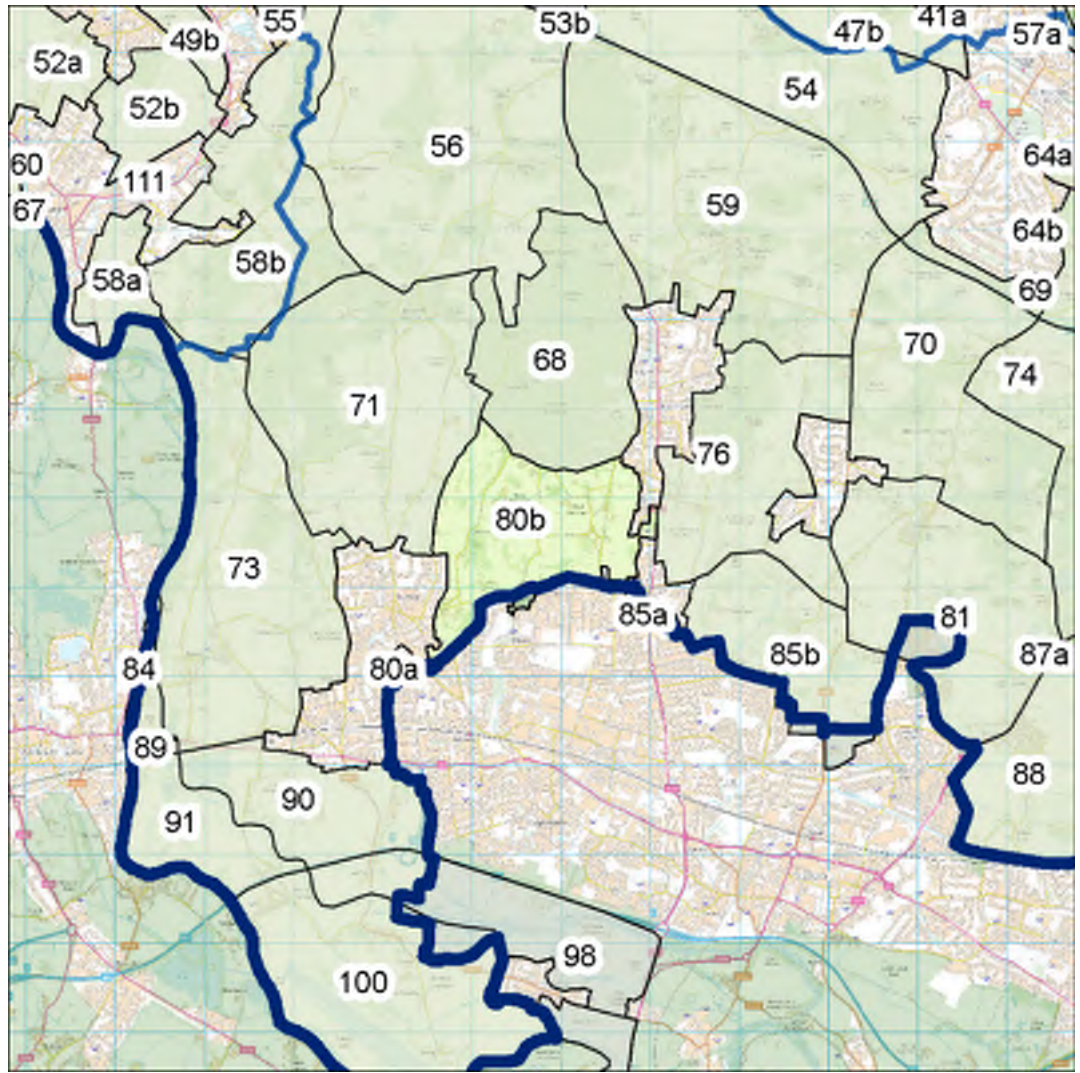


Photograph 1: Farming buildings beyond a meadow in the east of General Area 80b.



Photograph 2: Burnham Beeches Golf Course, forming much of the west of General Area 80b.

1:20000
Context Plan



| | | | |
|--|--|---|--------------|
| General Area | 81 | | |
| Area (ha) | 469.4 | | |
| Local Authority | South Bucks / <i>Slough</i> | | |
| Location Plan | | | |
| Description | <p>General Area 81 is located between Slough and Stoke Poges, and contains the Green Belt settlements of Wexham Street and Wexham. It is bounded: to the south by Church Lane, the A412 Uxbridge Road, Wexham Street and Wexham Park Lane; to the east by Black Park Road; to the north-east by Rowley Lane and the north by Framewood Road, School Lane and Hollybush Hill; and to the north-west by the settlement of Stoke Poges and the B416 Bells Hill.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is at the edge of the 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. | <p>General Area 81 is connected with the large built-up area of Burnham / Slough, preventing its outward sprawl into open land.</p> <p>The boundary between the Green Belt and the large built-up area consists of Church Lane, a durable feature which is likely to be permanent. The Green Belt provides an additional barrier to sprawl.</p> | 3 |
| Purpose 1: Total Score | | | 3/5 |

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| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>The parcel forms part of the essential gap between the non-Green Belt settlements of Burnham / Slough and Stoke Poges. The scale of the gap is important to restricting the merging of these settlements. There is much piecemeal and ribbon development in the parcel and particularly to the north of Wexham Park Hospital at Wexham Street, which already perceptually diminishes the gaps between these settlements.</p> <p>The parcel also forms part of the gap between Burnham / Slough and the Green Belt settlements of George Green and Wexham, though in the latter case it is acknowledged that the settlements have already effectively coalesced, thus diminishing the role of the Green Belt.</p> | 5 |
| Purpose 2: Total Score | | | 5/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Less than 10% of the land parcel is covered by built form.</p> <p>Built form is concentrated at Wexham Street in the north of the land parcel with ribbon and piecemeal development connecting both Burnham / Slough and Stoke Poges to Wexham Street. There is additional piecemeal development adjoining the Burnham / Slough built-up area at both Wexham and Wexham Park Hospital. Development in the west of the parcel along Grays Park Road is piecemeal, interspersed with areas of open character. This is in contrast to the more consistently and densely developed areas in General Areas 76 and 85b further to the west.</p> <p>While the parcel is relatively free of built form overall, there is piecemeal development throughout the land parcel including a garden centre in the south. Wexham Park Hospital is the most substantial area of built form, encompassing a densely developed site of healthcare buildings and other ancillary buildings.</p> <p>However, much of the remainder of the parcel consists of agricultural fields, golf courses and small wooded areas. The parcel possesses a largely rural and open character overall.</p> | 3 |
| Purpose 3: Total Score | | | 3/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | This land parcel does not abut an identified historic settlement core and does not meet this purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos

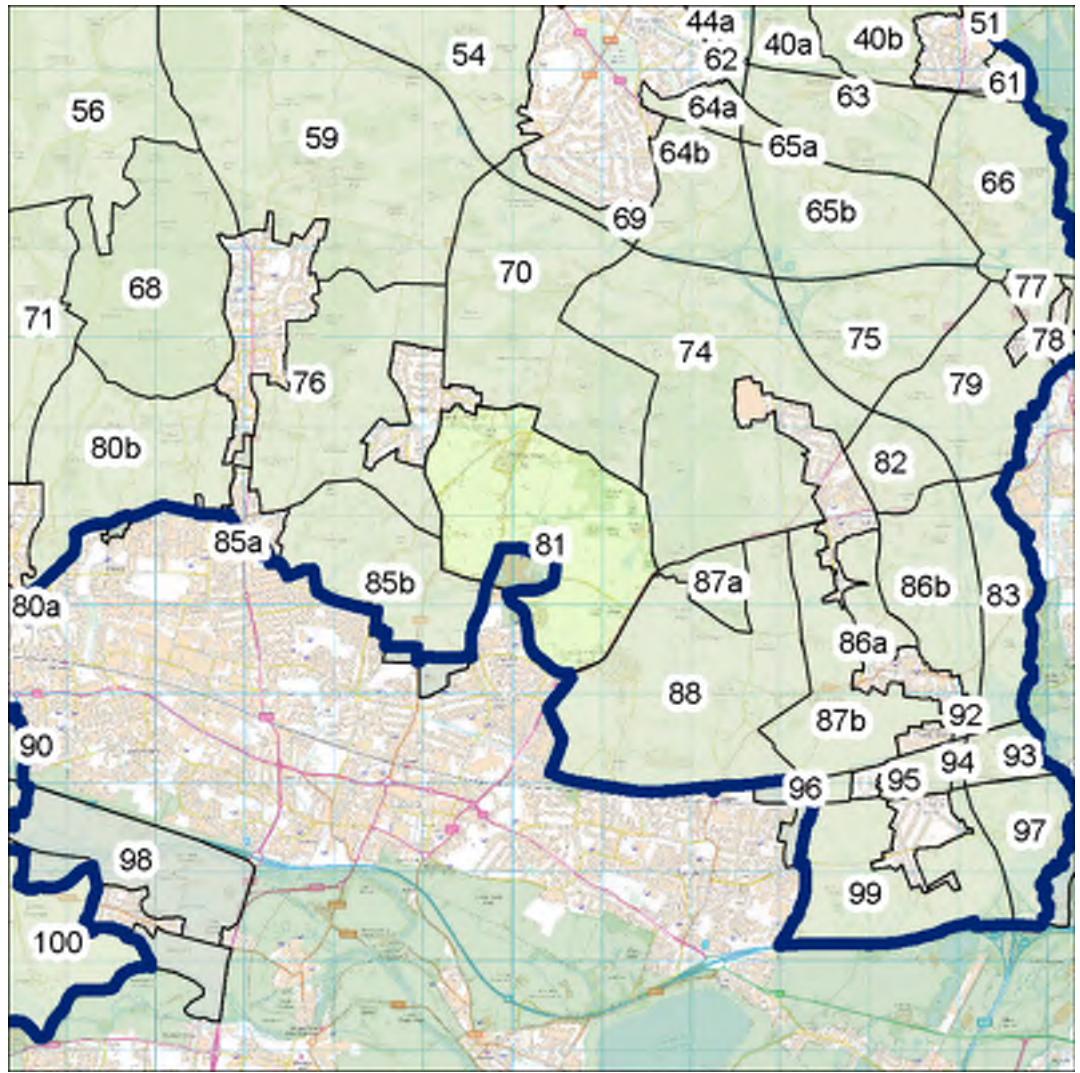


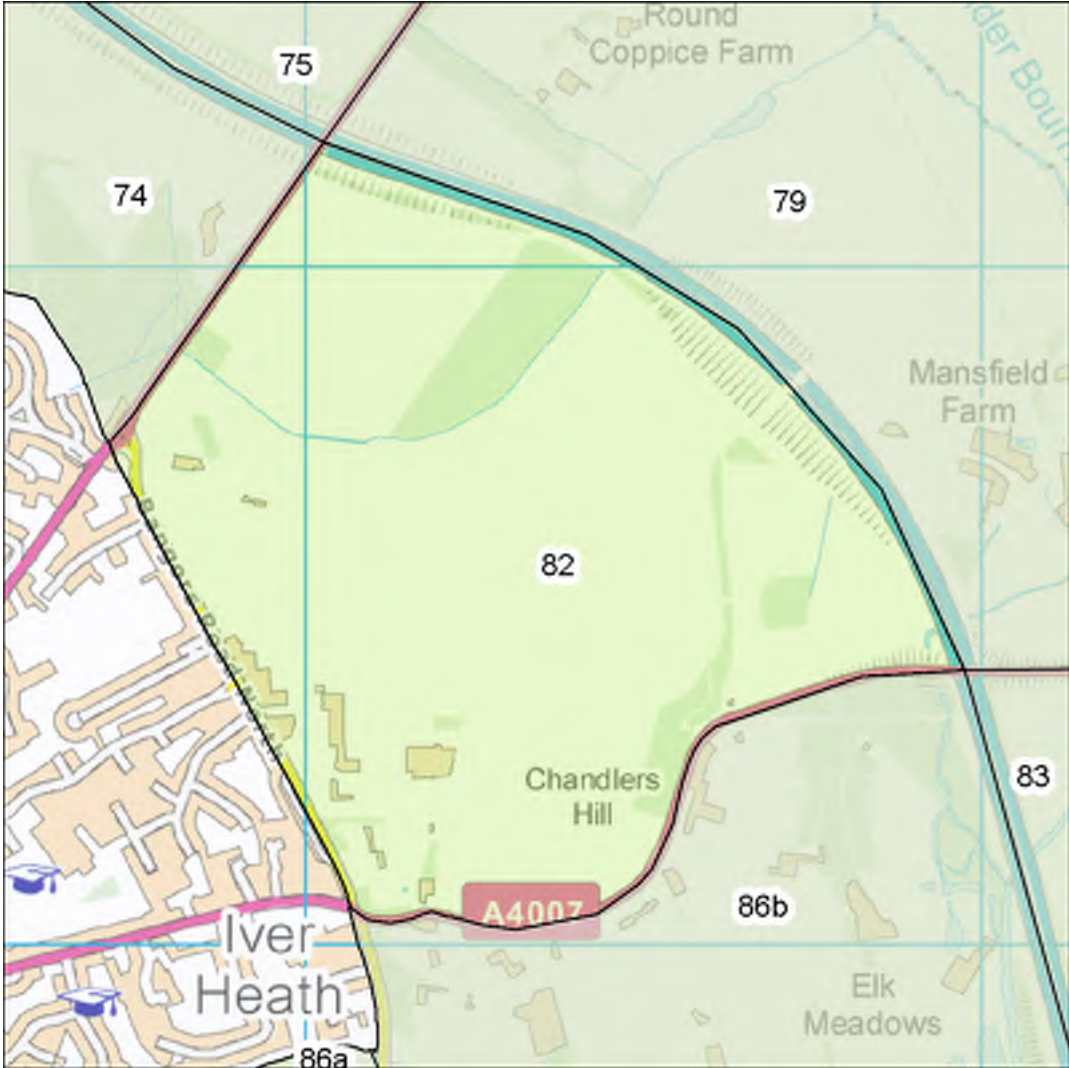
Photograph 1: View of arable farming land uses in the east of General Area 81; facing north from Wexham Park Lane.



Photograph 2: View towards farm buildings in the east of General Area 81; facing west from Black Park Road near Blackpark Lake.

1:20000
Context Plan



| | | | |
|--|---|--|--------------|
| General Area | 82 | | |
| Area (ha) | 88.0 | | |
| Local Authority | South Bucks | | |
| Location Plan |  | | |
| Description | General Area 82 is located to the east of Iver Heath. It is bounded to the south by the A4007 (Slough Road), to the east by the M25 and to the north by the A412 (Denham Road). The western edge of the parcel directly abuts Iver Heath, along Bangors Road North. | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is not at the edge of a distinct large built-up area and does not meet this purpose. | FAIL |
| | (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. | | 0 |
| Purpose 1: Total Score | | | 0/5 |
| (2) To prevent neighbouring | Prevents development that would result in | The parcel forms a part of the wider gap between the non-Green Belt settlements of Uxbridge and Iver Heath. Together | 3 |

| | | | |
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| towns from merging | merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | with General Area 79 to the east, the parcel maintains the overall scale and openness of the gap. It is also particularly important to restricting ribbon development along the A4007, the narrowest part of the gap and the axis most affected by ribbon development. Further development in this corridor would be undesirable, resulting in a significant physical and perceptual erosion of the gap, but the northern part of the parcel is less important for preventing coalescence between settlements. | |
| Purpose 2: Total Score | | | 3/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | Overall, less than 5% of the parcel is covered by built form and the vast majority retains a very open character. Aside from some limited encroachment at the south-western fringe of the parcel, in the form of a cluster of residential dwellings set between the A4007 (Slough Road) and Bangors Lane North, the parcel is predominantly free from development. Furthermore, this cluster has a very limited impact on the overall openness of the parcel. The remainder of the parcel predominantly consists of expansive paddocks and rough pasture land, arable fields and small patches of woodland, interspersed with very occasional agricultural buildings and isolated dwellings. Some of the countryside has a slightly degraded character. While the M25 is an urbanising influence to the east, it is heavily buffered and does not detract significantly from the rural feel. Overall, the parcel maintains an unspoilt, rural character. | 5 |
| Purpose 3: Total Score | | | 5/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | The parcel does not directly abut an identified historic core and does not meet this Purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos

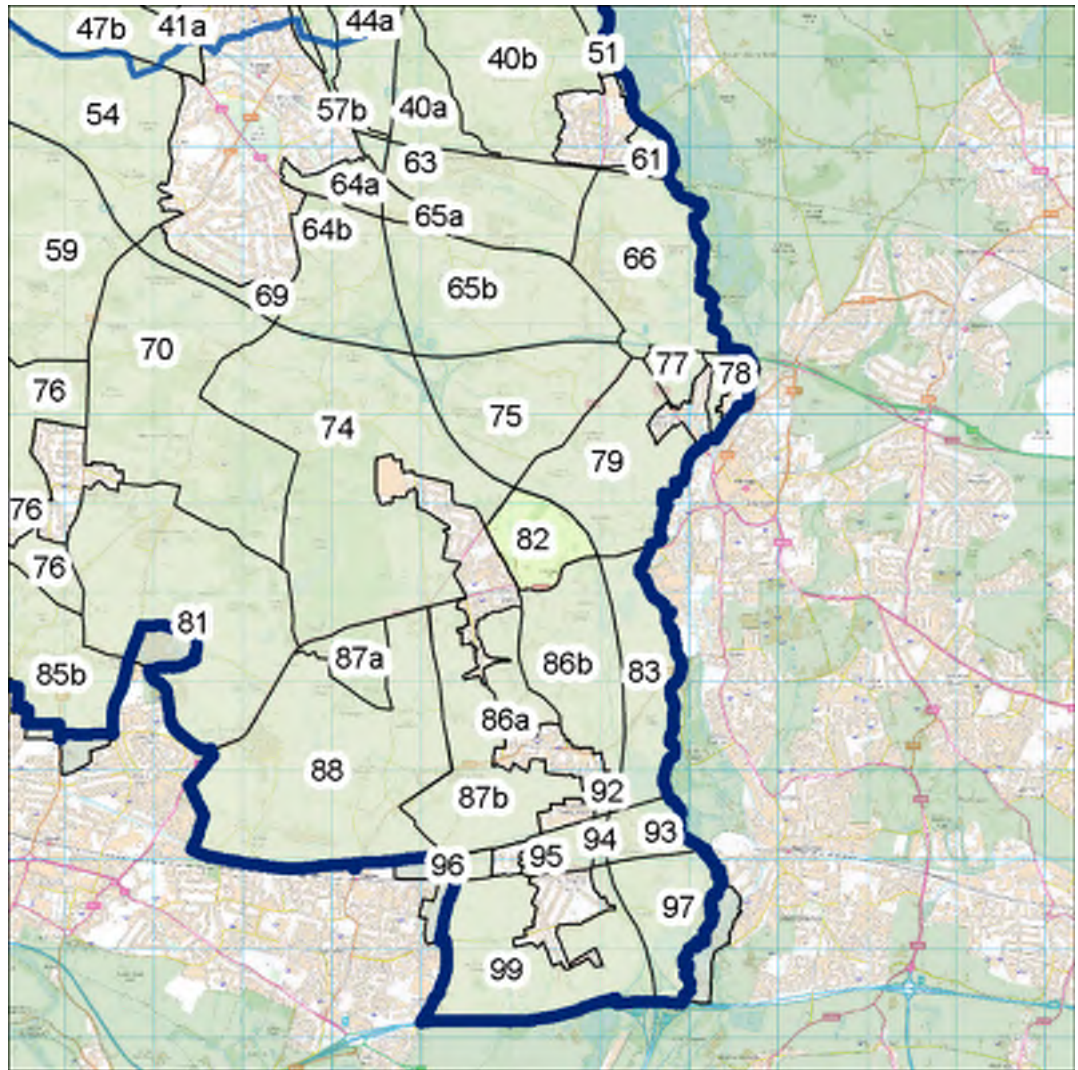


Photograph 1: View of fields looking north-west from Chandlers Hill on the A4007 (Slough Road).



Photograph 2: View of fields looking north-east from Chandlers Hill on the A4007 (Slough Road).

1:20000
Context Plan



| | | | |
|--|---|---|--------------|
| General Area | 83 | | |
| Area (ha) | 160.6 | | |
| Local Authority | South Bucks | | |
| Location Plan | | | |
| Description | <p>General Area 83 is located to the south-west of Uxbridge (part of the Greater London large built-up area), to the south-east of Iver Heath and to the east of Iver. It is bounded to the north by the A4007 (Slough Road), to the west by the M25, to the south by the Grand Union Canal and to the east by the River Colne. Part of the eastern edge of the parcel directly abuts Uxbridge.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is at the edge of the Greater London 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 along its eastern edge, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the built-up area is readily recognisable and durable, following the River Colne for all of its length. The Green Belt provides an additional barrier to sprawl.</p> | 3 |
| Purpose 1: Total Score | | | 3/5 |
| (2) To prevent | Prevents development | The parcel forms part of the narrow gap between the non- | 5 |

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| neighbouring towns from merging | that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | Green Belt settlements of Uxbridge and Iver Heath, and Uxbridge and Iver. The parcel plays an important role in maintaining the overall scale of the gap which is of a particularly open character with long vistas possible, and restricting ribbon development along the A4007 (Slough Road) and B470 (Iver Lane). Further development in these corridors would lead to a significant physical and perceptual reduction of these gaps. | |
| Purpose 2: Total Score | | | 5/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | Overall, less than 10% of the parcel is covered by built form and the vast majority retains a very open character. The countryside has suffered some encroachment along the B470, with residential ribbon development concentrated along the north side of the road, but this has very limited impact on the overall openness of the parcel. The north of the parcel predominantly consists of expansive paddocks and rough pasture land, with arable fields, parkland and lakes to the south, interspersed with occasional agricultural buildings and other low density structures. The M25 is an urbanising influence to the west, but does not detract significantly from the largely rural feel and, aside from occasional encroachment, the parcel maintains a strong unspoilt rural character. | 4 |
| Purpose 3: Total Score | | | 4/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | The parcel does not directly abut an identified historic core and does not meet this Purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos



Photograph 1: Looking north-east from Palmers Moor Lane, in the east of General Area 83.

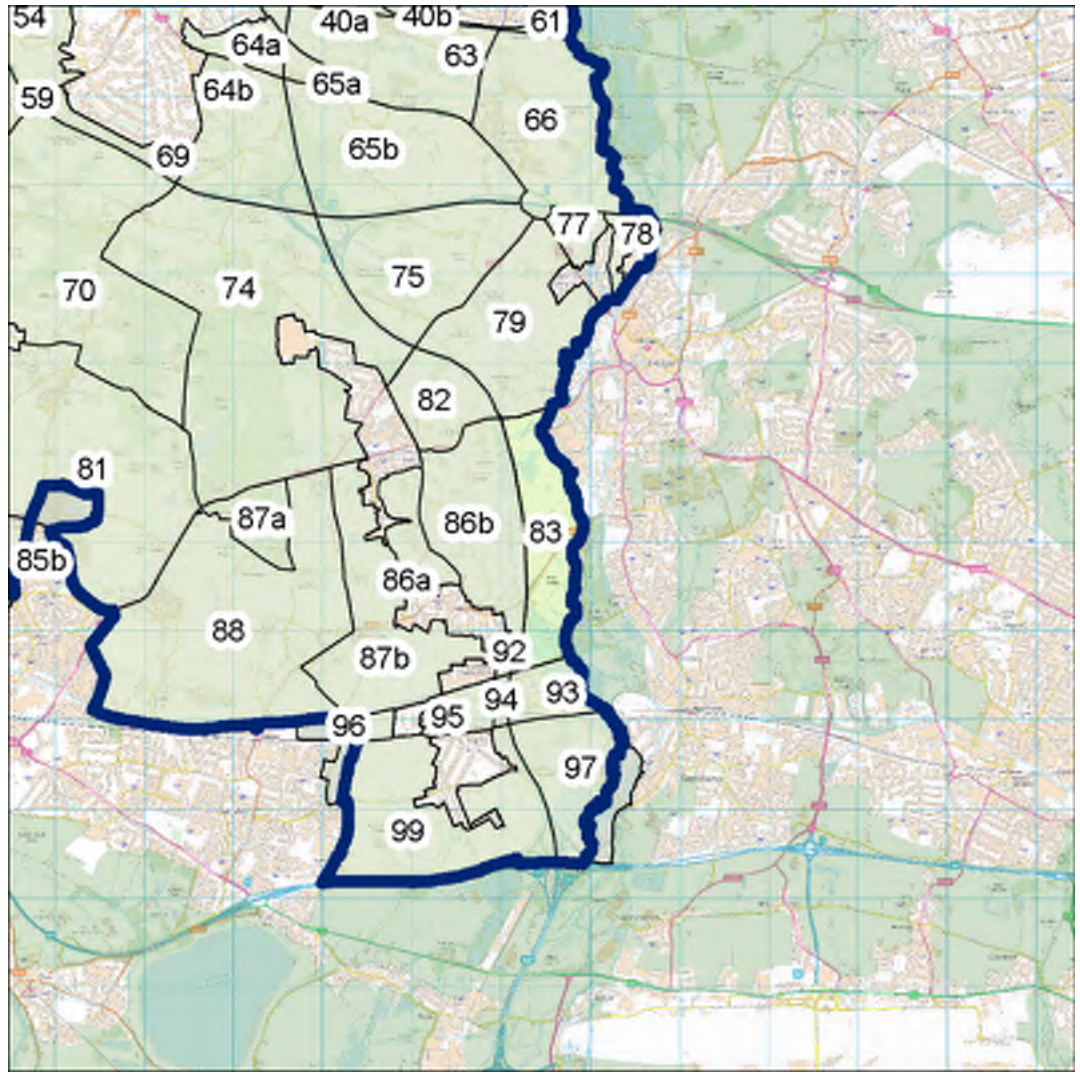


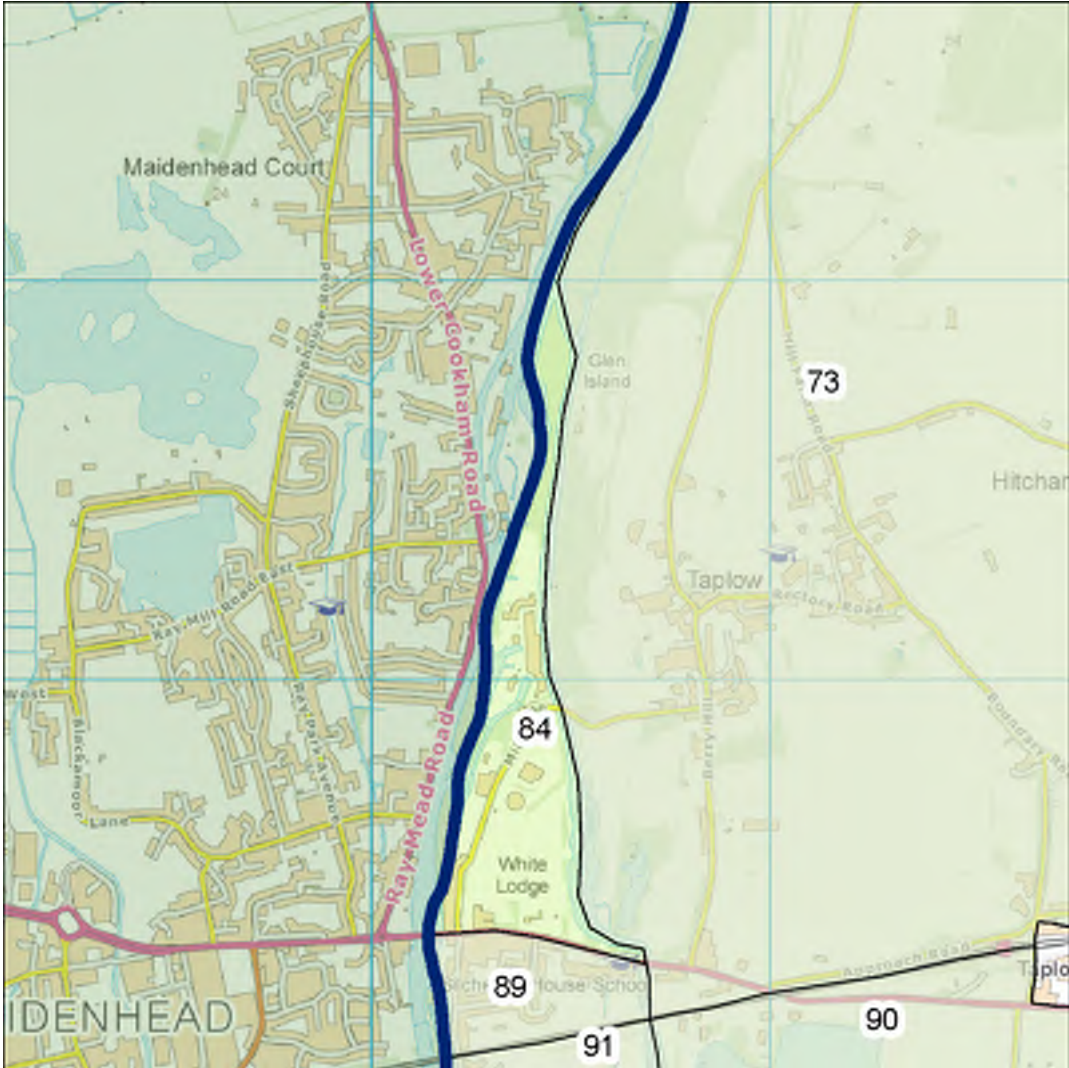
Photograph 2: Looking south-west from Palmers Moor Lane.



Photograph 3: Little Britain Lake in the south-east of General Area 83.

1:20000
Context Plan



| | | | |
|--|---|---|--------------|
| General Area | 84 | | |
| Area (ha) | 37.2 | | |
| Local Authority | South Bucks | | |
| Location Plan |  | | |
| Description | <p>General Area 84 is located immediately east of the Maidenhead built-up area. The western boundary of the land parcel is the western edge of the Buckinghamshire Green Belt. General Area 84 is bound to the west and north by the River Thames and to the east by the Jubilee River. The southern boundary is Bath Road, beyond which is an urbanised area. It is acknowledged that part of the parcel forms the Mill Lane Major Developed Site (MDS) and that planning permission was granted in September 2015 for the construction of 141 dwellings, 40 senior living apartments and a restaurant, as well as other associated development, following the demolition of mill buildings, warehouses, associated structures and a hotel (15/01039/FUL).</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is at the edge of Maidenhead 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 | The land parcel is connected with the large built-up area of Maidenhead, preventing further sprawl into the land parcel. The boundary between the land parcel and Maidenhead is very strongly defined with the River Thames being the boundary feature to the west and north of the parcel. | 3 |

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| | another durable boundary. | Though not part of Maidenhead, the urbanised area to the south of General Area 84 is separated by the permanent and durable Bath Road. Additionally, the land parcel is bound to the east by the Jubilee River, acting as a very strong boundary feature. | |
| Purpose 1: Total Score | | | 3/5 |
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>General Area 84 forms part of the wider gap between the non-Green Belt settlements of Maidenhead and Burnham / Slough. There may be scope for some development without the risk of the two settlements merging, particularly due to the durable boundaries which contain the land parcel. The parcel also protects the gap between Maidenhead and the Green Belt settlement of Taplow Village, as well as between Taplow Riverside and Taplow Village, preventing the coalescence of these settlements.</p> <p>The Mill Lane MDS (15/01039/FUL) will further reduce the scale of these gaps, though the development will be contained within the durable boundaries of General Area 84.</p> | 3 |
| Purpose 2: Total Score | | | 3/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>18% of the land parcel is covered by built form.</p> <p>The parcel has a high concentration of built form in the south, adjacent to Bath Road and along Mill Lane. The centre of the land parcel is characterised by piecemeal development including industrial uses and boat houses while much of the east is characterised by overgrown meadows and a former paper mill towards the north of the parcel. The narrow strip of land in the far north of General Area 84 (between the River Thames and Jubilee River) is heavily wooded. The overall sense of rurality in the parcel is strongly diminished by development throughout the parcel and proximity to urban areas to the north, west and south.</p> <p>It is acknowledged that built-form associated with the Mill Lane MDS (15/01039/FUL) will replace the existing built footprint, with some redistribution of built form within the MDS boundaries which may result in the land parcel possessing a more urban character overall.</p> | 2 |
| Purpose 3: Total Score | | | 2/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | The land parcel does not abut an identified historic settlement core and does not meet this Purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos



Photograph 1: Highly urbanised character at Mill Lane near to the junction with Bath Road in the south of the General Area 84, facing north.

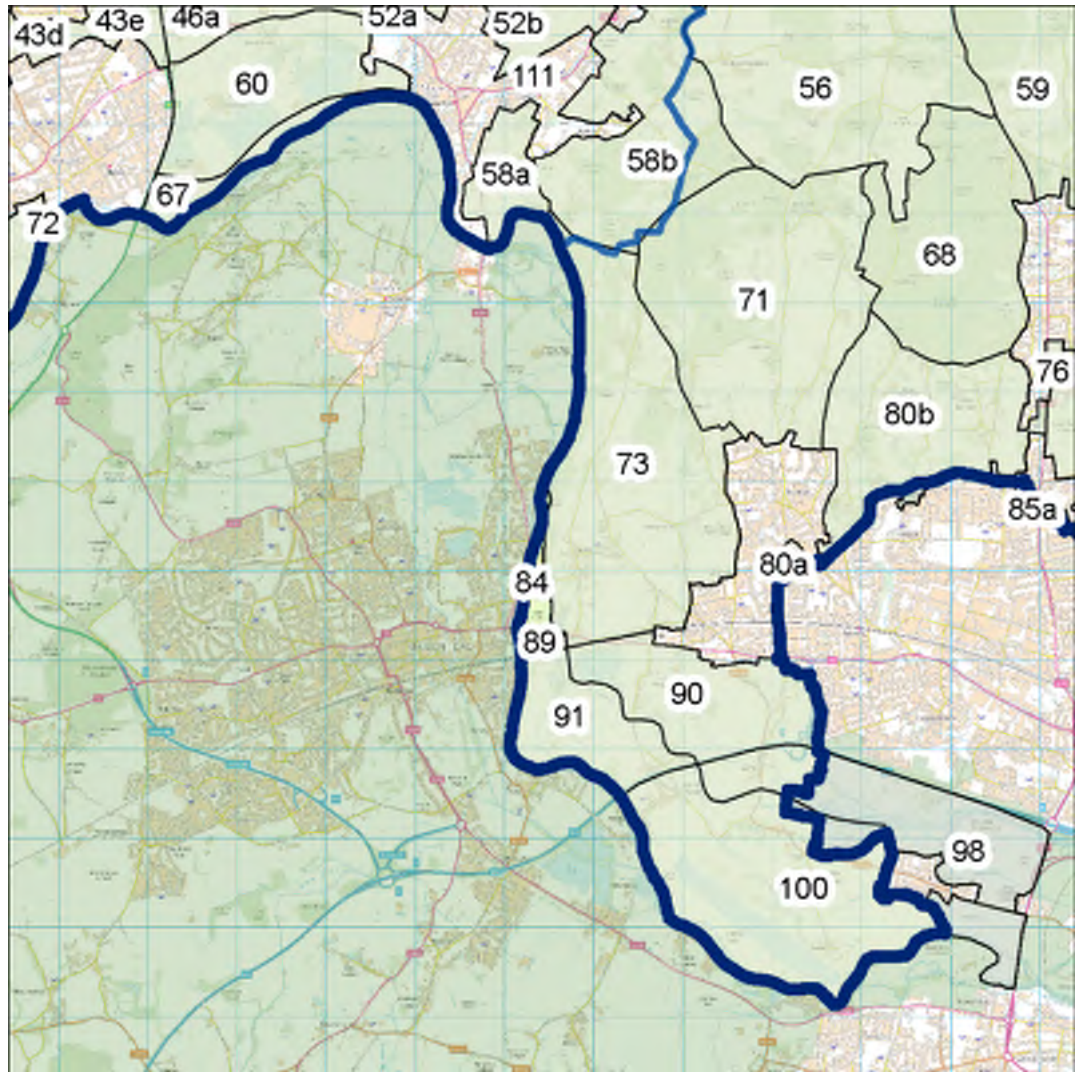


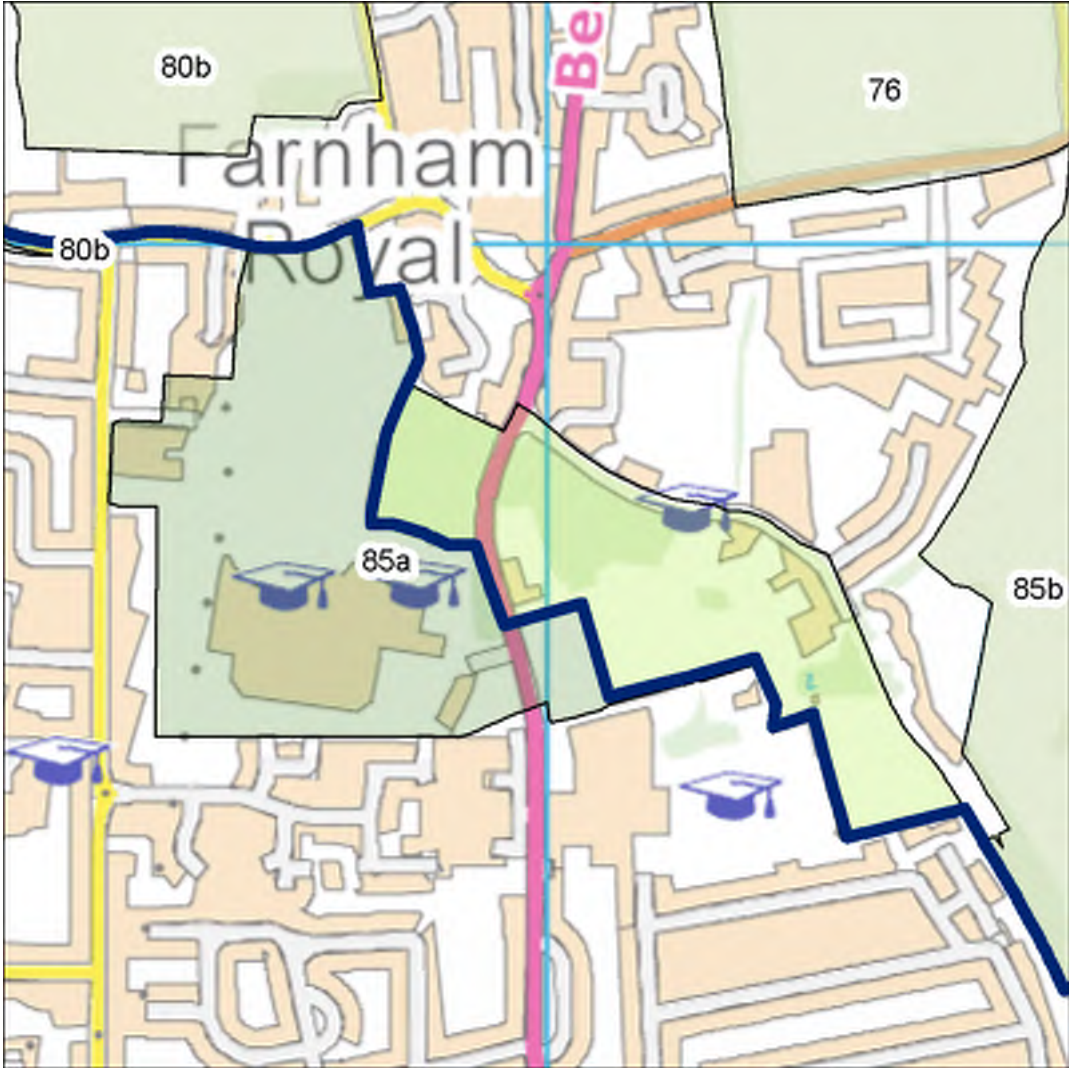
Photograph 2: View of overgrown meadows, characteristic of the east of General Area 84.



Photograph 3: Industrial land uses in the central portion of General Area 84.

1:20000
Context Plan



| | | | |
|--|---|--|--------------|
| General Area | 85a | | |
| Area (ha) | 19.7 | | |
| Local Authority | South Bucks / <i>Slough</i> | | |
| Location Plan |  | | |
| Description | <p>General Area 85a is located to the north of the Burnham / Slough large built-up area and south of Farnham Common / Farnham Royal. The northern boundary is Farnham Lane, residential development within Farnham Royal and Church Road. The eastern boundary is Church Road and residential development adjacent to Stoke Park Country Club golf course. The southern and western boundaries are residential development in Burnham / Slough.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is at the edge of the large built-up area of Burnham / Slough. | 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>While the land parcel is effectively enveloped by built form, only its southern and western edges touch the edge of a large built-up area (Burnham / Slough). Thus, the parcel is connected to the large built-up area, preventing its outward sprawl.</p> <p>In several locations, the edge of the large built-up area is bounded by features which lack permanence and durability, including intermittent hedgerows and other softer, natural</p> | 3+ |

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| | | features. The Green Belt provides a barrier to sprawl in the absence of durable boundaries. | |
| Purpose 1: Total Score | | | 3+/5 |
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | The land parcel forms the essential gap between the large built-up area of Burnham / Slough and the settlement of Farnham Common / Farnham Royal. Any development would significantly reduce the actual and perceived gap between these settlements. | 5 |
| Purpose 2: Total Score | | | 5/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | Between 20% and 30% of the land parcel is covered by built-form. Built form is concentrated in the south-west of the land parcel at Beechwood Secondary School and Arbour Vale School and in the south of the land parcel at St Anthony's RC Primary School and St Anthony's Church. The remainder of General Area 85a is characterised by school playing fields, wooded areas and residential development in the east. The land parcel has the feel of an open area within a large settlement and is urban in character. | 1 |
| Purpose 3: Total Score | | | 1/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | This land parcel does not abut an identified historic core and does not meet this purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos

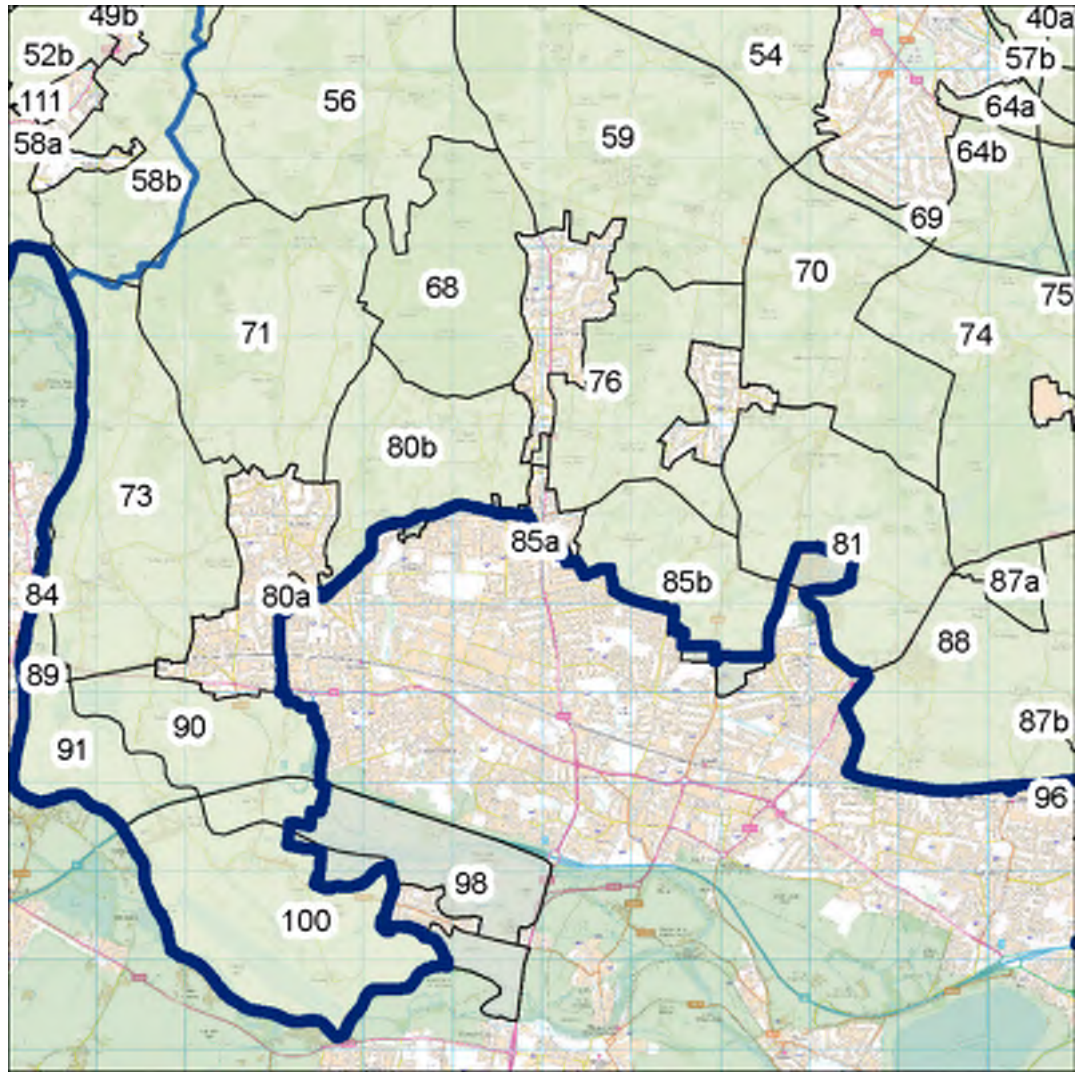


Photograph 1: Facing east towards Arbour Vale School and Beechwood Secondary School from Farnham Road in the centre of General Area 85a.



Photograph 2: View east towards St Mary's Farnham; taken from the A355 Farnham Road in the centre of General Area 85a.

1:20000
Context Plan



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|--|--|--|--------------|
| General Area | 85b | | |
| Area (ha) | 289.3 | | |
| Local Authority | South Bucks / <i>Slough</i> | | |
| Location Plan | | | |
| Description | General Area 85b is located to the north-east of the Burnham / Slough large built-up area. The parcel is bounded by Wexham Road to the east, and Stoke Green, Grays Park Road and Park Road (B416) to the north, the south-eastern edge of Farnham Royal to the west, and the built form of Slough to the south. | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is at the edge of Burnham / Slough. | 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 Burnham / Slough, preventing its outward sprawl into open land. The large built-up area is predominantly bordered by features lacking in durability or permanence, consisting of patchy wooded areas and hedgerows with irregular edges. | 3+ |
| Purpose 1: Total Score | | | 3+/5 |
| (2) To prevent | Prevents development | The land parcel forms part of the essential gap between | 5 |

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| neighbouring towns from merging | that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>Burnham / Slough and Farnham Royal / Farnham Common. Although some coalescence has already occurred between these settlements, the land parcel is essential to preventing further coalescence.</p> <p>The parcel also forms part of the wider gap between Slough / Burnham and Stoke Poges and Wexham Street. Development in this parcel would significantly reduce the actual and perceived boundary between Burnham / Slough and Farnham Royal / Farnham Common, though it should be noted that more densely built-up areas may make a lesser contribution to separation.</p> | |
| Purpose 2: Total Score | | | 5/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Between 5% and 10% of the land parcel is covered by built-form.</p> <p>Built form is concentrated in particular in the north of the parcel between Duffield Park and Park Road. This area has a semi-urban character and is almost entirely built up, consisting of a cluster of residential properties (linked to the area north of Park Road in the adjacent General Area 76). There is further residential development located in the centre of the land parcel and a cluster of development around Stoke Park Golf Club and Hotel in the west. The remainder of the parcel consists of the Stoke Park golf course in the west, the Lanes golf club/course in the south and a mixture of playing fields and unused fields in the east. The land parcel possesses a largely rural open character.</p> | 3 |
| Purpose 3: Total Score | | | 3/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | This land parcel does not abut an identified historic core and does not meet this purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos

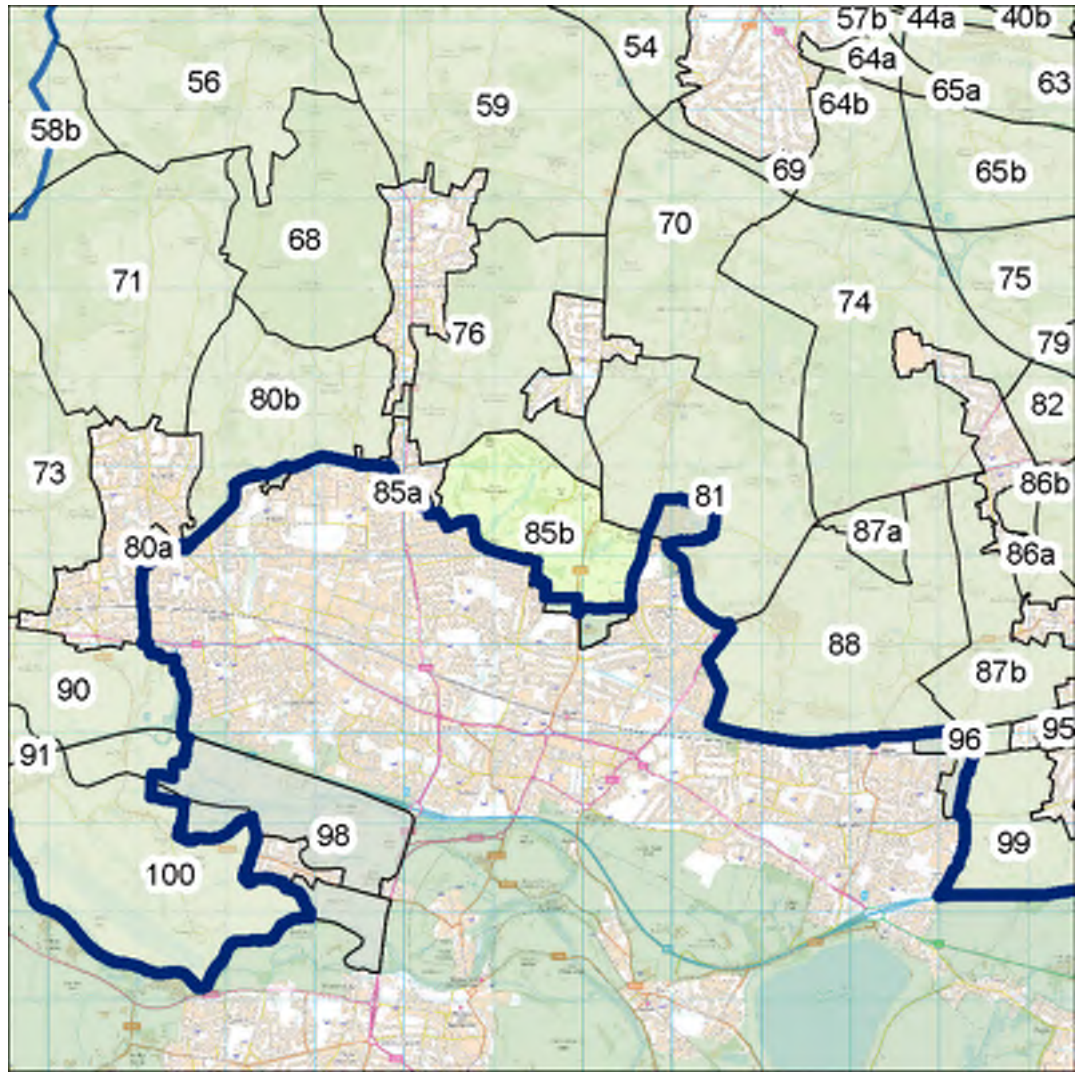


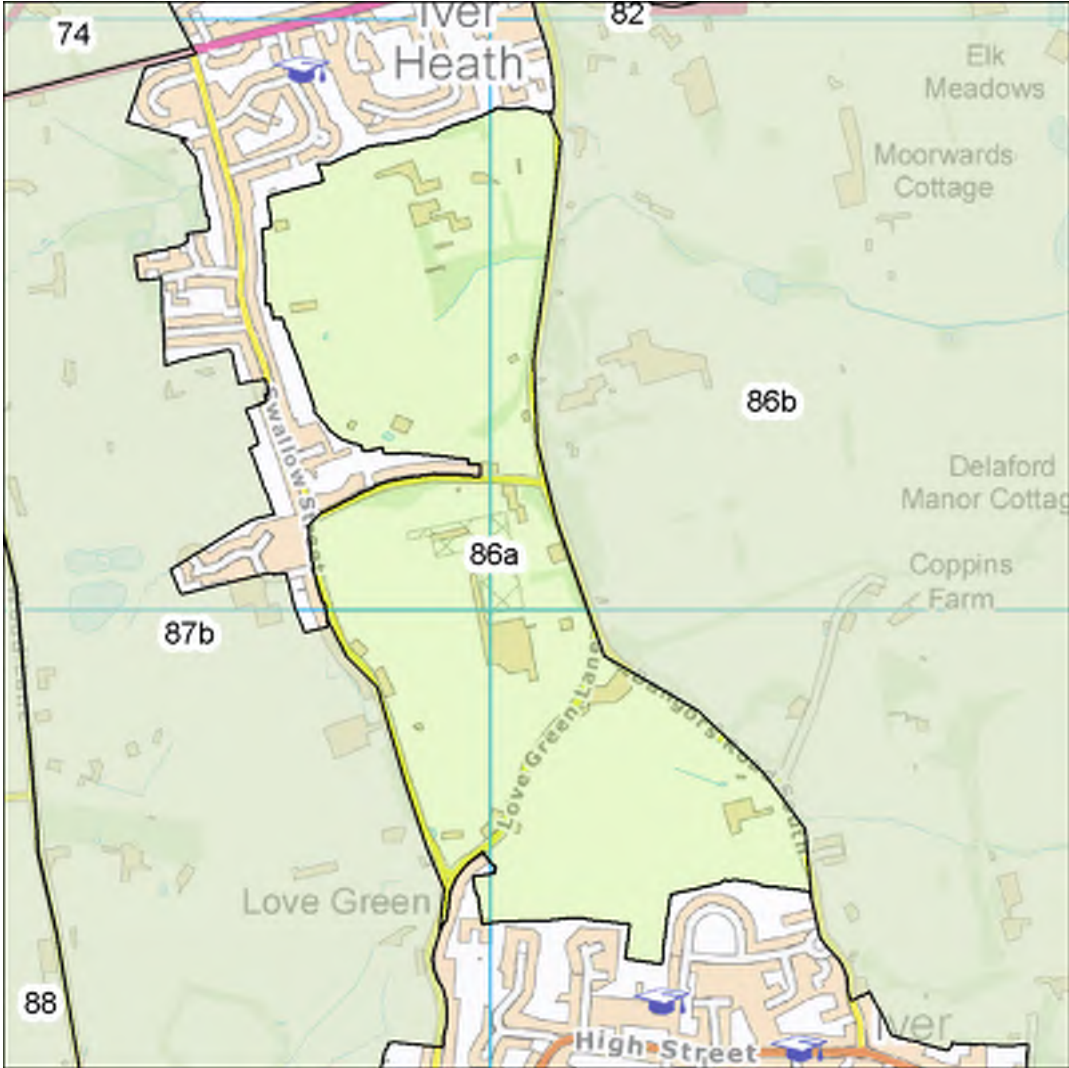
Photograph 1: Meadow parkland surrounded by wooded areas at Stoke Park; facing south-west from Park Road.



Photograph 2: Derelict site adjacent to Stoke Road; close to boundary between South Bucks and Slough.

1:20000
Context Plan



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|--|---|--|--------------|
| General Area | 86a | | |
| Area (ha) | 60.8 | | |
| Local Authority | South Bucks | | |
| Location Plan |  | | |
| Description | <p>General Area 86a is located directly to the north of Iver and to the south-east of Iver Heath. It is bounded to the east by Bangors Road South and partially to the west by Swallow Street. The southern edge of the parcel directly abuts Iver, while the northern and parts of the western edge abut Iver Heath.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is not at the edge of a distinct large built-up area and does not meet this purpose. | FAIL |
| | (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. | | 0 |
| Purpose 1: Total Score | | | 0/5 |
| (2) To prevent | Prevents development | Considered overall, the parcel maintains the entirety of the | 5 |

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| neighbouring towns from merging | that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>narrow gap between Iver and Iver Heath. This gap is particularly small physically, and reduced further perceptually by existing development on Swallow Street and Love Green Lane. The parcel therefore plays an important role in preventing any further ribbon development along these roads, which may result in the coalescence of the settlements.</p> <p>It is notable that, considered in isolation, the northern half of the parcel to the north of Norwood Lane makes little contribution to this gap as it is effectively enveloped by the settlement of Iver Heath.</p> | |
| Purpose 2: Total Score | | | 5/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Between 10% and 15% of the parcel is covered by built form, and while some parts of the parcel maintain rural characteristics there are some notable urbanising influences within and around the land parcel.</p> <p>There is piecemeal small-scale development throughout the parcel, as well as a nursery of a relatively significant scale to the south of Norwood Lane which significantly reduces the openness of the countryside here. Residential ribbon development is concentrated along Love Green Lane, Swallow Street and Bangors Lane South, with some properties also encompassing large, sprawling gardens with features such as swimming pools and tennis courts.</p> <p>There are some substantial areas of more open land interspersed amongst these developments which tend to consist of pasture grazing land and small paddocks, as well as small patches of woodland. The south of the parcel in particular has a strong sense of connectivity with the wider countryside. There is a large orchard in the far north-west of the parcel, though this area of land has strong enclosure and relatively weak linkage with the wider countryside.</p> <p>Overall, the parcel maintains a largely rural open character.</p> | 3 |
| Purpose 3: Total Score | | | 3/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | The parcel does not directly abut an identified historic core and does not meet this Purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos



Photograph 1: Looking west from Bangors Road south across orchards in the north-east of General Area 86a.

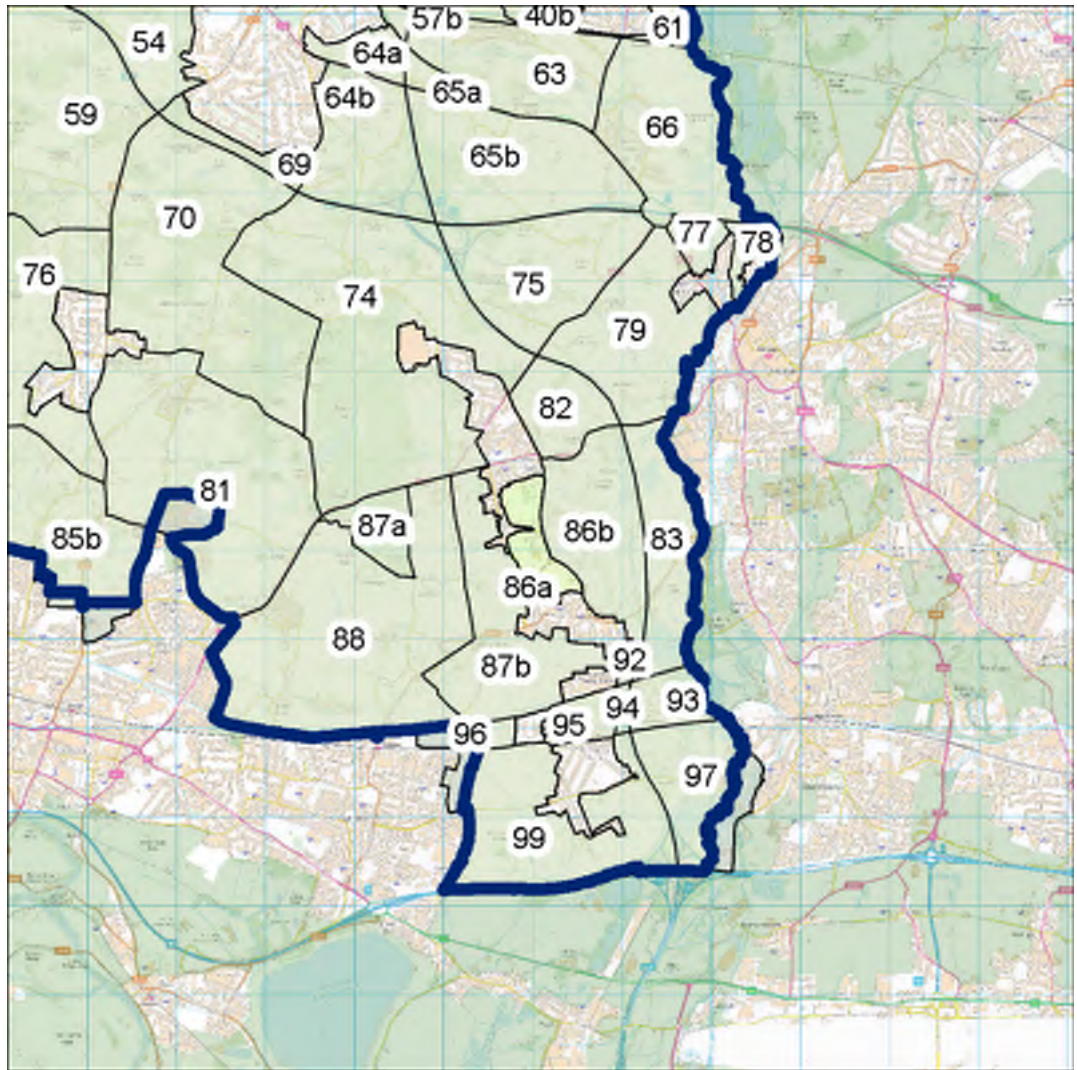


Photograph 2: Looking south-east towards the edge of Iver from Love Green Lane.



Photograph 3: Looking west from Love Green Lane towards residential properties on Swallow Street.

1:20000
Context Plan



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|--|---|--|--------------|
| General Area | 86b | | |
| Area (ha) | 193.9 | | |
| Local Authority | South Bucks | | |
| Location Plan | | | |
| Description | <p>General Area 86b is located to the south-west of Uxbridge (part of the Greater London large built-up area), to the east of Iver Heath and to the north-east of Iver. It is bounded to the north by the A4007 (Slough Road), to the east by the M25, and to the west by Bangors Road South. The southern edge of the parcel directly abuts Iver, while a small section in the north-western corner directly abuts Iver Heath.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is not at the edge of a distinct large built-up area and does not meet this purpose. | FAIL |
| | (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. | | 0 |
| Purpose 1: Total Score | | | 0/5 |

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| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>The parcel forms a part of the essential gap between the non-Green Belt settlements of Uxbridge and Iver Heath, and Uxbridge and Iver. It also contributes to the gap between Iver and Iver Heath.</p> <p>Together with General Area 83 to the east, the parcel plays an important role in maintaining the overall scale and openness of the gap and restricting ribbon development along the A4007 (Slough Road) and the B470 (Iver Lane). Further development in these corridors would result in significant physical and perceptual erosion of these gaps.</p> | 5 |
| Purpose 2: Total Score | | | 5/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Overall, less than 10% of the parcel is covered by built form and the vast majority retains a very open character.</p> <p>The countryside has suffered some limited encroachment at the fringes of the parcel in the form of piecemeal residential dwellings, particularly along the south side of the A4007 (Slough Road), at Iver Lodge and along Coppins Lane, but this has very limited impact on the overall openness of the parcel. The remainder of the parcel predominantly consists of expansive paddocks and rough pasture land, with occasional arable fields and patches of woodland, interspersed with agricultural buildings and other low density structures. Some of the countryside has a slightly degraded character.</p> <p>The M25 is an urbanising influence to the east, but does not detract significantly from the largely rural feel and overall the parcel maintains a strong unspoilt rural character.</p> | 4 |
| Purpose 3: Total Score | | | 4/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | The parcel does not directly abut an identified historic core and does not meet this Purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos



Photograph 1: Looking north-east into General Area 86b along Coppins Lane.

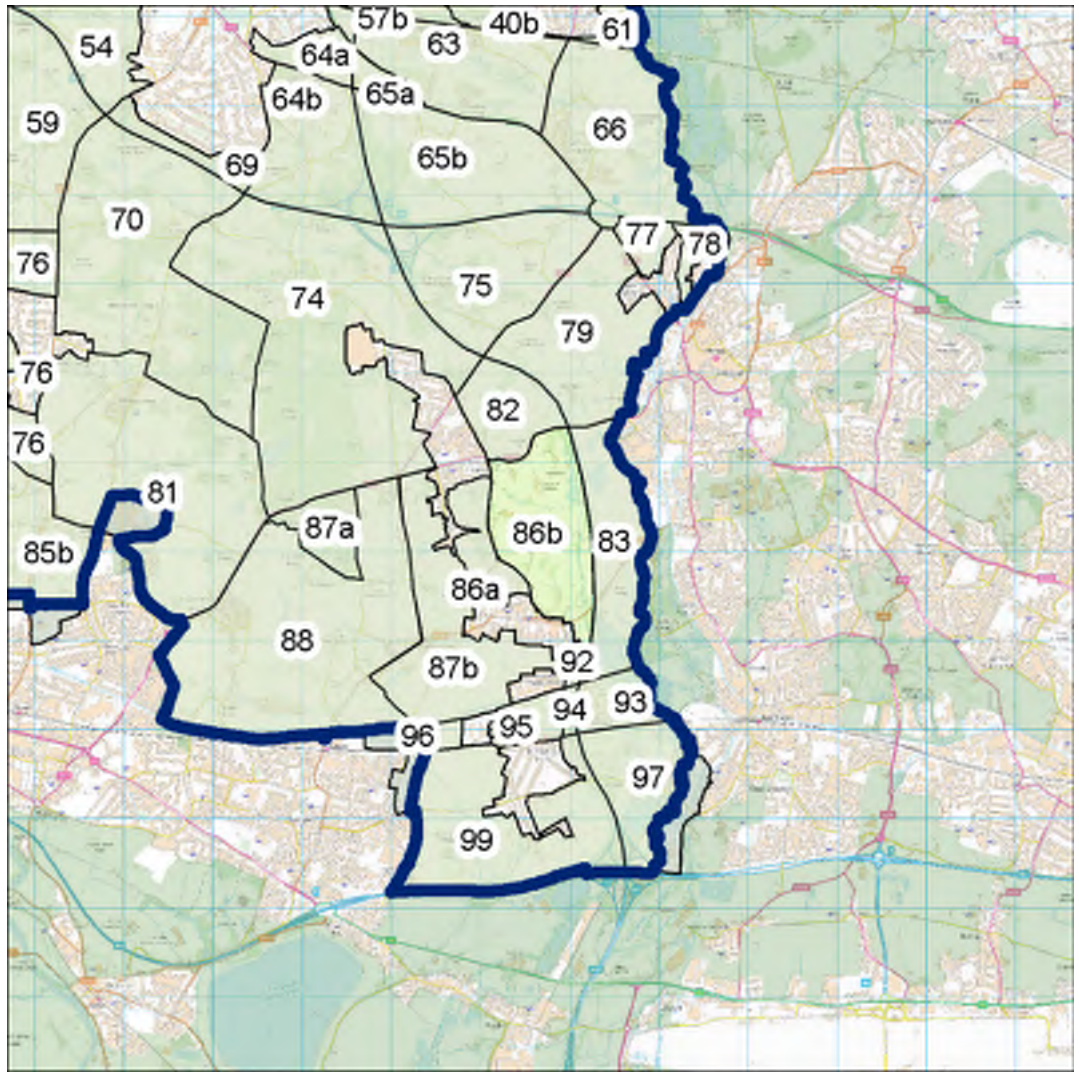


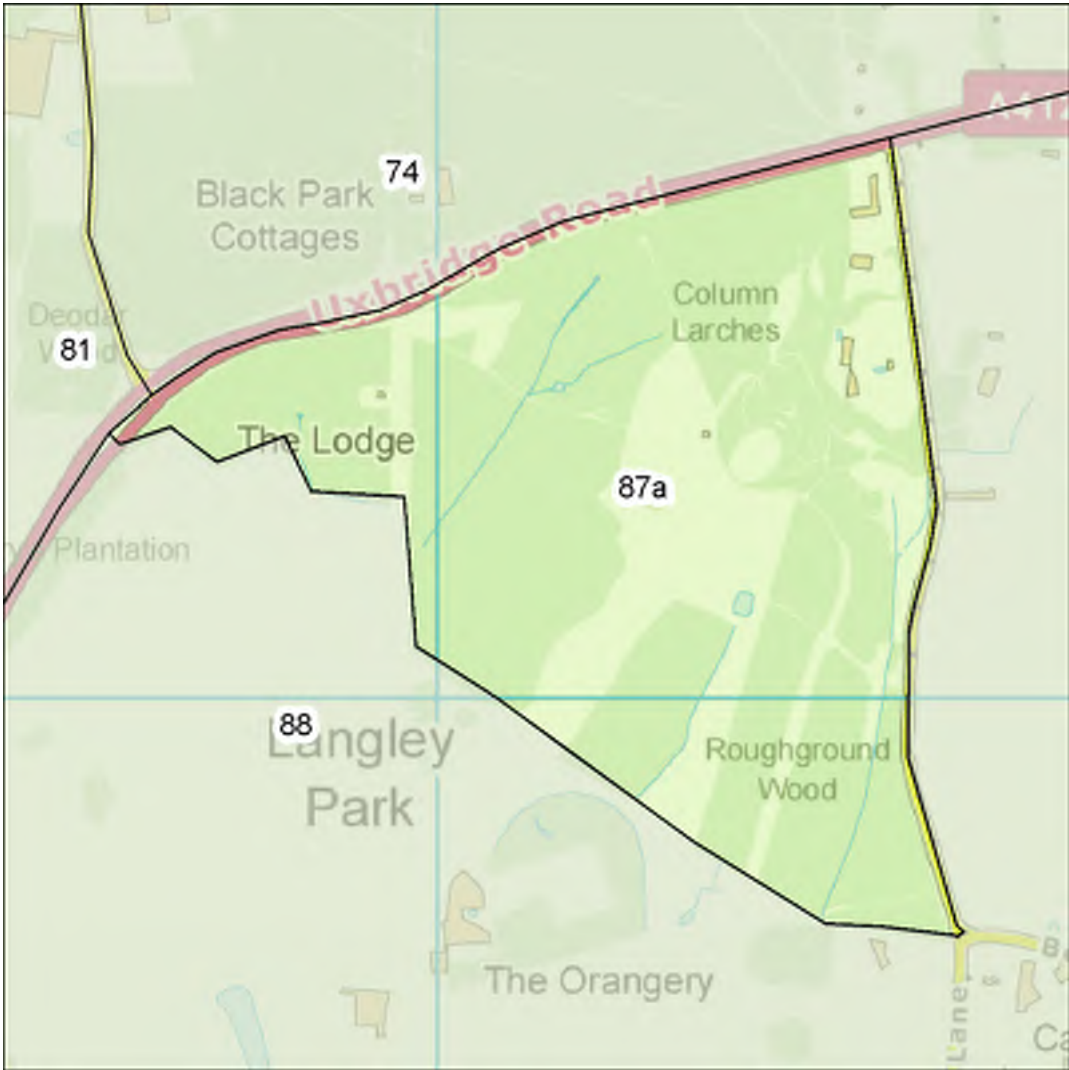
Photograph 2: Looking south from Coppins Lane across General Area 86b.



Photograph 3: Looking south from the Palmers Moor Lane / M25 intersection into General Area 86b.

1:20000
Context Plan



| | | | |
|--|--|---|--------------|
| General Area | 87a | | |
| Area (ha) | 57.1 | | |
| Local Authority | South Bucks | | |
| Location Plan |  | | |
| Description | General Area 87a is located to the west of Iver and Iver Heath and to the north-east of Slough. It is bounded to the north by the A412 (Uxbridge Road), to the east by Billet Lane and to the south-west by the edge of the Langley Park Country Park. | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is not at the edge of a distinct large built-up area and does not meet this purpose. | FAIL |
| | (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. | | 0 |
| Purpose 1: Total Score | | | 0/5 |
| (2) To prevent neighbouring | Prevents development that would result in | Together with General Area 88, the parcel forms part of the wider gap between Slough and the non-Green Belt | 3 |

| | | | |
|--|--|--|------------|
| towns from merging | merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | settlements of Iver Heath and Iver, maintaining the overall openness of the gap and ensuring its overall physical scale is maintained. | |
| Purpose 2: Total Score | | | 3/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | Less than 5% of the land parcel is covered by built form, which is limited to a small number of isolated dwelling houses to the west of Billet Lane. The remainder of the parcel consists of historic estate parkland and dense woodland plantations associated with Langley Park, which is located to the south. The parcel maintains a strong unspoilt rural character. | 5 |
| Purpose 3: Total Score | | | 5/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | The parcel does not directly abut an identified historic core and does not meet this Purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos



Photograph 1: Looking north-west from Billet Lane across the north of General Area 88, towards dense woodland in General Area 87a.

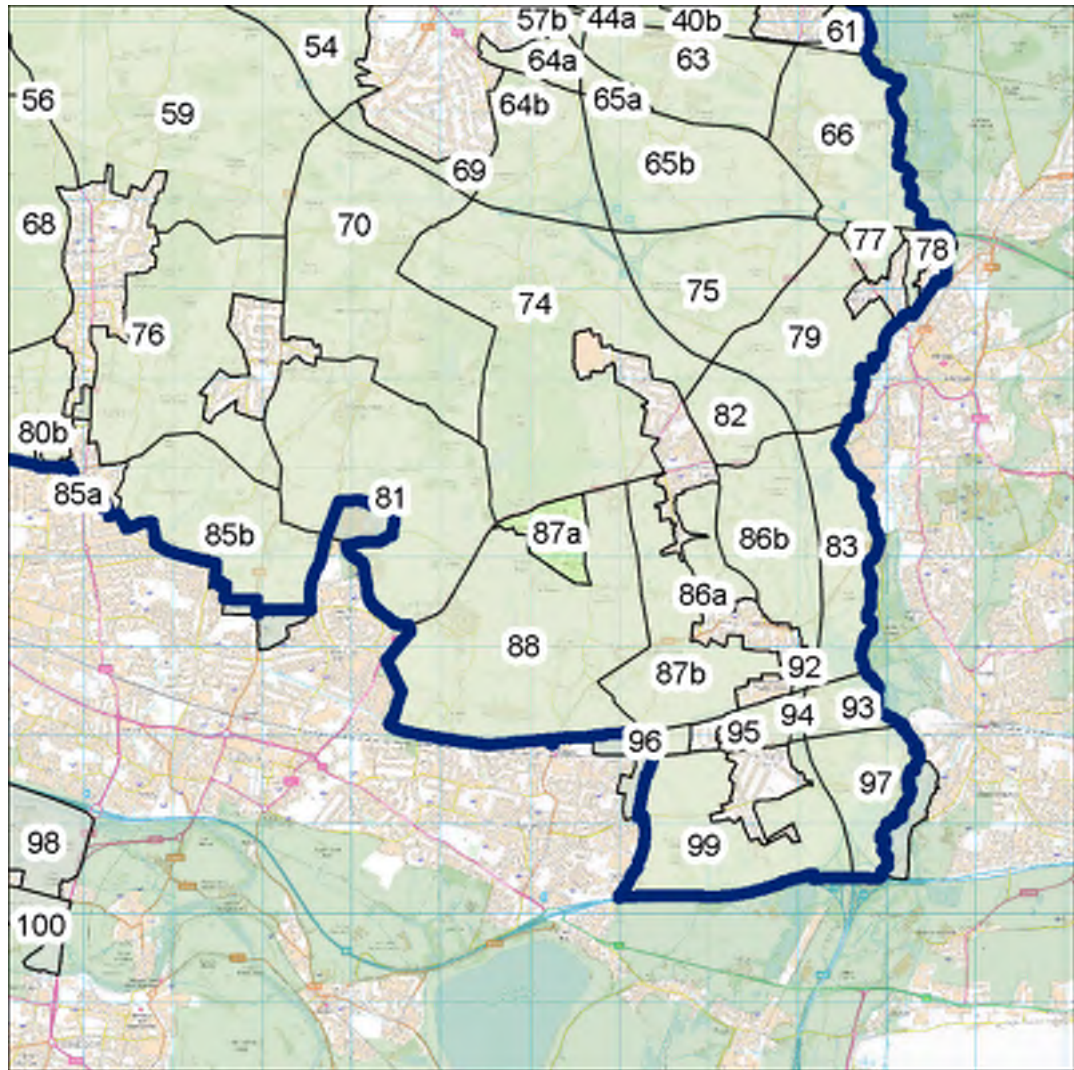


Photograph 2: Looking west across Langley Park, in the east of General Area 87a.



Photograph 3: Looking north into formal gardens in Langley Park, General Area 87a.

1:20000
Context Plan



| | | | |
|--|--|--|--------------|
| General Area | 87b | | |
| Area (ha) | 228.2 | | |
| Local Authority | South Bucks | | |
| Location Plan | | | |
| Description | <p>General Area 87b is located immediately to the west of Iver and Iver Heath. Parts of the eastern edge of the parcel directly abut these settlements. The parcel is bounded to the south by the Grand Union Canal, to the west by Wood Lane, Langley Park Road and Hollow Hill Lane, to the north by the A412 and partially to the east by Swallow Street.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is not at the edge of a distinct large built-up area and does not meet this Purpose. However, it is noteworthy that the south-western corner is within close proximity to Burnham / Slough and only a small parcel of land (General Area 96) separates the land parcel from the large built-up area. Any development here may therefore 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 |
| Purpose 1: Total Score | | | 0/5 |

| | | | |
|--|--|---|------------|
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>The parcel forms the essential and narrow gap between Slough and Iver, as well as the wider gap between Slough and Iver Heath (including Wood Lane Close), maintaining the overall openness of these gaps and ensuring their overall physical scale is maintained. The parcel prevents ribbon development along Langley Park Road between Slough and Iver, thus ensuring that this gap is not reduced perceptually.</p> <p>Furthermore, the parcel also forms the essential gap between Iver and Iver Heath. Any development around Love Green in the east of the parcel would lead to the coalescence of these settlements.</p> <p>Despite the overall sensitivity of some areas of this parcel, some limited areas in the far north and east of parcel are less important for preventing coalescence between settlements, as these areas are effectively enclosed within the settlement footprints of Iver Heath and Iver respectively.</p> | 5 |
| Purpose 2: Total Score | | | 5/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Overall, while just less than 5% of the parcel is covered by built-development, there are several distinct areas which are more intrinsically aligned with the settlement edges than the wider countryside.</p> <p>Built-form proliferates in some areas, specifically to the west of Iver around Mansion Lane and Langley Park Road, as well as at the fringes of the parcel along roads such as Wood Lane. This generally consists of clusters of dwelling houses and small commercial premises.</p> <p>The remainder of the parcel retains a rural and generally open character, consisting of a small-scale, riparian landscape consisting of paddocks, meadows and some small plantations, as well as some larger arable fields in the south. The landscape is interspersed with low density agricultural buildings.</p> <p>It is notable that, as a result of the relative flat topography and open character of the landscape, some areas of typical rural land feel relatively enclosed by built form, diminishing the wider connectivity to the countryside and the sense of unspoilt rurality. This is particularly prevalent between Wood Lane and Swallow Street, and in the far south-east corner of the parcel which is surrounded by built-form to the east, north and south. However, overall the parcel maintains a largely rural open character.</p> | 3 |
| Purpose 3: Total Score | | | 3/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | The parcel does not directly abut an identified historic core and does not meet this Purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos



Photograph 1: Looking west into General Area 87b at Thorney Lane South, with the edge of Iver particularly prevalent to the right of the photo.

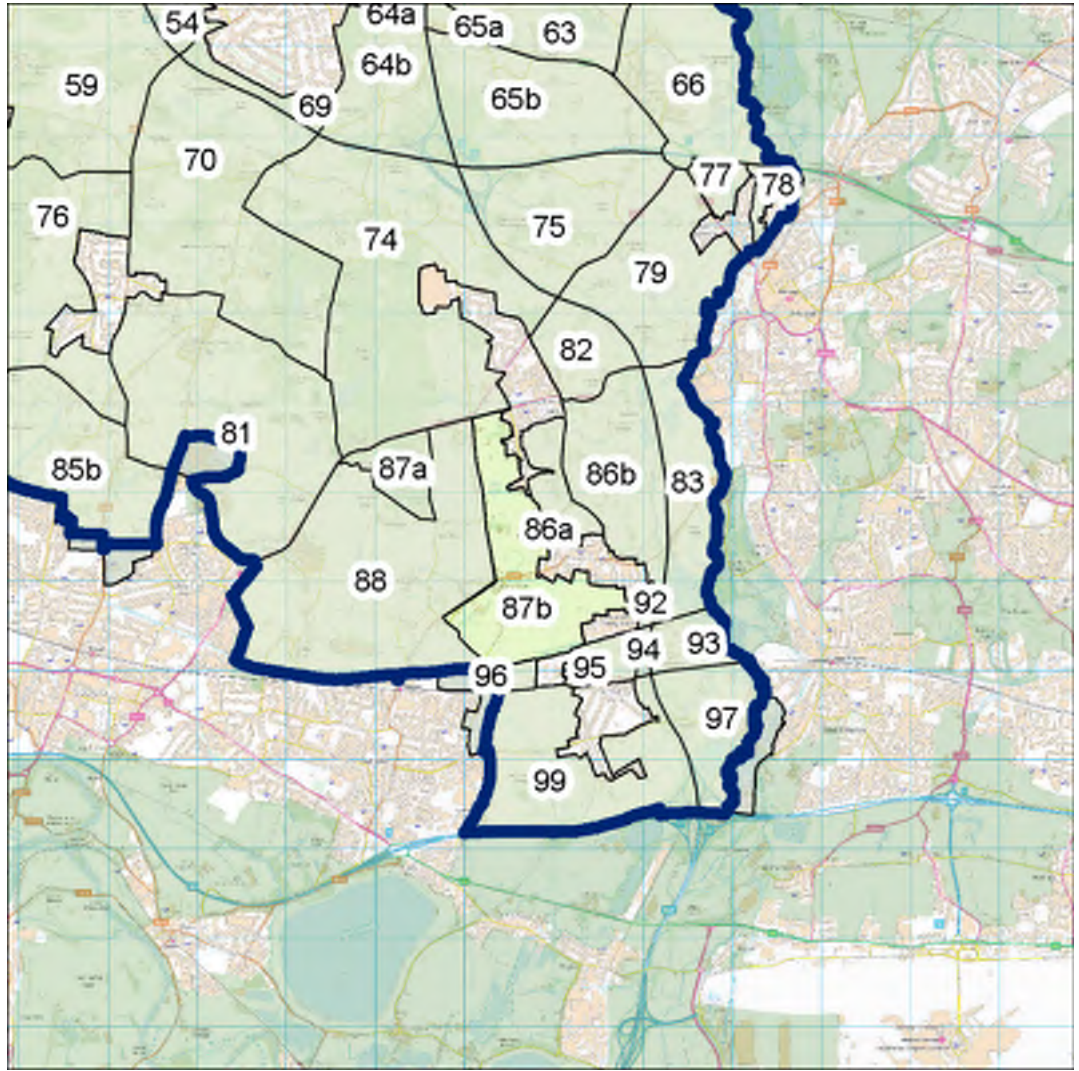


Photograph 2: Small-scale pony paddocks in the north of General Area 87b, facing east from Wood Lane.



Photograph 3: Looking east from Mansion Lane across General Area 87b, with the Ridgeway Trading Estate in the rear of the photo.

1:20000
Context Plan



| | | | |
|--|---|---|--------------|
| General Area | 88 | | |
| Area (ha) | 534.8 | | |
| Local Authority | South Bucks | | |
| Location Plan | | | |
| Description | <p>General Area 88 is located to the west of Iver and Iver Heath and to the north-east of Slough. The southern edge and south-western corner of the parcel directly abut Slough. It is bounded to the north by the A412 and the edge of the Langley Park Country park and to the east by Wood Lane, Langley Park Road and Hollow Hill Lane. The Green Belt settlement of George Green is located in the west of the General Area.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is at the edge of the 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. | <p>The parcel is connected to the large built-up area of Burnham/Slough along its southern and part of its western edges, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and Burnham/Slough predominantly consists of prominent, permanent boundary features, following the railway line to the south and the A412 for part of its western edge.</p> | 3 |

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|--|--|--|------------|
| | | There is a small boundary anomaly where no linear physical feature exists; to the north of Nursery Lane, the parcel boundary cuts across open land and does not follow a readily recognisable physical feature. However, for the most part, the Green Belt acts as an additional barrier to sprawl. | |
| Purpose 1: Total Score | | | 3/5 |
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>The parcel forms almost all of the wider gap between Burnham / Slough and the non-Green Belt settlements of Iver Heath (including Wood Lane Close) and Iver, maintaining the overall openness of the gap and ensuring its overall physical scale is maintained. It also forms the gap between Burnham / Slough and the Green Belt settlement of George Green, which is of a narrow scale.</p> <p>The parcel prevents ribbon development along Langley Park Road between Slough and Iver, thus ensuring that this gap is not reduced perceptually. The far south of the parcel, immediately adjacent to Slough, is less important for preventing coalescence between settlements (excluding the area which forms the narrow gap between Slough and George Green).</p> | 3 |
| Purpose 2: Total Score | | | 3/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Overall, between 5% and 10% of the parcel is covered by built-development, and the parcel retains a rural and very open character. This consists of historic estate parkland at Langley Park in the centre of the parcel, orchards and market gardens in the east and arable and pasture farmland in the south. These are interspersed with occasional farm buildings and the historic buildings which encompass the Langley Park estate.</p> <p>Encroachment is concentrated in three hamlets located in the south-west, south and south-east of the parcel – George Green, Middle Green and Shreding Green. However, these constitute only small clusters of dwelling houses which have little impact on the overall openness of the parcel.</p> <p>Overall, the majority of the parcel retains an unspoilt, rural character.</p> | 4 |
| Purpose 3: Total Score | | | 4/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | The parcel does not directly abut an identified historic core and does not meet this Purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos



Photograph 1: Historic gatehouse for the Langley Park estate in the west of the parcel at George Green.

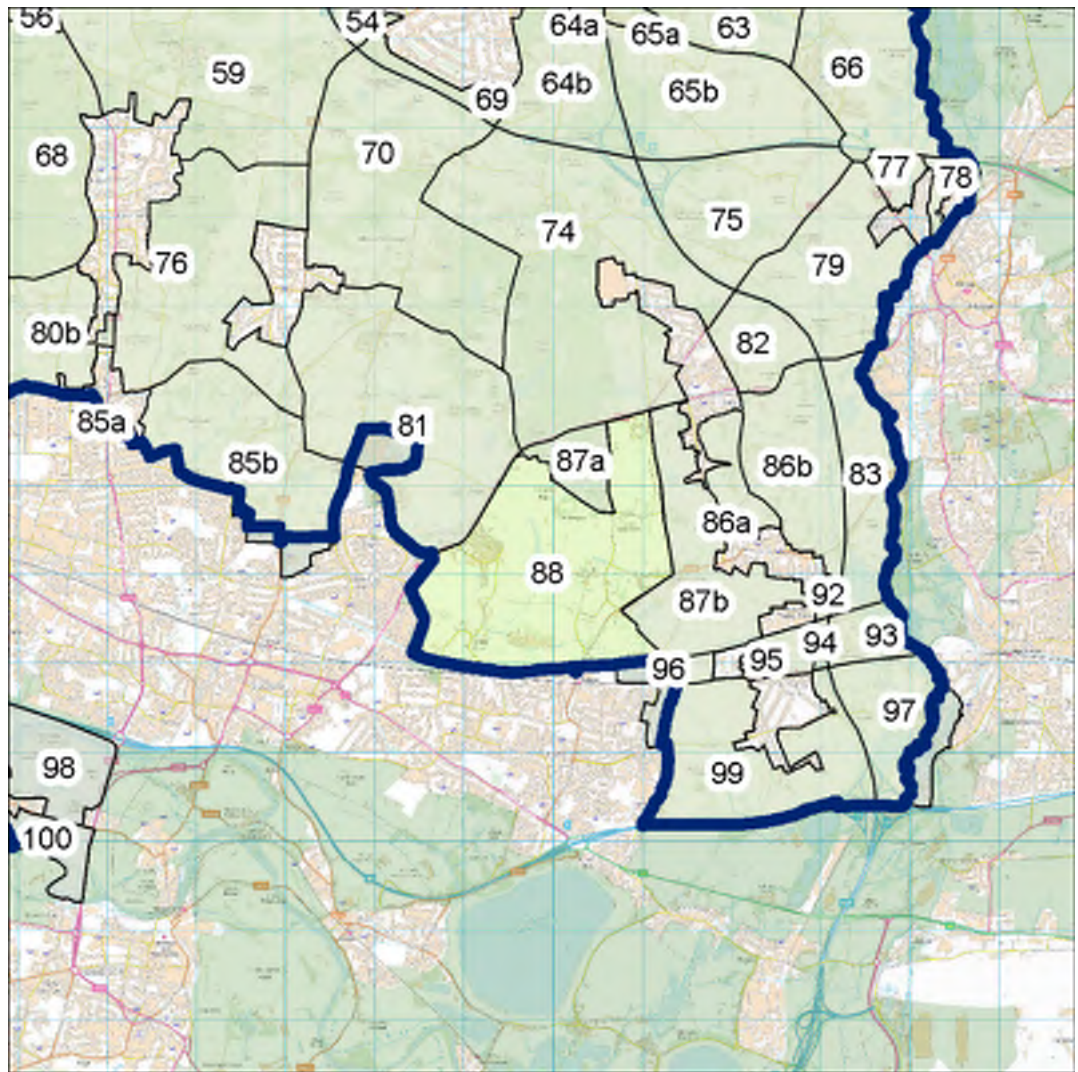



Photograph 2: South-west corner of General Area 88, facing west from St Mary's Road towards the edge of Slough.



Photograph 3: Orchards to the east of Billet Lane in the north-east of General Area 88.

1:20000
Context Plan



| | | | |
|--|---|--|--------------|
| General Area | 89 | | |
| Area (ha) | 12.4 | | |
| Local Authority | South Bucks | | |
| Location Plan |  | | |
| Description | <p>General Area 89 is located immediately east of the Maidenhead built-up area. The western boundary of the land parcel is the western edge of the Buckinghamshire Green Belt. General Area 89 is bound to the west by the River Thames and to the east by the Jubilee River. The northern boundary is Bath Road and the southern boundary is the Great Western Main Line railway line. The Green Belt settlement of Taplow Riverside is located within the General Area.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is at the edge of Maidenhead 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 Maidenhead, preventing further sprawl into the land parcel.</p> <p>The boundary between the land parcel and Maidenhead is very strongly defined with the River Thames being the boundary feature to the west of the parcel. The land parcel acts as an additional barrier to sprawl.</p> | 3 |
| Purpose 1: Total Score | | | 3/5 |

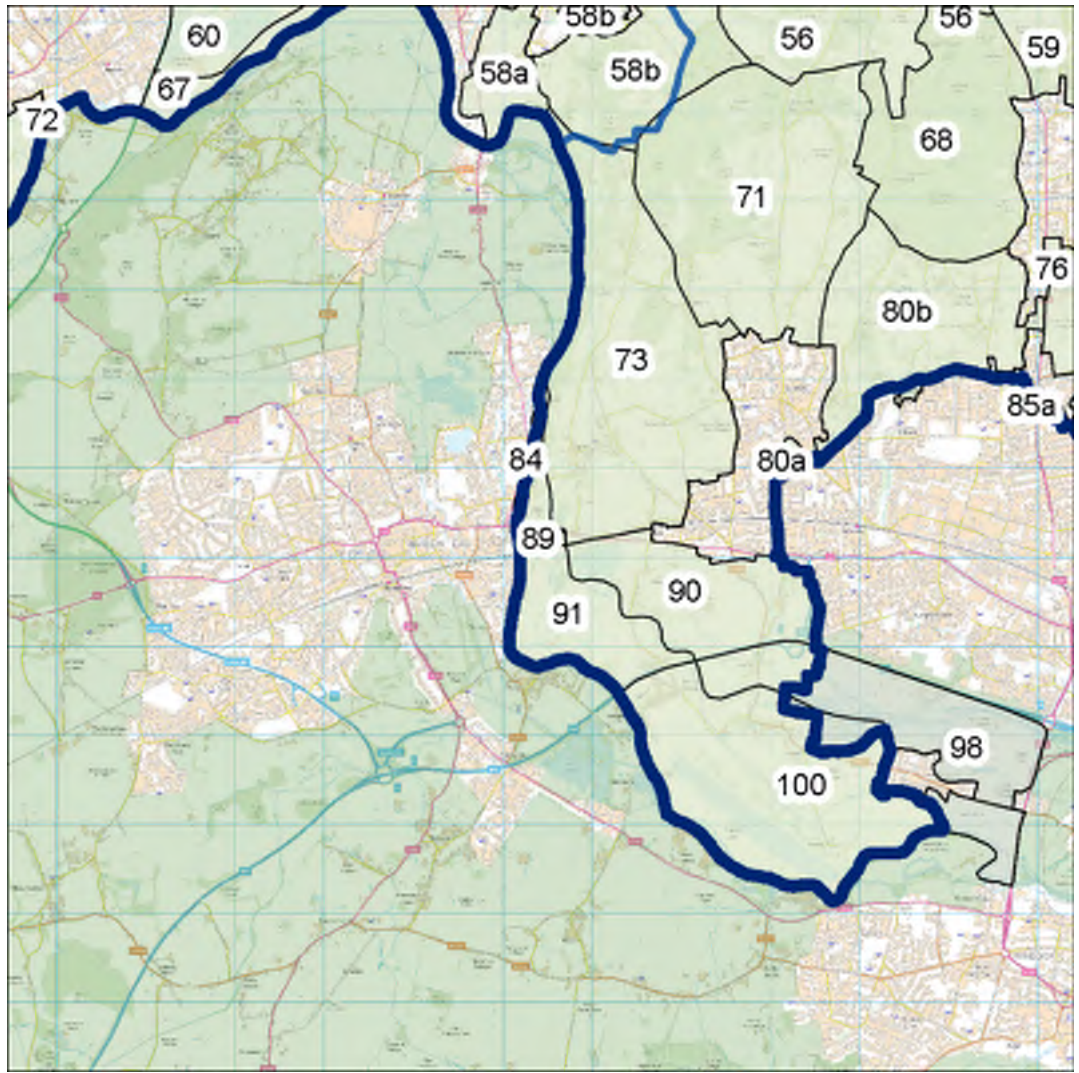
| | | | |
|--|--|--|------------|
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>General Area 89 forms a small part of the wider gap between the non-Green Belt settlements of Maidenhead and Burnham / Slough. The majority of the parcel is urban in character with most of the land free of built form being residential gardens and a playground for Silchester-Manor Day Nursery. In particular, the western part of the parcel, already largely developed, is less important to preventing coalescence between these settlements.</p> <p>Despite this, the parcel plays a role in preventing further reduction in the scale of the gap between Maidenhead and Burnham / Slough by preventing further development, in particular ribbon development, which would perceptually reduce this gap.</p> <p>Maidenhead and the Green Belt settlement of Taplow Riverside have already effectively coalesced, thus diminishing the role of this Green Belt parcel.</p> | 3 |
| Purpose 2: Total Score | | | 3/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Between 20% and 30% of the land parcel is covered by built form.</p> <p>The parcel, which contains Taplow Riverside, has a high concentration of built form throughout, and particularly in the west adjacent to the River Thames around Maidenhead Rowing Club. The remainder of the parcel consists of residential development with some employment land uses. Overall, the land parcel has an urban character.</p> | 1 |
| Purpose 3: Total Score | | | 1/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | This land parcel does not abut an identified historic core and does not meet this purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos



Photograph 1: Urbanised character along River Road adjacent to the River Thames on the eastern boundary of General Area 89.

1:20000
Context Plan



| | | | |
|--|--|--|--------------|
| General Area | 90 | | |
| Area (ha) | 242.0 | | |
| Local Authority | South Bucks | | |
| Location Plan | | | |
| Description | <p>General Area 90 is located south-west of the Burnham / Slough large built-up area. The parcel is bounded: to the north by the Great Western Main Line; to the east and south by the M4; and to the west by the Jubilee River. Part of the northern and eastern edges of the parcel are directly adjacent to the Burnham / Slough large built-up area.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is at the edge of 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. | <p>The land parcel is connected to the large built-up area of Burnham / Slough, preventing its outward sprawl into open land.</p> <p>While very small parts of the boundary between the Green Belt and the large built-up area close to Bath Road and Lake End Road are lacking in durability, consisting of soft natural features such as hedgerows and weakly bounded gardens, most is bordered by durable features which are likely to be permanent. This boundary is generally very strongly defined</p> | 3 |

| | | | |
|--|--|---|------------|
| | | by Bath Road and the M4. The Green Belt provides an additional barrier to sprawl. | |
| Purpose 1: Total Score | | | 3/5 |
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>General Area 90 forms much of the wider gap between the non-Green Belt settlements of Maidenhead and Burnham / Slough, preventing ribbon development along the A4 and maintaining the overall openness and scale of this gap.</p> <p>It also protects the gaps between Burnham / Slough and the Green Belt settlements of Dorney and Dorney Reach, preventing the physical and perceptual erosion of these gaps.</p> <p>However, the north-east of the parcel adjacent to Burnham / Slough is less important for preventing coalescence between these settlements.</p> | 3 |
| Purpose 2: Total Score | | | 3/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>5% of the land parcel is covered by built form. Built form is concentrated in the north-west of General Area 90 in the Taplow area between Bath Road and the Great Western Main Line. There is piecemeal built-form throughout the parcel including housing and warehouses around Taplow Lake and linear development along Marsh Lane, Hunterscombe Lane South, Lake End Road, Burnham Sewage Works in the north and logistics development in the centre of the land parcel.</p> <p>Despite ribbon development at Marsh Lane, Hunterscombe Lane South and in the north and centre of the land parcel, the remainder of General Area 90 consists of both arable farming and unused fields with a flat topography. Despite piecemeal urbanising influences throughout the land parcel, General Area 90 possesses a largely rural open character.</p> | 4 |
| Purpose 3: Total Score | | | 4/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | The land parcel does not abut an identified historic settlement core and does not meet this Purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos

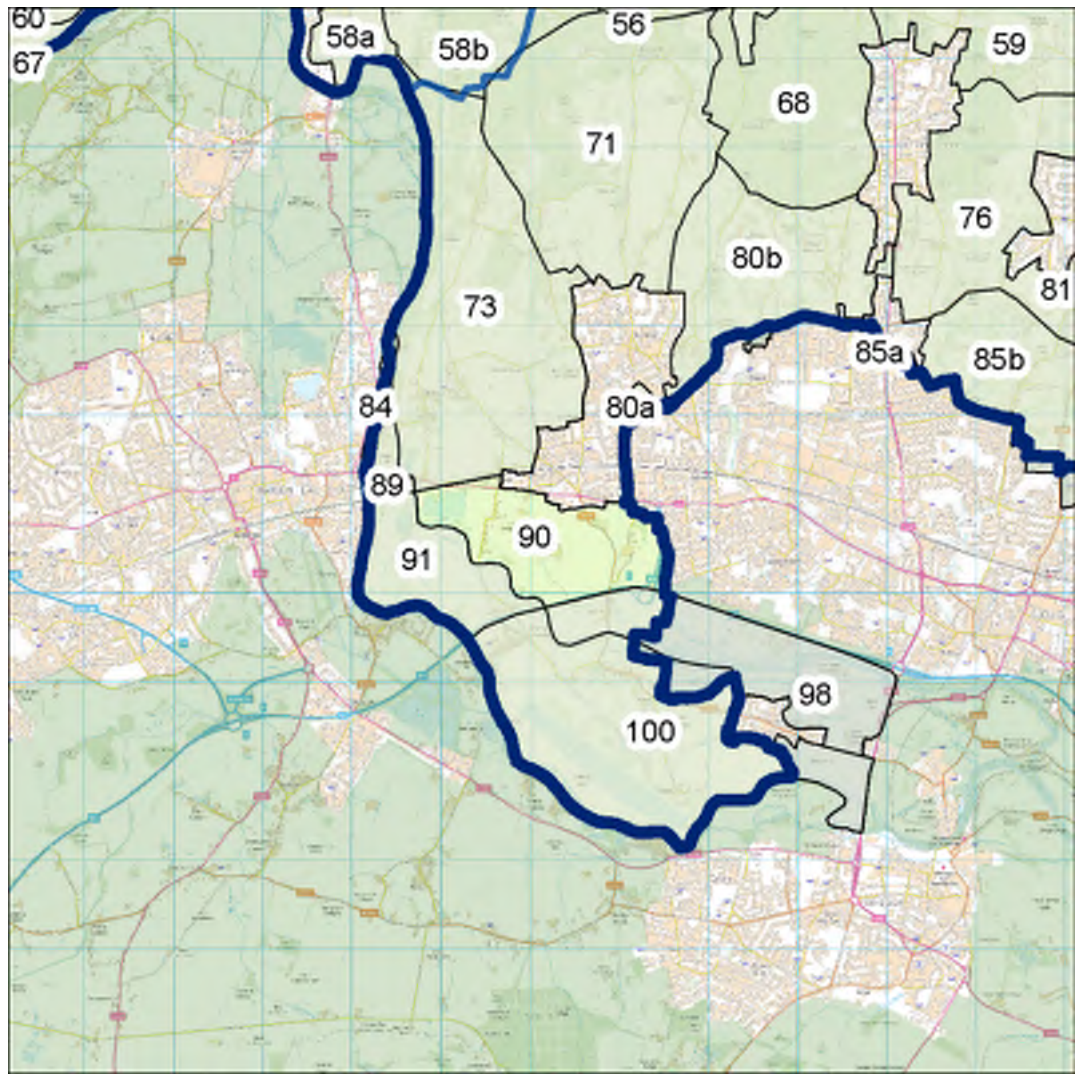


Photograph 1: View west towards Buckinghamshire Green Belt from the edge of the Non-Green Belt settlement of Slough in the north-east of General Area 90.



Photograph 2: View west towards arable fields from Hunterscombe Lane South in the east of General Area 90.

1:20000
Context Plan



| | | | |
|--|---|--|--------------|
| General Area | 91 | | |
| Area (ha) | 174.4 | | |
| Local Authority | South Bucks | | |
| Location Plan | | | |
| Description | <p>General Area 91 is located immediately south-east of Maidenhead built-up area. The western boundary of the land parcel is the western edge of the Buckinghamshire Green Belt. General Area 91 is bound to the west by the River Thames and to the east by the Jubilee River. The northern boundary is the Great Western Main Line railway line and the southern boundary is the M4 motorway.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is at the edge of Maidenhead 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 Maidenhead, preventing its outward sprawl into open land. The boundary between the land parcel and Maidenhead is very strongly defined with the River Thames being the boundary feature to the west of the parcel. The land parcel acts as an additional barrier to sprawl. | 3 |
| Purpose 1: Total Score | | | 3/5 |

| | | | |
|--|--|--|------------|
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>General Area 91 forms part of the wider gap between the non-Green Belt settlements of Maidenhead and Burnham / Slough. While development would significantly reduce both the actual and perceived gap between these settlements, it is unlikely that coalescence would occur due to strong boundaries in this land parcel including the Jubilee River and the Great Western Main Line.</p> <p>The parcel also forms the gap between non-Green Belt Maidenhead, the adjacent Green Belt settlement of Taplow Riverside and the Green Belt settlement of Dorney Reach, maintaining the scale and openness of this overall separation.</p> | 3 |
| Purpose 2: Total Score | | | 3/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Less than 5% of the land parcel is covered by built form. This is predominantly concentrated in the north-west of General Area 91 along the bank of the River Thames and adjacent to Maidenhead, but there is other sporadic built-form throughout the parcel including a caravan and camping park adjacent to the River Thames. The M4, which bounds the parcel to the south-west, is an urbanising feature.</p> <p>However, the majority of the parcel is of a highly open character, with rural land uses such as arable farming and a flat topography.</p> <p>Despite the close proximity of the large built up area of Maidenhead to the north-west and the presence of some built form, the parcel retains a strong unspoilt rural character overall.</p> | 5 |
| Purpose 3: Total Score | | | 5/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | The land parcel does not abut an identified historic settlement core and does not meet this Purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos

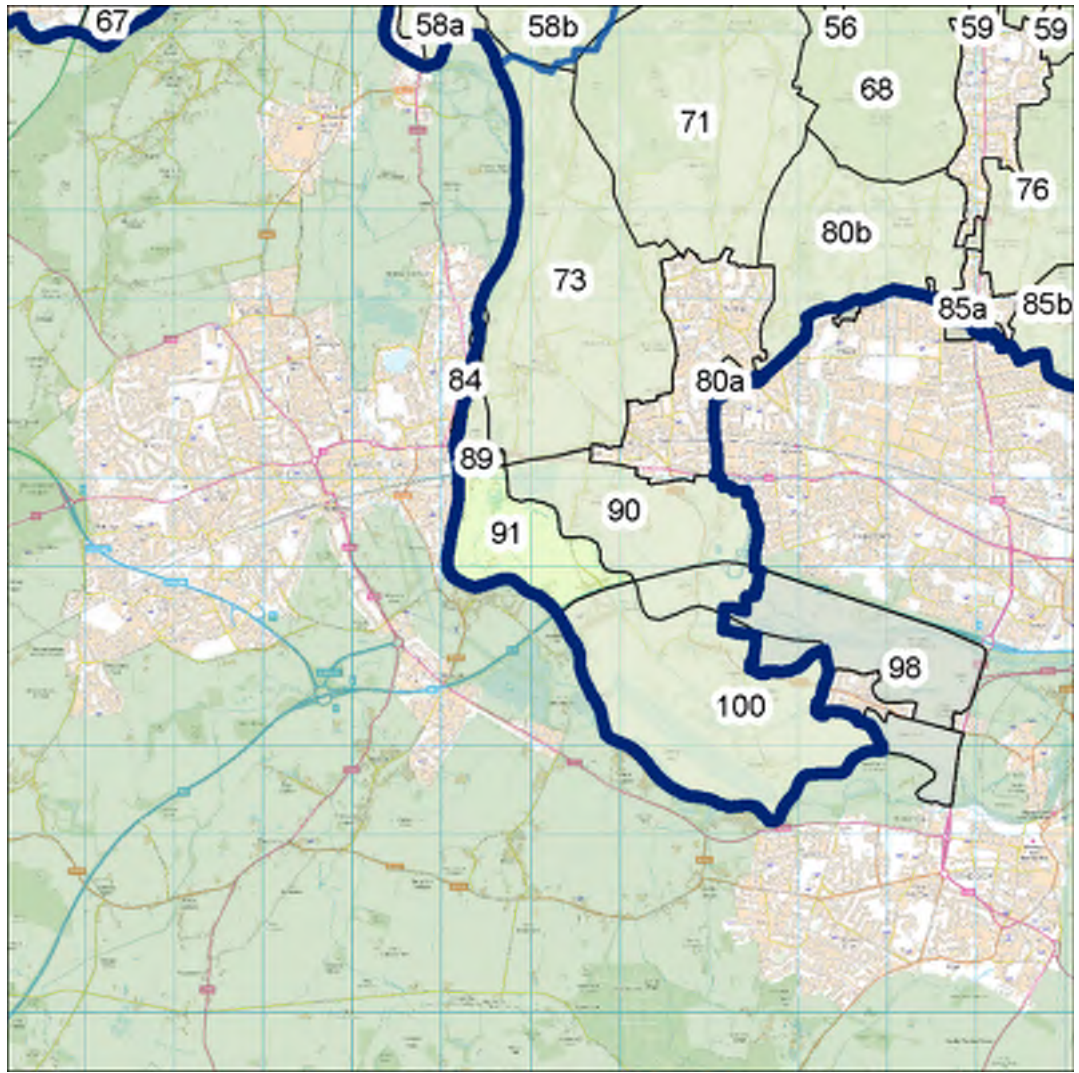


Photograph 1: Pathway adjacent to the River Thames on the north-western boundary of General Area 91.



Photograph 2: View of a field from Marsh Lane, adjacent to the Jubilee River in the east of General Area 91.

1:20000
Context Plan



| | | | |
|--|--|--|--------------|
| General Area | 92 | | |
| Area (ha) | 6.2 | | |
| Local Authority | South Bucks | | |
| Location Plan | | | |
| Description | General Area 92 is located to the south / south-east of Iver. It is bounded to the west by Thorney Lane North, to the south by the Grand Union Canal (Slough Arm), to the east by the M25, and to the north by Marina Way. | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is not at the edge of a distinct large built-up area. | FAIL |
| | (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. | | 0 |
| Purpose 1: Total Score | | | 0/5 |
| (2) To prevent neighbouring | Prevents development that would result in | General Area 92 forms a small part of the less essential gap between the non-Green Belt settlements of Iver and West | 1 |

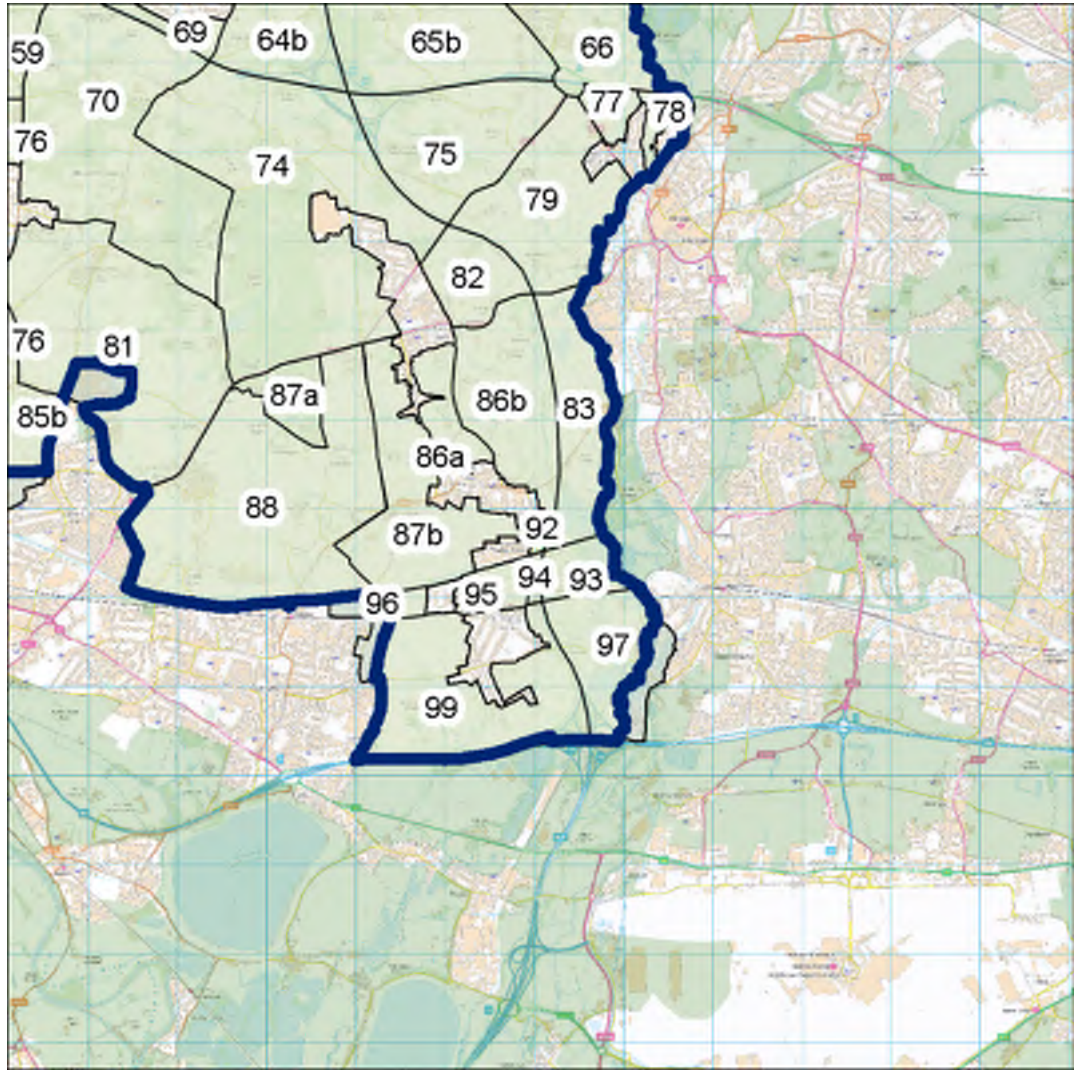
| | | | |
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| towns from merging | merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | Drayton in the London Borough of Hillingdon. Development in this land parcel is unlikely to cause the merging of Iver and West Drayton. The land parcel has durable and permanent boundaries with the M25 to the east, Grand Union Canal Slough Arm to the south, Ridgeway Business Park to the west and Iver to the north. | |
| Purpose 2: Total Score | | | 1/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | 10% of the land parcel is covered by built form. Built form is concentrated in the east of the land parcel adjacent to the M25 and unused fields to the east of Thorney Lane North and to the south of Marina Way. The parcel possesses a semi-urban character overall and the sense of openness is further reduced by the M25 to the east. | 2 |
| Purpose 3: Total Score | | | 2/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | The land parcel does not abut an identified historic settlement core and does not meet this Purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos



Photograph 1: View into General Area 92 from Marina Way; looking south.

1:20000
Context Plan



| | | | |
|--|--|--|--------------|
| General Area | 93 | | |
| Area (ha) | 51.6 | | |
| Local Authority | South Bucks | | |
| Location Plan | | | |
| Description | <p>General Area 93 is bounded by the M25 London Orbital Motorway to the west, the Grand Union Canal Slough Arm to the north, the River Colne to the east and the Great Western Main Line to the south. The parcel comes into close proximity with the London built-up area (West Drayton) in the south-east, although the two areas do not directly abut each other.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is not at the edge of a large built-up area. | FAIL |
| | (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. | | 0 |
| Purpose 1: Total Score | | | 0/5 |
| (2) To prevent | Prevents development | The parcel forms part of the essential gap between the non- | 5 |

| | | | |
|--|---|--|------------|
| neighbouring towns from merging | that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | Green Belt settlements of Richings Park and West Drayton (in the London Borough of Hillingdon) and part of the wider gap between the settlements of West Drayton and Burnham / Slough. Development would both visually and physically reduce the actual and perceived gap between the non-Green Belt settlements of West Drayton and Richings Park and Burnham / Slough. The M25 would however act as a barrier to coalescence between West Drayton and both Richings Park and Burnham / Slough. | |
| Purpose 2: Total Score | | | 5/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | 20% of the land parcel is covered by built form. Built form is concentrated in the west of the land parcel. Iver North Water Treatment Works is located in the south-west and there is a logistics depot and light industrial area in the north-west. The eastern portion of the land parcel consists of wooded areas and a lake up to the River Colne. The land parcel has a relatively high percentage of built-form overall. While the east of the land parcel is relatively free of built form overall, the sense of rurality is diminished by the proximity to a goods storage area in West Drayton to the east and industrial uses in the west of the land parcel. The land parcel possesses a semi-urban character overall. | 2 |
| Purpose 3: Total Score | | | 2/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | This land parcel does not abut an identified historic settlement core and does not meet this purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos

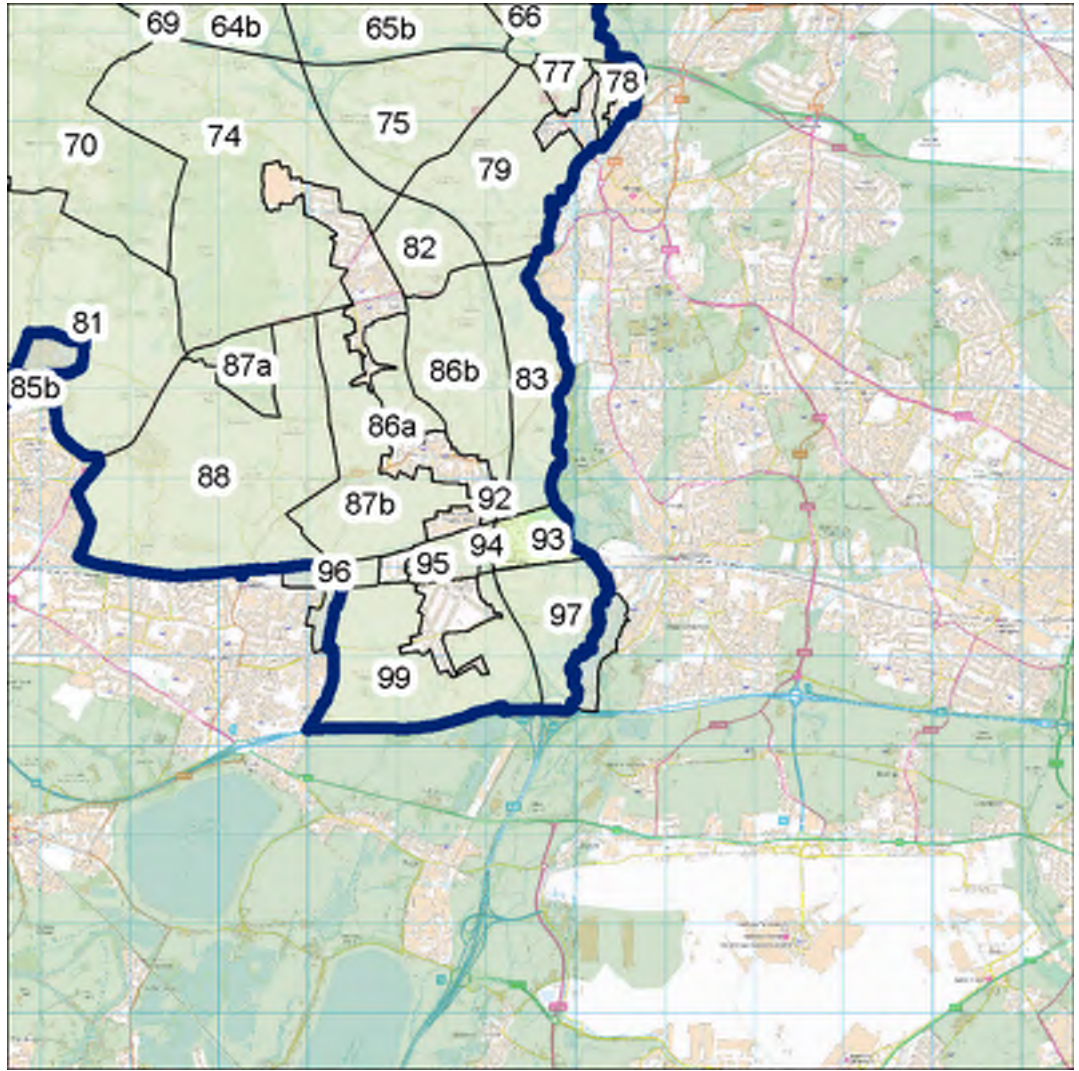



Photograph 1: View into General Area 93; taken from Court Lane in the west of the land parcel.



Photograph 2: The Grand Union Canal (Slough Arm); on the western boundary of the site.

1:20000
Context Plan



| | | | |
|--|--|--|--------------|
| General Area | 94 | | |
| Area (ha) | 7.9 | | |
| Local Authority | South Bucks | | |
| Location Plan |  | | |
| Description | General Area 94 is located to the south of Iver and to the north-east of Richings Park. It is bounded to the east by the M25, to the west by Thorney Lane South, to the north by the Grand Union Canal and to the south by a railway line. | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The parcel is not at the edge of a distinct large built-up area. | FAIL |
| | (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. | | 0 |
| Purpose 1: Total Score | | | 0/5 |

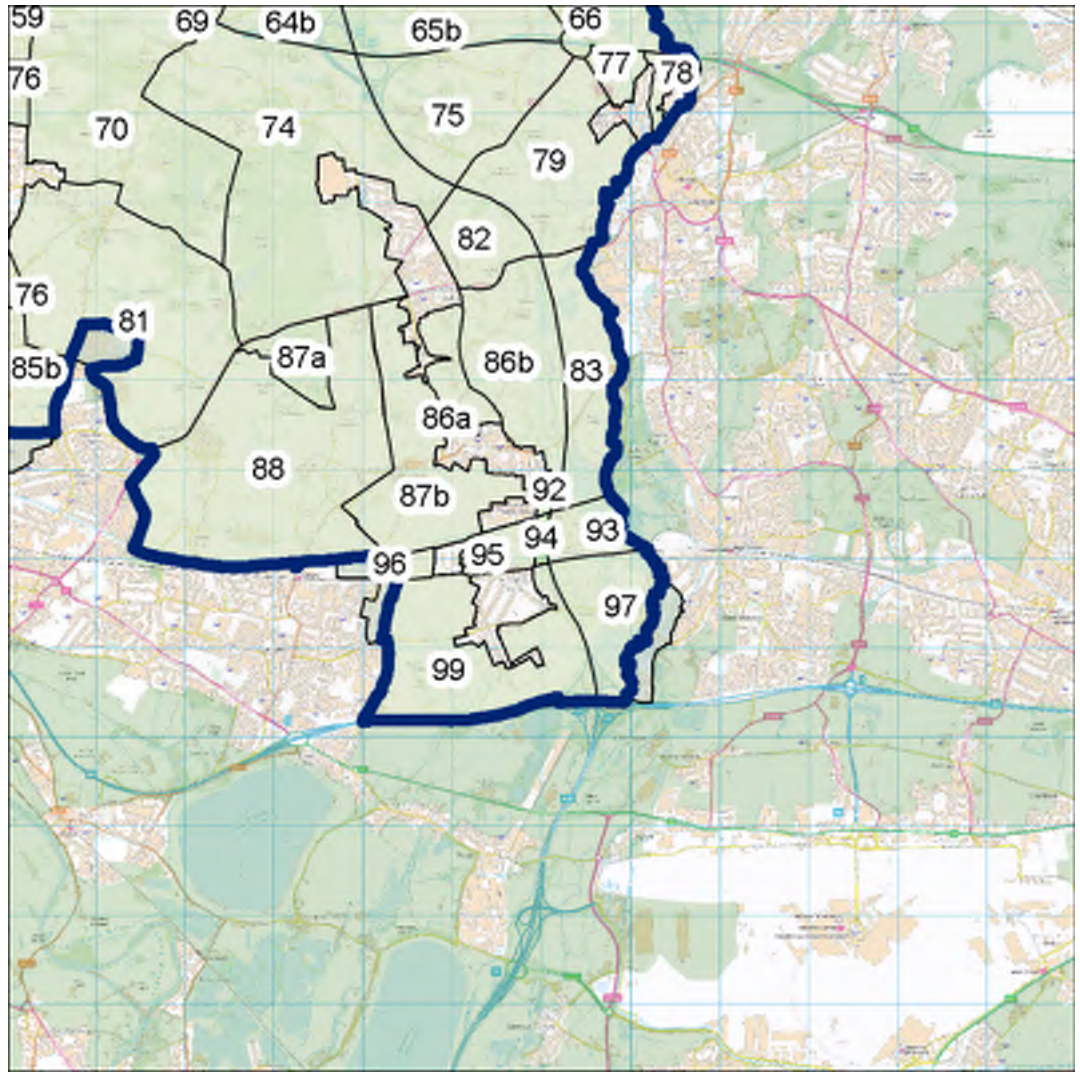
| | | | |
|--|--|---|------------|
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>Together with General Area 95, the parcel forms the essential gap between the non-Green Belt settlements of Iver (specifically the Ridgeway Trading Estate) and Richings Park, preventing development that would significantly reduce the distance between these settlements. It is important for preventing ribbon development along Thorney Lane South which may result in the coalescence of the settlements.</p> <p>The parcel also forms part of the wider gap between the non-Green Belt settlements of West Drayton in the London Borough of Hillingdon and Slough.</p> | 5 |
| Purpose 2: Total Score | | | 5/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Although less than 5% is covered by built form, the parcel is set in an urban context, is of a small scale and is tightly bounded by infrastructure, reducing its sense of openness and rurality.</p> <p>Much of the parcel consists of rough shrubland and young woodland which functions as a planted buffer for the M25, immediately to the east. Built form is concentrated in the north of the parcel and includes a derelict utilities building and small, low density commercial premises and car park.</p> <p>The small scale of the parcel and its severance from the wider countryside contribute to a semi-urban character.</p> | 2 |
| Purpose 3: Total Score | | | 2/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | This land parcel does not abut an identified historic settlement core and does not meet this purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

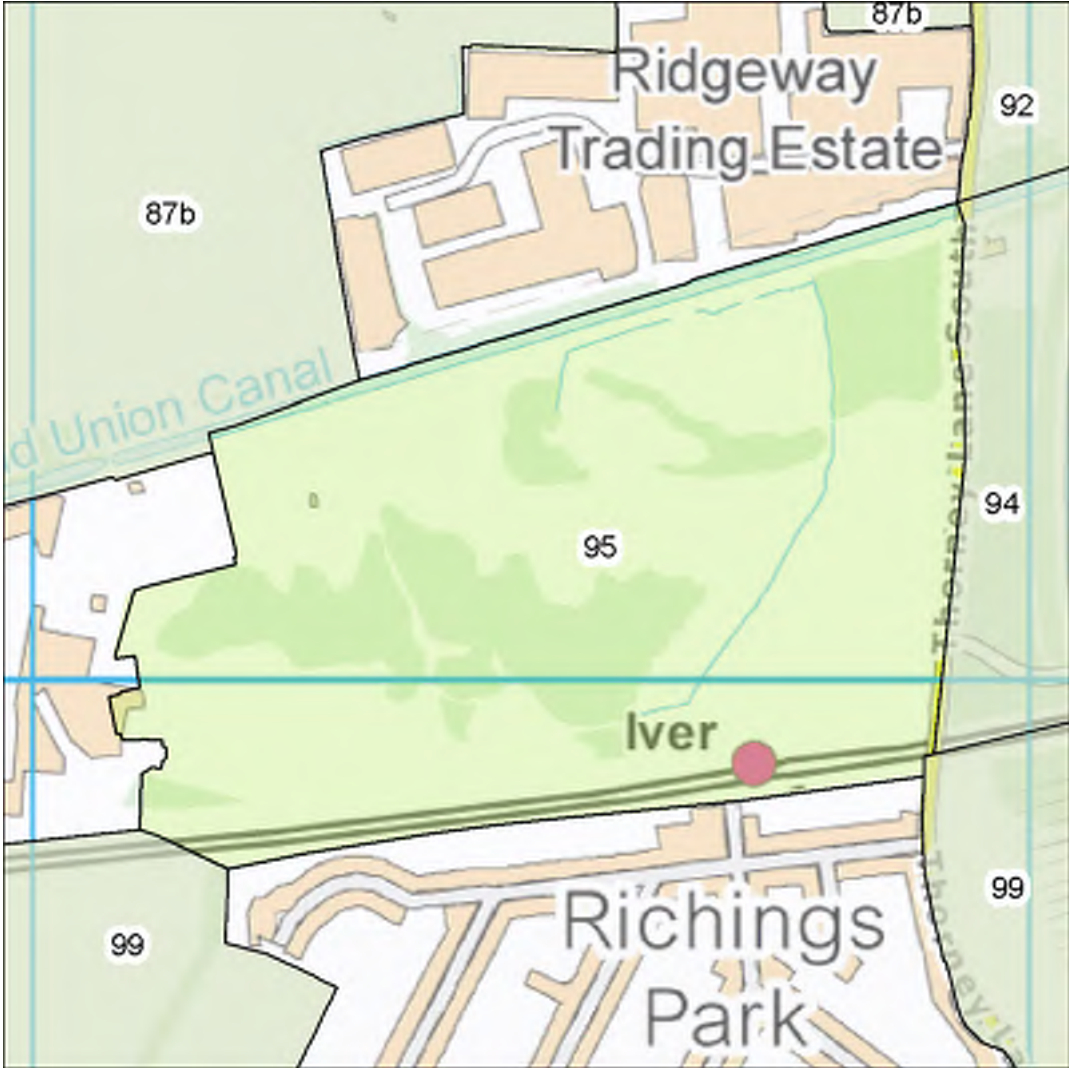
Site Photos



Photograph 1: Looking north from the Court Road Industrial Estate access road in the south of General Area 94.

1:20000
Context Plan



| | | | |
|--|---|--|--------------|
| General Area | 95 | | |
| Area (ha) | 39.3 | | |
| Local Authority | South Bucks | | |
| Location Plan |  | | |
| Description | General Area 95 is located between Richings Park and Iver. It is bounded by the Grand Union Canal to the north, Thorney Lane South to the east, the railway line and Iver station to the south, and Thorney Lane Business Park to the west. | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is 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 |
| Purpose 1: Total Score | | | 0/5 |

| | | | |
|--|--|--|------------|
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | The parcel forms part of the essential gap between the non-Green Belt settlements of Iver (Ridgeway Trading Estate) and Richings Park, preventing development that would significantly reduce the distance between these settlements. The parcel also forms part of the wider gap between the non-Green Belt settlements of West Drayton in the London Borough of Hillingdon and Slough. | 5 |
| Purpose 2: Total Score | | | 5/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Between 5% and 10% of the land parcel is covered by built form.</p> <p>Built form is concentrated along the south of the land parcel adjacent to Iver railway station and in the west adjacent to Thorney Lane Business Park.</p> <p>While the parcel is relatively free of built form overall, consisting mainly of unused meadows and patchy wooded areas, it possesses a semi-urban character with industrial business parks to the north and west, Richings Park to the south and the M25 just beyond the land parcel's eastern boundary.</p> | 2 |
| Purpose 3: Total Score | | | 2/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | This land parcel does not abut an identified historic settlement core and does not meet this purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos

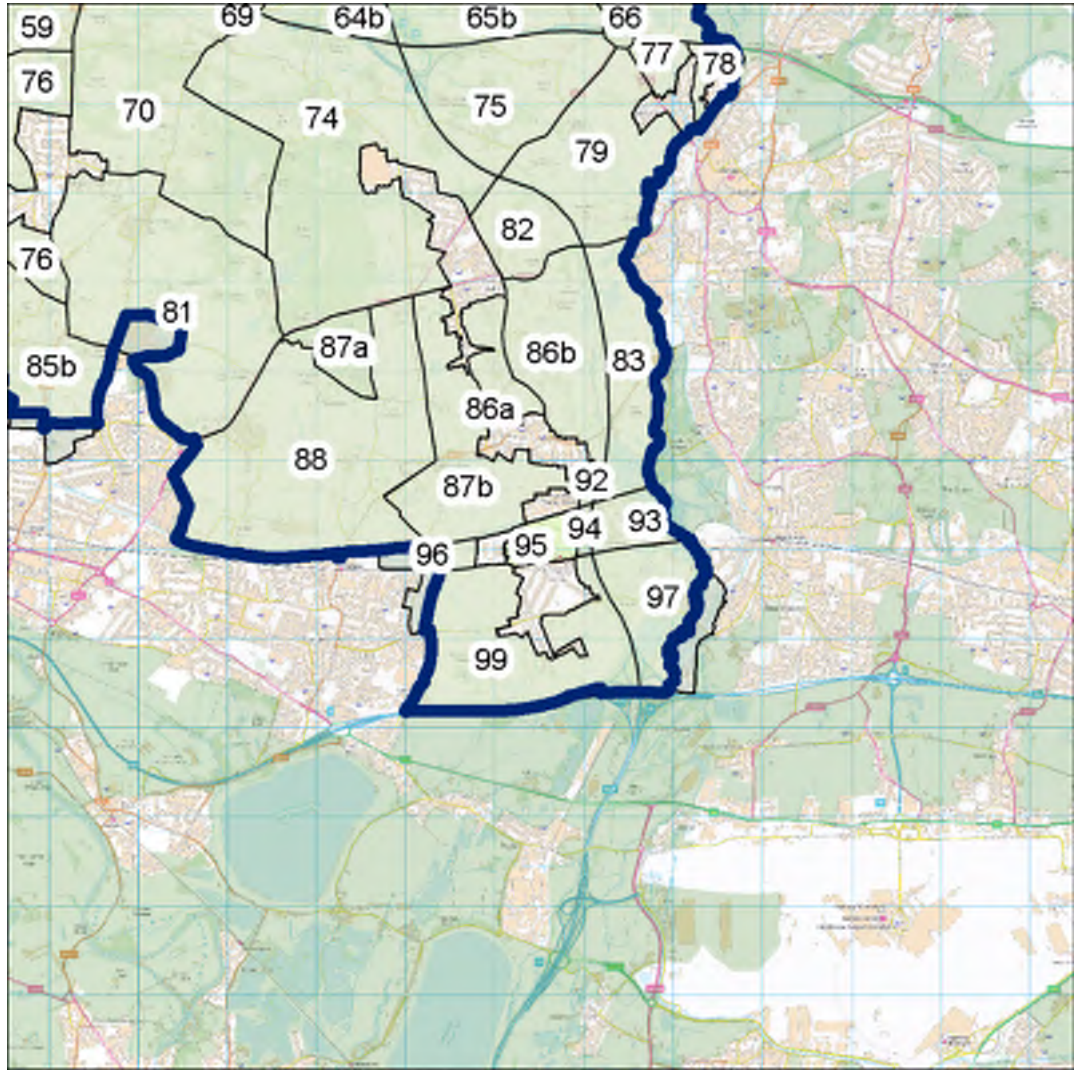


Photograph 1: View towards dense foliage in the east of General Area 95 from the ridge in the south of the land parcel.



Photograph 2: View towards open meadows and wooded areas in the west of General Area 95 from the ridge in the south of the land parcel.

1:20000
Context Plan



| | | | |
|--|--|---|--------------|
| General Area | 96 | | |
| Area (ha) | 30.0 | | |
| Local Authority | South Bucks / <i>Slough</i> | | |
| Location Plan | | | |
| Description | General Area 96 is located to the north-east of Slough and north-west of Richings Park. It is bounded by the Grand Union Canal (Slough Arm) to the north, Thorney Lane Business Park to the east, the railway line to the south, and the Slough built-up area to the south-west. | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is at the edge of the 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. | <p>The land parcel is connected to the large built-up area of Burnham / Slough, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the Burnham / Slough built-up area is predominantly bordered by prominent, permanent and consistent boundary features comprising the railway line, although the Thorney Lane Business Park to the east offers a less durable boundary and is only separated from the land parcel by a thin tree boundary.</p> | 3 |
| Purpose 1: Total Score | | | 3/5 |

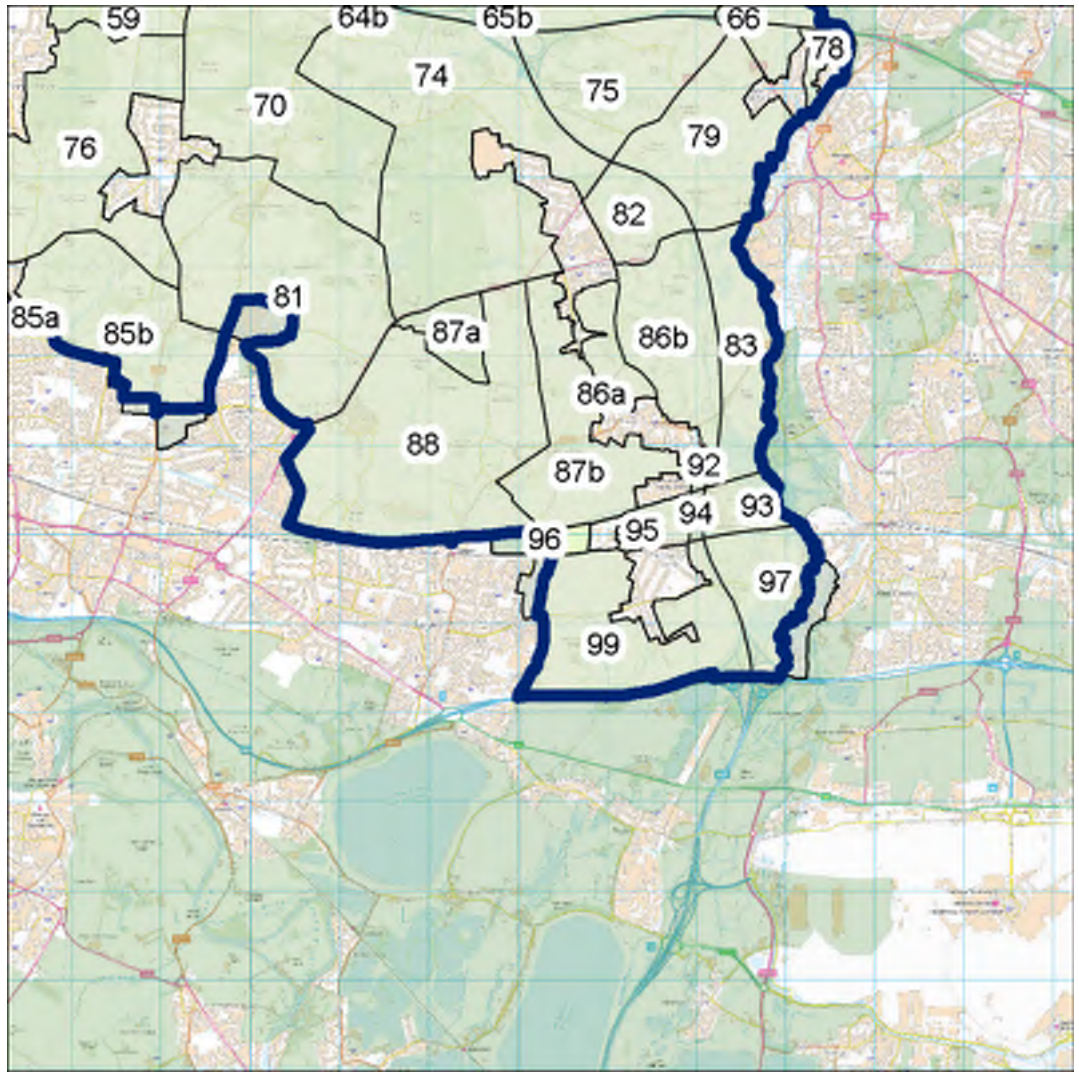
| | | | |
|--|--|---|------------|
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>The parcel forms part of the essential gap between the non-Green Belt settlements of Burnham / Slough and Richings Park and part of the wider gap between Burnham / Slough and West Drayton (in the London Borough of Hillingdon) and Burnham / Slough and Iver.</p> <p>Development would both visually and physically reduce the actual and perceived gap between the non-Green Belt settlements of Burnham / Slough and Richings Park.</p> | 5 |
| Purpose 2: Total Score | | | 5/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Less than 5% of the land parcel is covered by built form.</p> <p>Built form is concentrated in the north of the land parcel on Mansion Lane, adjacent to Hollow Hill Lane. The remainder of the land parcel is an arable farming field with tree lines on the periphery to the east of Hollow Hill Lane and fields/scrubland to the west of Hollow Hill Lane.</p> <p>While the parcel is relatively free of built form overall, consisting of fields and a concentration of development in the north, the sense of rurality is reduced by the proximity to Thorney Lane Business Park in the east and the Burnham / Slough built up area in the south-west. The parcel has a largely rural open character overall.</p> | 3 |
| Purpose 3: Total Score | | | 3/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | This land parcel does not abut an identified historic settlement core and does not meet this purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos



Photograph 1: View west into General Area 96 from Hollow Hill Lane.

1:20000
Context Plan



| | | | |
|--|--|---|--------------|
| General Area | 97 | | |
| Area (ha) | 164.2 | | |
| Local Authority | South Bucks / LB Hillingdon | | |
| Location Plan | | | |
| Description | <p>General Area 97 is located to the east of Richings Park and to the west of West Drayton (part of the Greater London built-up area). It is bounded to the south by the M4, to the west by the M25, to the north by a railway line, and to the east by the River Colne. Part of the eastern edge of the parcel directly abuts West Drayton.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is at the edge of the Greater London 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 along its western edge, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and the built-up area is readily recognisable and durable, following the River Colne and the Wraysbury River. There is a minor boundary anomaly to the north of Frays Cottage, Thorney Mill Road, where the boundary cuts across a small car park.</p> | 3 |
| Purpose 1: Total Score | | | 3/5 |

| | | | |
|--|--|---|------------|
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>The parcel forms almost all of the essential gap between the non-Green Belt settlements of West Drayton and Richings Park. The gap is particularly narrow here and the parcel maintains its overall scale and openness and prevents the coalescence of the settlements.</p> <p>It is also particularly important to restricting ribbon development along Thorney Mill Road. Further development in this corridor would result in a significant physical and perceptual erosion of the gap.</p> | 5 |
| Purpose 2: Total Score | | | 5/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Although less than 10% of the parcel is covered by development, the parcel has a notably urban fringe character.</p> <p>There is intermittent ribbon development along Thorney Mill Road, including residential dwellings, a public house and a number of low density business units. Other, more substantial built form is concentrated in the east of the parcel, including a factory and other industrial units at Donkey Lane, a cement works and associated railway sidings, a mobile home park and several additional commercial premises.</p> <p>While the north-west of the parcel feels more open, the managed nature of this land as part of a golf course diminishes its sense of rurality. The south of the parcel has a more rural feel, encompassing open shrubland and open fields, as well as expansive water bodies.</p> <p>Overall, despite containing relatively low coverage of built form, the types of land uses and configuration of structures contribute to a semi-urban character.</p> | 2 |
| Purpose 3: Total Score | | | 2/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | The parcel does not directly abut an identified historic core and does not meet this Purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos

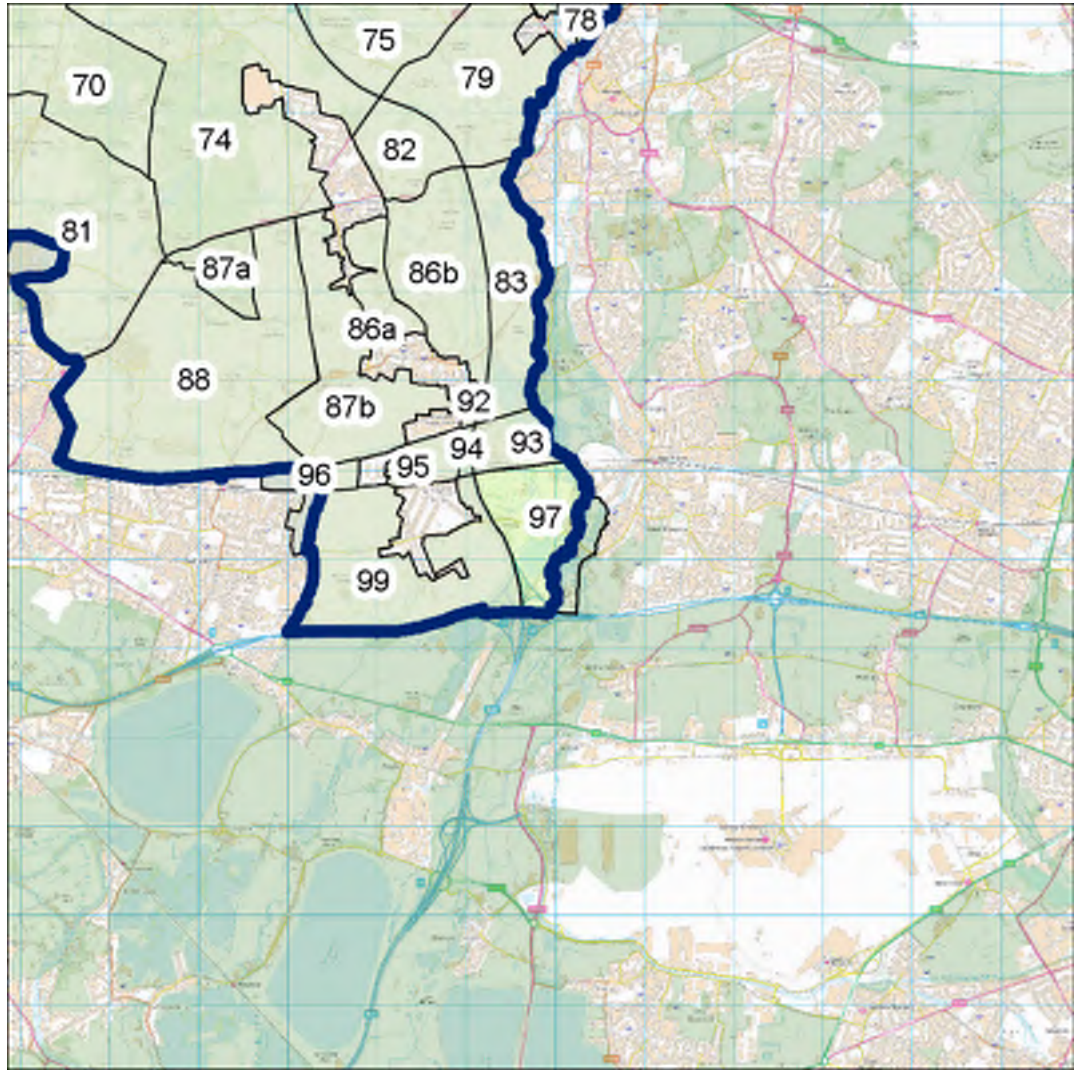


Photograph 1: View of Thorney Park Golf Course, looking west from Millside Court.



Photograph 2: View of the north-west section of the land parcel, looking west from the north end of Millside Court.

1:20000
Context Plan



| | | | |
|--|---|--|--------------|
| General Area | 98 | | |
| Area (ha) | 268.3 | | |
| Local Authority | South Bucks / Slough / Windsor & Maidenhead | | |
| Location Plan | | | |
| Description | <p>General Area 98 is located to the south-west of the Slough large built-up area. The parcel is bounded to the north by the M4 motorway, to the west by the Jubilee River, to the east by the A355, and to the south by Eton Wick, Eton Wick Road (B3026), and the Jubilee River. General Area 98 falls across the boundaries of South Bucks, Slough and Windsor and Maidenhead.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is at the edge of the Burnham / Slough large built-up areas. | PASS |
| | (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. | <p>The land parcel is connected to the large built-up area of Burnham / Slough along its northern edge, preventing its outward sprawl into open land.</p> <p>The boundary between the land parcel and Burnham / Slough is very strongly defined by the M4 motorway. The Green Belt provides an additional barrier to sprawl.</p> | 3 |
| Purpose 1: Total Score | | | 3/5 |
| (2) To prevent | Prevents development | General Area 98 forms the essential gap between the non- | 5 |

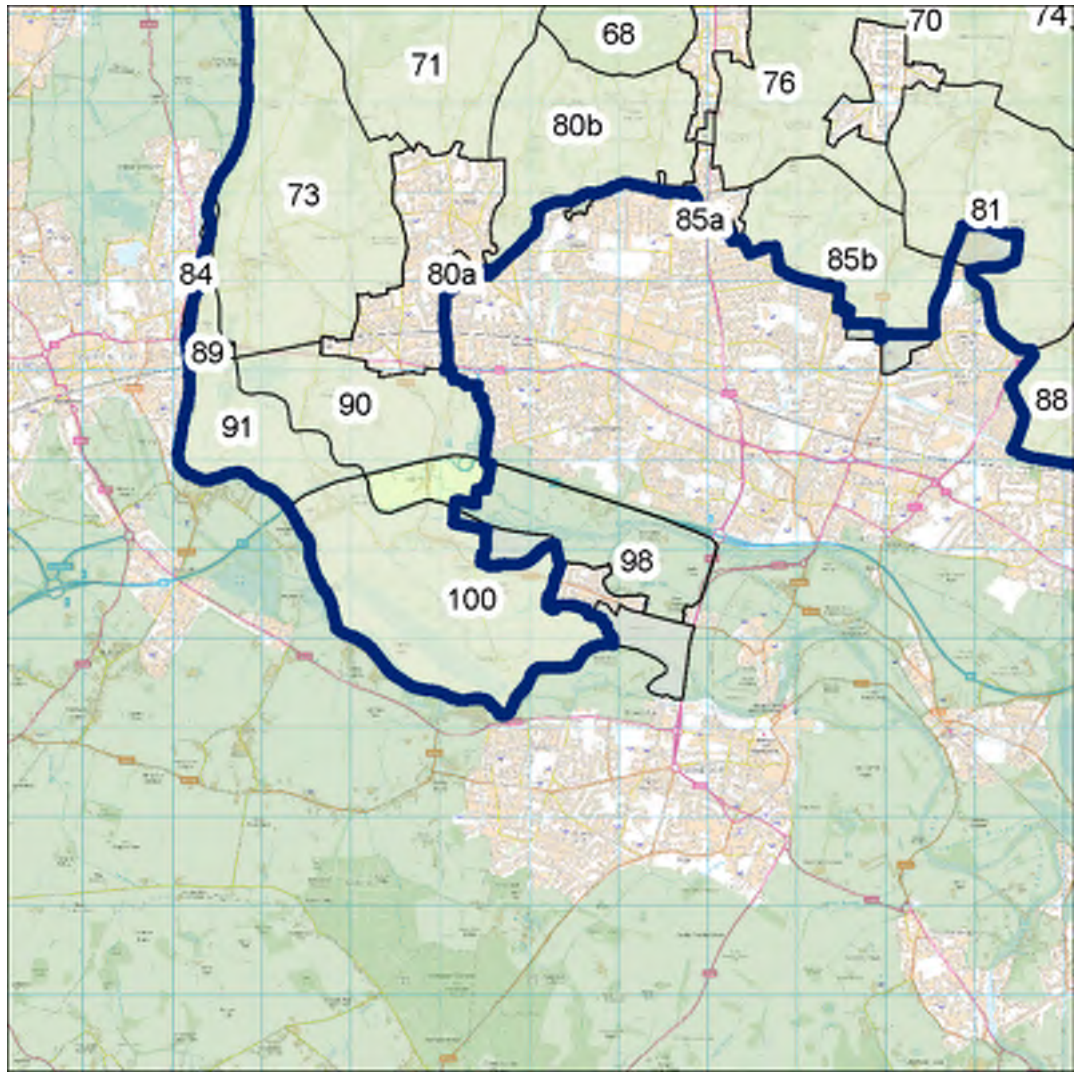
| | | | |
|--|---|--|------------|
| neighbouring towns from merging | that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | Green Belt settlements of Burnham / Slough and Eton Wick, as well as part of the gap between Burnham / Slough and the Green Belt settlement of Dorney. These gaps are particularly narrow in terms of scale, and while the Jubilee River checks the physical coalescence of the settlements, development in the parcel would significantly reduce this gap both in perceptual and physical terms. | |
| Purpose 2: Total Score | | | 5/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Less than 10% of the land parcel is covered by built form.</p> <p>Built form is concentrated in the north of General Area 98 at Thames Water Management Works between the M4 motorway and the Jubilee River. There is also piecemeal development to the north-east of Eton Wick on Common Road and at Eton Wick Common.</p> <p>The remainder of the parcel consists of scattered light industrial uses, pony paddocks. Despite a more rural feel in the west, the sense of openness is reduced by the proximity of Slough and Eton Wick and piecemeal development and industrial buildings throughout, including the Thames Water Management Works. Overall, the parcel retains a largely rural open character.</p> | 3 |
| Purpose 3: Total Score | | | 3/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | The land parcel does not abut an identified historic settlement core and does not meet this Purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos



Photograph 1: View south from the Jubilee River in the north-east of General Area 98.

1:20000
Context Plan



| | | | |
|--|--|---|--------------|
| General Area | 99 | | |
| Area (ha) | 295.6 | | |
| Local Authority | South Bucks / <i>Slough</i> | | |
| Location Plan | | | |
| Description | <p>General Area 99 is located to the east of Slough and to the west of West Drayton (part of the Greater London built-up area). The land parcel wraps around Richings Park. It is bounded to the south by the M4, to the east by the M25 and to the north by a railway line. The parcel adjoins Slough on its eastern edge and Richings Park to the north.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is at the edge of the 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. | <p>The land parcel is connected to the large built-up area of Burnham / Slough along its western edge, preventing its outward sprawl into open land.</p> <p>Much of the boundary between the land parcel and the built-up area is prominent and consistent, following roads including Market Lane, Hollow Hill Lane and Sutton Lane.</p> <p>Where no linear boundary features exist, the Green Belt follows the backs of rectilinear semi-detached dwellings with</p> | 3 |

| | | | |
|--|--|---|------------|
| | | regular gardens to the north of Meadfield Road, which are bounded by established planting buffers or hard features. The Green Belt serves as an additional barrier to sprawl. | |
| Purpose 1: Total Score | | | 3/5 |
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | <p>The parcel forms the essential gap between the non-Green Belt settlements of Slough and Richings Park, as well part of the wider gap between these settlements and West Drayton.</p> <p>The gap between Slough and Richings Park is particularly narrow here and any development within this axis is likely to result in the coalescence of the two settlements. It is also particularly important to restricting ribbon development along North Park and Parlaunt Road. Further development here would result in a significant physical and perceptual erosion of this gap.</p> <p>Despite the overall importance of this parcel for preventing the merging of settlements, as a result of the configuration of the parcel, the south-eastern area plays a lesser role with respect to preventing coalescence.</p> | 5 |
| Purpose 2: Total Score | | | 5/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Overall, less than 5% of the parcel is covered by built form, though a significant area 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.</p> <p>Development is clustered in the south-west of the parcel along Little Sutton Lane, with a number of dwelling houses and industrial premises reducing the openness of the parcel here.</p> <p>The north and south-east of the parcel enjoy a more unspoilt character, consisting of large arable fields which maintain a high level of openness, though the configuration of development on the south side of Richings Park is such that substantial areas of open land feel enclosed and severed from the wider countryside. The M4 to the south reduces this connectivity further.</p> <p>Overall, while there has been some encroachment on the countryside, the parcel maintains a largely rural open character.</p> | 3 |
| Purpose 3: Total Score | | | 3/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | The parcel does not directly abut an identified historic core and does not meet this Purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos



Photograph 1: Looking north-east across General Area 99 from the junction between Parlaunt Road and Market Lane.

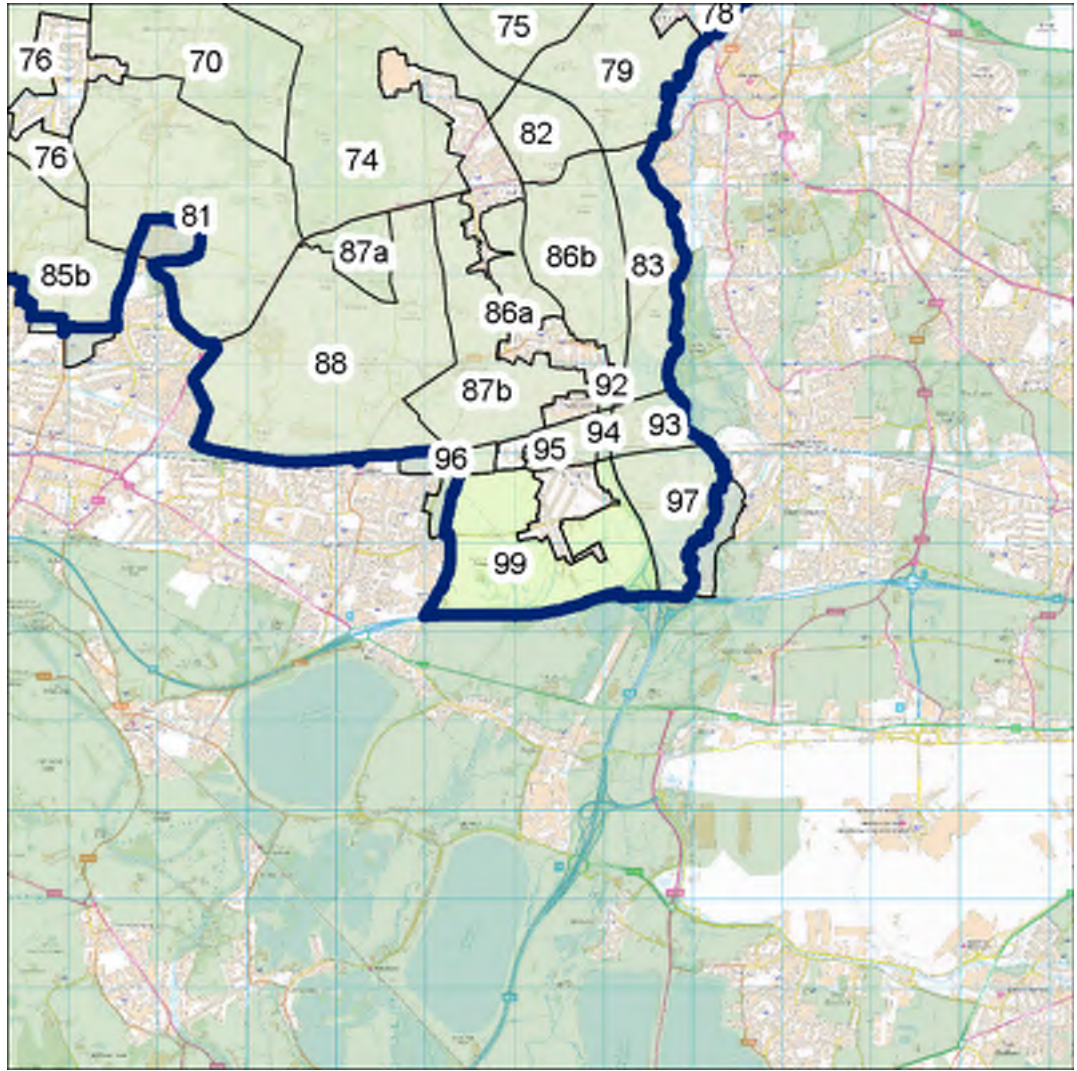


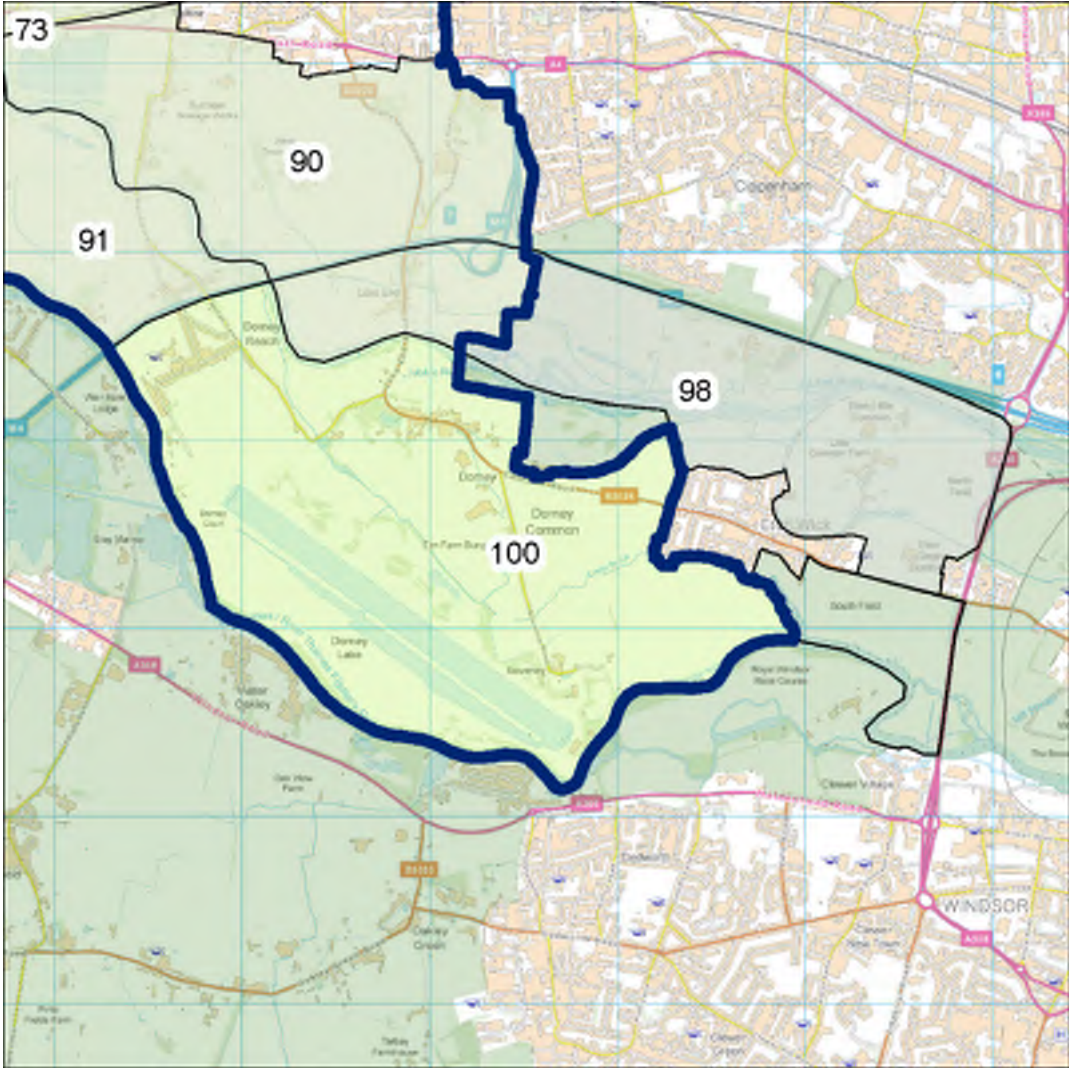
Photograph 2: Looking south from Richings Way across General Area 99.



Photograph 3: Looking north from Old Slade Lane towards the Poynings, with General Area 99 in the foreground.

1:20000
Context Plan



| | | | |
|--|--|--|--------------|
| General Area | 100 | | |
| Area (ha) | 584.4 | | |
| Local Authority | South Bucks / <i>Slough</i> | | |
| Location Plan |  | | |
| Description | <p>General Area 100 is located to the west of Eton and is bound to the north by the Jubilee River and the M4 motorway, to the south by the River Thames and to the east by the A355. It contains the settlement of Dorney and adjoins the non-Green Belt settlement of Eton Wick to the west, south and south-east. The Green Belt settlements of Dorney and Dorney Reach are located within the General Area.</p> | | |
| Purpose | Criteria | Assessment | Score |
| (1) To check the unrestricted sprawl of large built-up areas | (a) Land parcel is at the edge of one or more distinct large built-up areas. | The land parcel is 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 |
| Purpose 1: Total Score | | | 0/5 |

| | | | |
|--|--|---|------------|
| (2) To prevent neighbouring towns from merging | Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. | The land parcel forms part of the essential gaps between the non-Green Belt settlements of Windsor, Eton Wick, Maidenhead and Burnham / Slough, as well as the gaps to the Green Belt settlements of Dorney and Dorney Reach. These gaps are narrow and the parcel prevents development that may significantly reduce both the actual and perceived distance between these settlements. | 5 |
| Purpose 2: Total Score | | | 5/5 |
| (3) Assist in safeguarding the countryside from encroachment | Protects the openness of the countryside and is least covered by development. | <p>Around 5% of the land parcel is covered by built form.</p> <p>The land parcel is dominated by Dorney Common, which consists of a flat, open area of rough scrubland and pasture stretching from Dorney to Eton. The topography affords long vistas across the open landscape, with views to the surrounding settlements (including Windsor and Slough).</p> <p>Built-form is dispersed throughout the parcel in the form of small dwellings and agricultural buildings, but there is a particular concentration of development around Dorney and Dorney Reach, which reduces the openness of the parcel in the north.</p> <p>The parcel forms part of a buffer of open land between Windsor, Maidenhead and Slough, but urbanising influences can be found in several locations. The mixture of land uses and configuration of developments reduce the sense of rurality in some localities, though the proportion of built form across the parcel is low as a whole. Broadly, the parcel maintains a largely rural open character with high levels of openness.</p> | 3 |
| Purpose 3: Total Score | | | 3/5 |
| (4) To preserved the setting and special character of historic towns | Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside. | It is noted that there are distant views across Dorney Common to Windsor Castle and Eton School beyond, but the parcel itself does not abut the historic cores of Eton or Windsor, nor does it provide the direct context for these historic settlements. As such, it is deemed that the parcel does not meet this purpose. | 0 |
| Purpose 4: Total Score | | | 0/5 |

Site Photos



Photograph 1: Looking north-west across Dorney Common from the entrance to Manor Farm, with the edge of Dorney in the background.



Photograph 2: Looking south east across Dorney Common towards Eton Wick at Manor Farm, with Windsor Castle visible in the distance.

1:20000
Context Plan

