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

¹ Recommendation Categories:

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

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

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

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

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

22a	3	RSA-7	East part of General Area 22a, east of Bell Lane.	Chiltern
23a	3	RSA-8	Southern part of General Area 23a, south of School Lane.	Chiltern
24a	3	RSA-9	Western part of General Area 24a, west of Earl Howe Road.	Chiltern / Wycombe
20	2	DGA 10	XX	CI 'I
29	3	RSA-10	Western part of General Area 35, and whole General Area 29.	Chiltern
30	2	RGA-4	Whole General Area.	Chiltern
31	2	RGA-5	Whole General Area.	Chiltern
32a	3	RSA-11	Southern part of General Area 32a, south of Mill Lane.	Chiltern
35	3	RSA-10	Western part of General Area 35, and whole General Area 29.	Chiltern

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

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

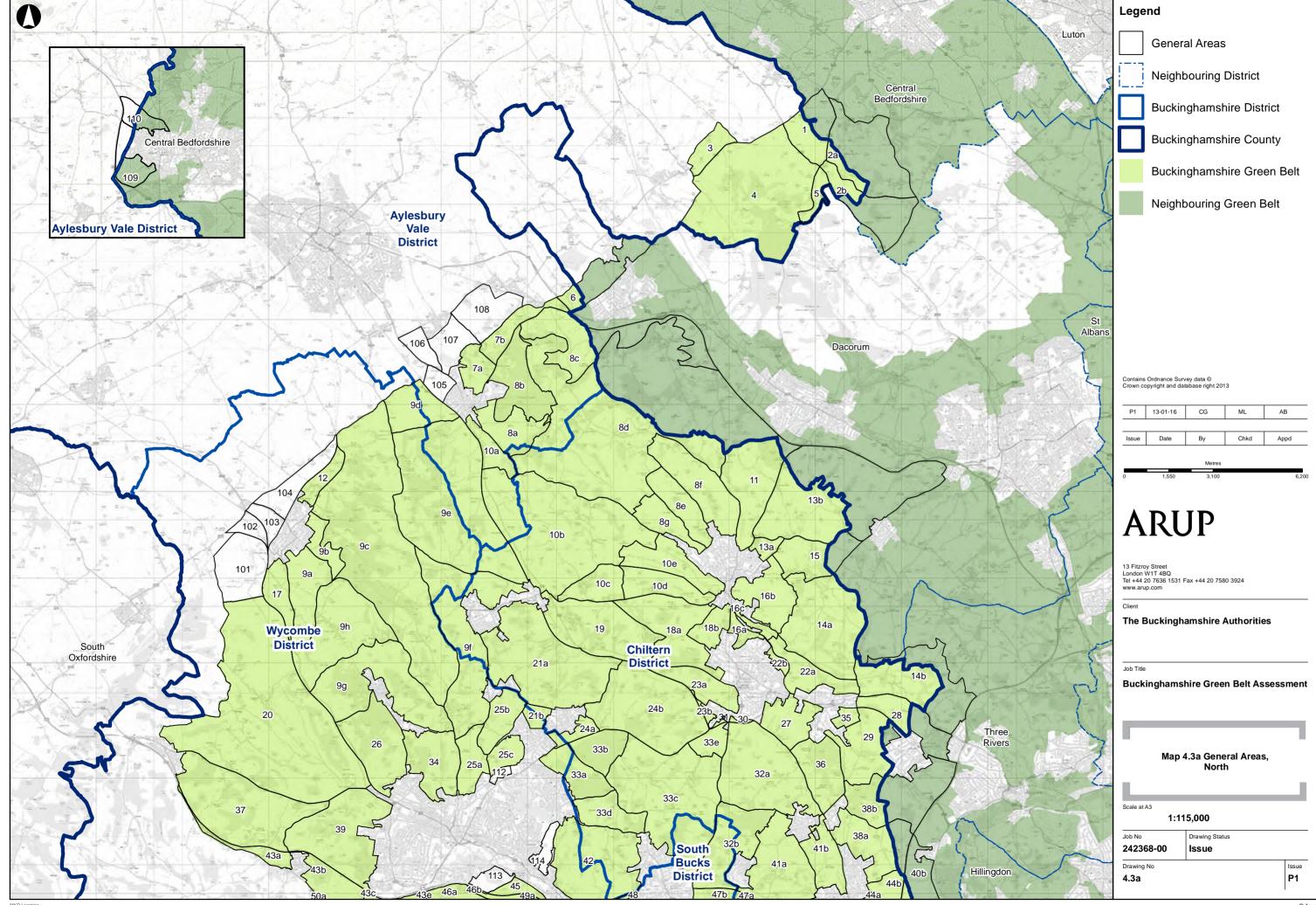
74	3	RSA-23 & RSA-24	Two areas within General Area 74: east of Pinewood Road; and area of land with planning permission for Pinewood Studios expansion.	South Bucks
76	3	RSA-25 & RSA-26	Two areas within General Area 76 (both of which form part of a wider sub-area): small area in the south-east, east of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

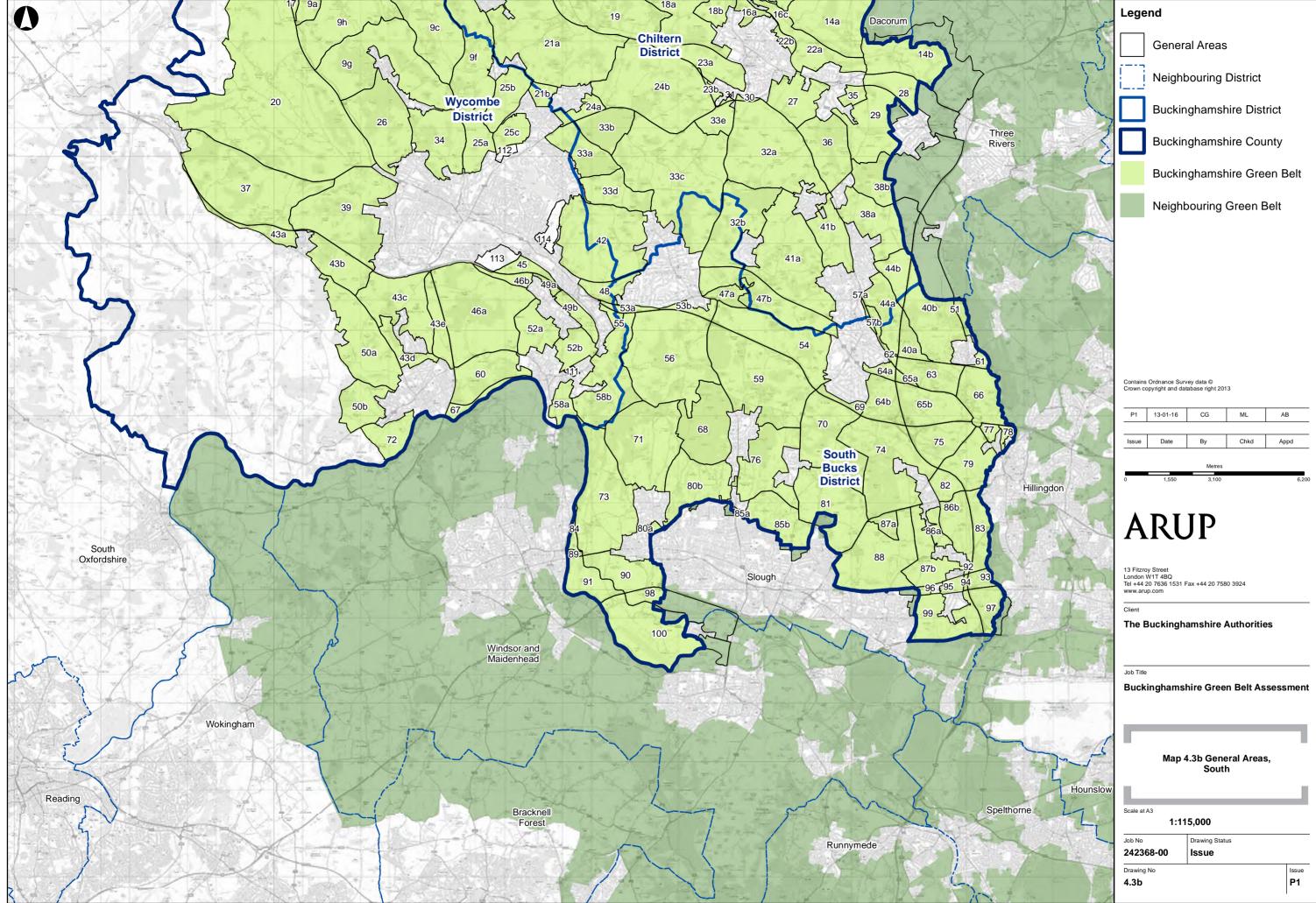
85b	3	RSA-25	North-eastern corner of General Area 85b, north of Duffield Park (forming a wider sub- area with General Area 76).	South Bucks
86a	3	RSA-28	North-east of General Area 86a, north of Norwood Road.	South Bucks
87b	3	RSA-29 & RSA-30	Two areas within General Area 87b: northern area, between Wood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

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

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General Area	78		
Area (ha)	32.0		
Local	South Bucks / LB Hillingd	lon	
Authority			
Location Plan			
	77	78 Veat	therly
Description		I to the north and north-west of Uxbridge / New Denham. It is bo the east by the Fray's River, while all other edges directly abut	
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the Greater London / New	PASS
the	edge of one or more	Denham large built-up area.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is largely enclosed by the large built-up area	1
areas	sprawl of a large built-	of Greater London / New Denham. It is contained by existing	
	up area into open land,	built-form to the west, south and east and has limited	
	and serves as a barrier at	connectivity to the surrounding Green Belt.	
	the edge of a large built-		
	up area in the absence of	Much of the boundary between the land parcel and the built-	
	another durable	up area is prominent and consistent, following watercourses	
	boundary.	such as the Fray's River and the Grand Union Canal.	
	boundary.	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	

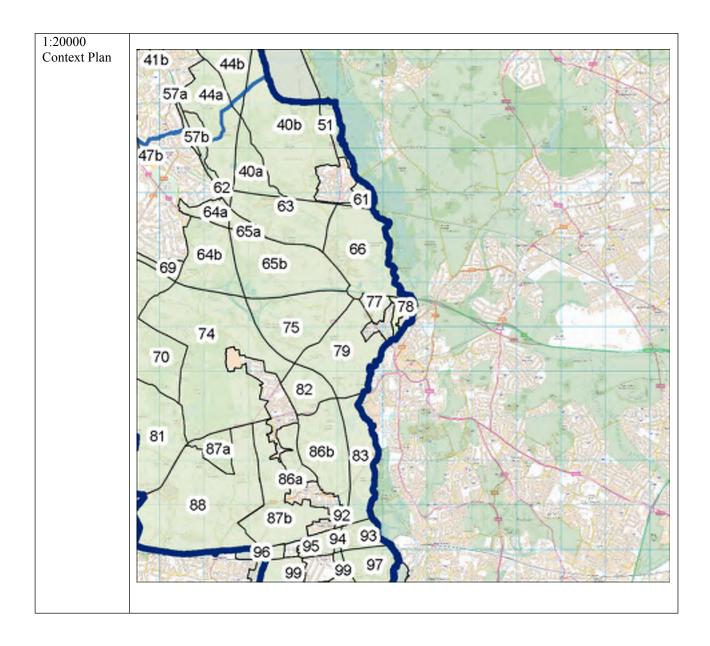
		the absence of another boundary.	
Purpose 1: Tot	al Score	•	1/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The 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. 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.	1
Purpose 2: Tot	al Score		1/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the parcel is covered by development and, despite the close proximity to Uxbridge, the parcel retains a largely remote and unspoilt character. Much consists of dense woodland and floodplain meadows and grasslands, part of the Uxbridge Alderglade 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.	5
Purpose 3: Tot	al Score		5/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The parcel does not directly abut an identified historic core and does not meet this Purpose.	0
Purpose 4: Tot	al Score		0/5



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.



C 1.4	70		
General Area	79		
Area (ha) Local	229.9 South Duales / I.P. Hillings	lon	
Authority	South Bucks / LB Hillingd	ion —	
Location Plan			
Location 1 ian	65		100
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	Green		1
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Description	General Area 79 is located	to the west of Uxbridge / New Denham. It is bounded to the nor	th-west
F		east by the A4020, to the south by the A4007 and to the south-we	
		edge of the parcel directly abuts the settlement.	
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the Greater London / New	PASS
the unrestricted	edge of one or more distinct large built-up	Denham large built-up area.	
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is connected to the large built-up area of	3
areas	sprawl of a large built-	Greater London / New Denham along its eastern edge,	-
	up area into open land,	preventing its outward sprawl into open land. The land parcel	
	and serves as a barrier at	plays a particularly important role in preventing the further	
	the edge of a large built-	outward growth of London given historic sprawl in this part	
	up area in the absence of	of the Green Belt.	
	another durable boundary.	Much of the boundary between the land parcel and the built-	
	boundary.	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,	

		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. 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.	
Purpose 1: Tot	al Score		3/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The parcel forms 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. 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.	3
Purpose 2: Tot	al Score	sectionisms.	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 but there are some significant developments within the parcel which diminish its sense of unspoilt rurality. 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. 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. 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.	3
Purpose 3: Tot		The named described that and the Co. 11.1.1.	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: Tot	-		0/5



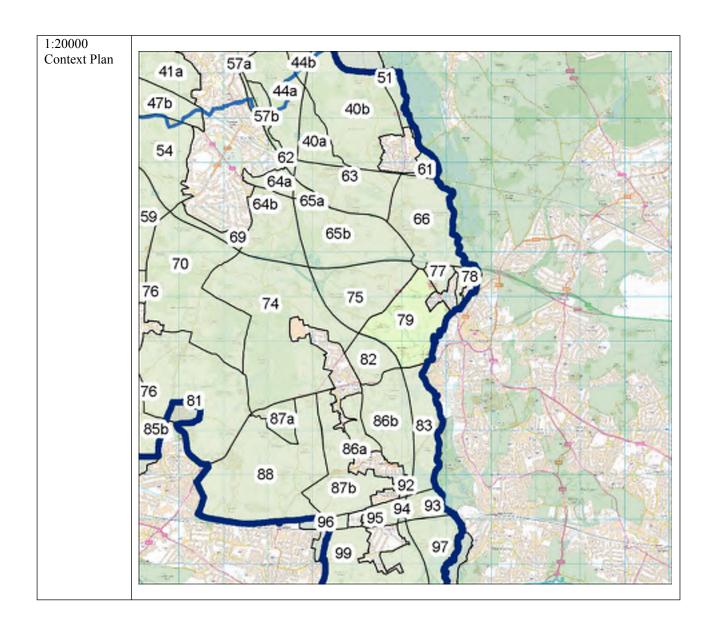
Photograph 1: Electrical sub-station in the south-east corner of General Area 79.



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.



General Area	80a		
Area (ha)	17.8		
Local	South Bucks / Slough		
Authority			
Location Plan			
	tompiRoa	80a	806
Description	General Area 20a is locate	d in the north of the Burnham / Slough large built-up area and is	
	Street, development in Busouthern boundary is Prior Road and residential proper	urnham / Slough large built-up area. The northern boundary is Hirnham and St Peter's Close. The eastern boundary is Windsor Lary Road and Stomp Road and western boundary consists of Open erties in Burnham.	igh ne. The dale
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more	area.	
unrestricted	distinct large built-up		
sprawl of	areas.		0
large built-up areas	(b) Prevents the outward		0
arcas	sprawl of a large built- up area into open land,		
	and serves as a barrier at		
	the edge of a large built-		
	up area in the absence of		
	another durable		
	boundary.		
Purpose 1: Tot			0/5
1 u1 post 1, 100	an Score		UIS

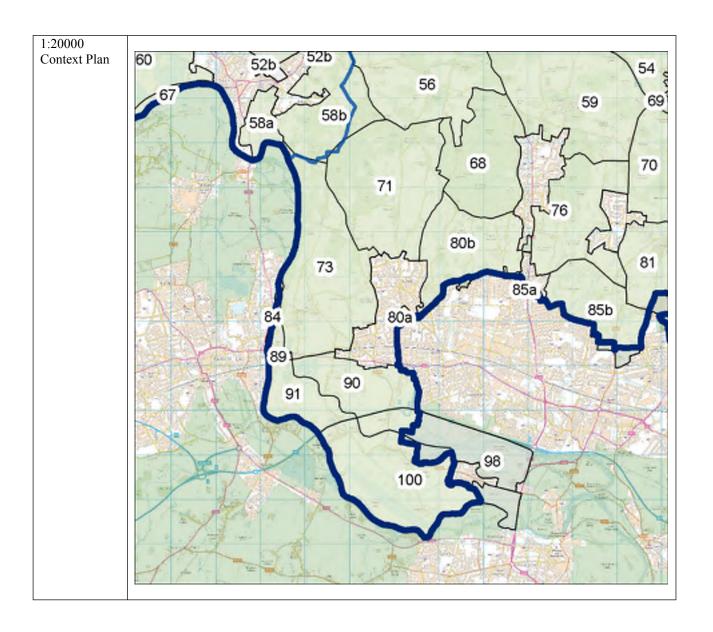
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors	The land parcel is completely enclosed by the built-up area of Burnham / Slough and therefore does not provide a gap between any settlements and makes no discernable contribution to separation.	0
	that link settlements.		
Purpose 2: Tot			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: Tot	al Score		2/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	This land parcel does not abut an identified historic core and does not meet this purpose.	0
Purpose 4: Tot			0/5



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.



Congred A	906		
General Area Area (ha)	80b 366.3		
Local	South Bucks / Slough		
Authority	South Bucks / Stough		
Location Plan			
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	THE VELL		
	A A		
Description		ed to the north of the Burnham / Slough large built-up area and w	
		Common. The land parcel is bound to the south by Farnham Lan	
		ell Road. The western boundary is Grove Road. The northern bo	
		rn Lane and the eastern boundary is the settlement of Farnham R	loyal /
Purpose	Farnham Common and Be Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the Burnham / Slough large	PASS
the	edge of one or more	built-up area.	1 7700
unrestricted	distinct large built-up	own up area.	
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is connected with the large built-up area of	3+
areas	sprawl of a large built-	Burnham / Slough. The land parcel adjoins Burnham to the	
	up area into open land,	south-west and Slough to the south. It is also contained by	
	and serves as a barrier at	built-form in Farnham Royal / Farnham Common to the east.	
	the edge of a large built-	The boundaries with built-up areas are predominantly hedge	
	up area in the absence of another durable	rows and residential gardens and therefore lack both durability and permanence.	
	boundary.	duratinity and permanence.	
Purpose 1: Tot			3+/5
1 u1 post 1, 100	XVIIV		0.75

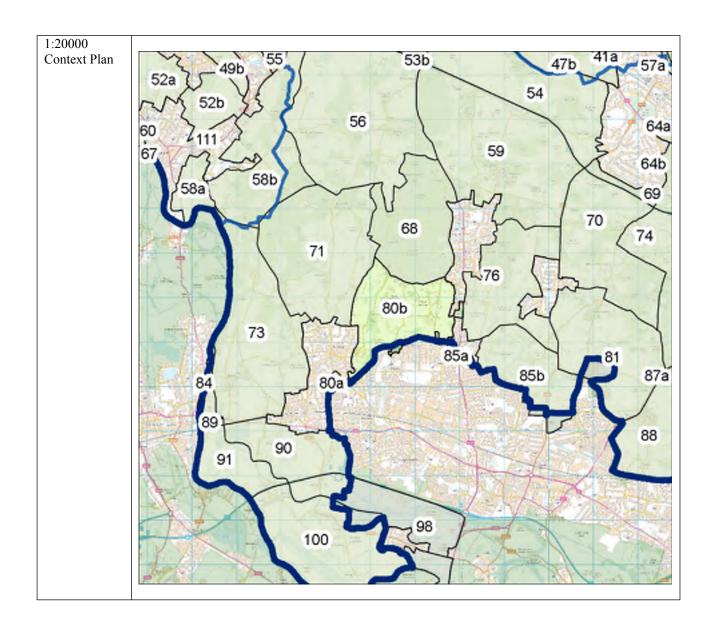
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms part of an essential gap between the non-Green Belt settlements of Burnham / Slough and	5
towns from	merging of or significant	Farnham Royal / Farnham Common. Although some	
merging	erosion of gap between	coalescence between these two settlements has already	
	neighbouring	occurred in the south-east of the land parcel, the southern	
	settlements, including	section of General Area 80b is essential to preventing the	
	ribbon development	further merging of these settlements. Development in this	
	along transport corridors	land parcel would significantly reduce the actual and	
	that link settlements.	perceived gap between non-Green Belt settlements.	
Purpose 2: Tot	al Score		5/5
(3) Assist in	Protects the openness of	5% of the land parcel is covered by built-form.	3
safeguarding	the countryside and is		
the	least covered by	There is piecemeal development throughout the land parcel	
countryside	development.	and a particular concentration of ribbon development in the	
from	1	east along Crown Lane with bisects the land parcel, including	
encroachment		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.	
		which has note connectivity with the rest of the parcel.	
		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.	
		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.	
Purpose 3: Tot	al Score	character overain.	3/5
(4) To	Protects land which	This land parcel does not abut an identified historic core and	0
preserved the	provides immediate and	does not meet this purpose.	
setting and	wider context for	F F F F F F F F	
special	historic settlement,		
character of	including views and		
historic towns	vistas between the		
	settlement and the		
	surrounding		
	countryside.		
Purpose 4: Tot		<u> </u>	0/5
Turpose 4. Tut	ai Stuff		0/3



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.



General Area	81		
Area (ha)	469.4		
Local	South Bucks / Slough		
Authority	South Bucks / Stough		
Location Plan	76 Stoke	70 Poges	
	76	West and Street 74 Elia Pa More Control Water Park	ick
	85b	Bel Fam Cotage Dad 1 Cotage Stoke Green	87a
		Vinchsim George Great	ngley ark
Description	settlements of Wexham St Uxbridge Road, Wexham north-east by Rowley Land and to the north-west by the	between Slough and Stoke Poges, and contains the Green Belt reet and Wexham. It is bounded: to the south by Church Lane, th Street and Wexham Park Lane; to the east by Black Park Road; to and the north by Framewood Road, School Lane and Hollybush se settlement of Stoke Poges and the B416 Bells Hill.	o the n Hill;
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the Burnham / Slough large	PASS
the unrestricted sprawl of	edge of one or more distinct large built-up areas.	built-up area.	
large built-up areas	(b) Prevents the outward sprawl of a large built- up area into open land, and serves as a barrier at	General Area 81 is connected with the large built-up area of Burnham / Slough, preventing its outward sprawl into open land.	3
	the edge of a large built- up area in the absence of another durable boundary.	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.	
Purpose 1: Tot		•	3/5

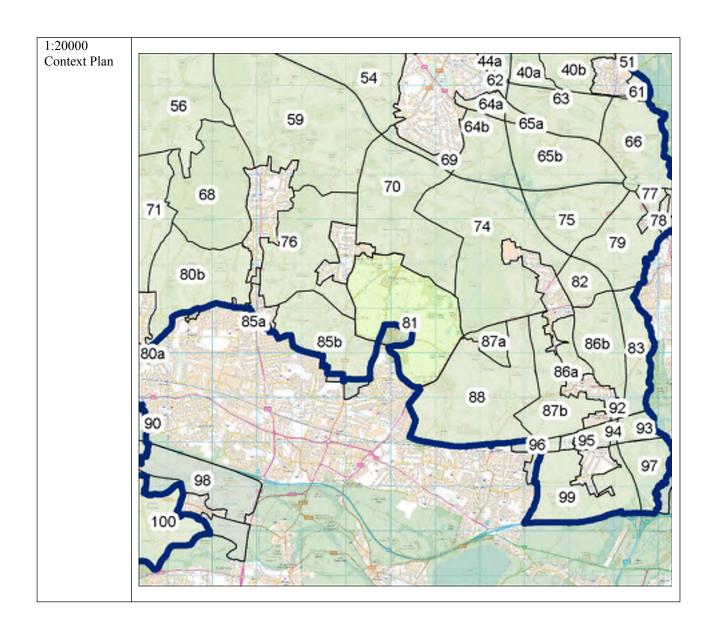
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The parcel forms part of the essential gap between the non-Green 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. 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.	5
Purpose 2: Tot			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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. 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. 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.	3
Purpose 3: Tot	al 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.	0/5



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.



General Area	82		
Area (ha)	88.0		
Local	South Bucks		
Authority			
Location Plan			
		Round	0%
		To the Fermi	10
		75 Coppice Farm	0
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Description	Canaral Arag 92 is lagated	to the east of Iver Heath. It is bounded to the south by the A400	7
Description		by the M25 and to the north by the A412 (Denham Road). The v	
		abuts Iver Heath, along Bangors Road North.	VCStCIII
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more	area and does not meet this purpose.	17311
unrestricted	distinct large built-up	area and does not meet ans purpose.	
sprawl of	areas.		
large built-up	(b) Prevents the outward		0
areas	sprawl of a large built-		
	up area into open land,		
	and serves as a barrier at		
	the edge of a large built-		
	up area in the absence of		
	another durable		
	boundary.		
Purpose 1: Tot			0/5
(2) To prevent	Prevents development	The parcel forms a part of the wider gap between the non-	3
neighbouring	that would result in	Green Belt settlements of Uxbridge and Iver Heath. Together	
	•		

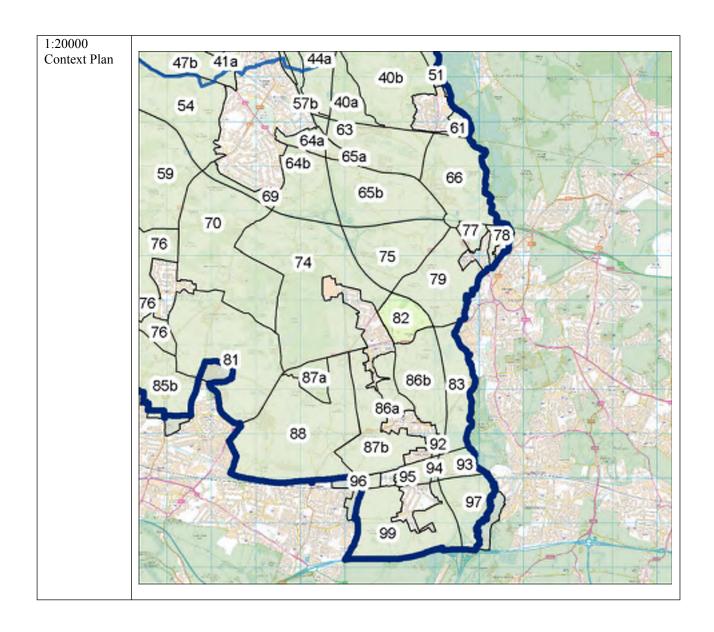
towns from merging	merging of or significant erosion of gap between neighbouring	with General Area 79 to the east, the parcel maintains the overall scale and openness of the gap.	
	settlements, including	It is also particularly important to restricting ribbon	
	ribbon development	development along the A4007, the narrowest part of the gap	
	along transport corridors	and the axis most affected by ribbon development. Further	
	that link settlements.	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: Tot			3/5
(3) Assist in	Protects the openness of	Overall, less than 5% of the parcel is covered by built form	5
safeguarding the	the countryside and is least covered by	and the vast majority retains a very open character.	
countryside	development.	Aside from some limited encroachment at the south-western	
from	_	fringe of the parcel, in the form of a cluster of residential	
encroachment		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.	
Purpose 3: Tot	al Score		5/5
(4) To	Protects land which	The parcel does not directly abut an identified historic core	0
preserved the	provides immediate and	and does not meet this Purpose.	
setting and	wider context for		
special	historic settlement,		
character of	including views and		
historic towns	vistas between the		
	settlement and the		
	surrounding		
	countryside.		
Purpose 4: Tot	al Score		0/5



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).



Description General Area 83 is located to the south-west of Lychridge (part of the Greater London large built-up areas 1) To check nee merestricted grape built-up areas (a) Land parce lis at the edge of a large built-up area of arge built-up areas (b) Pevents the outward sprawl of a large built-up area in the absence of another durable rate list provides a large built-up area in the absence of another durable rated for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all of its length. The Creen Belt provides an additional for all	General Area	83	
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another durable for all of its length. The Green Belt provides an additional			
			1
boundary. barrier to sprawl.			
Purpose 1: Total Score 3/5			
(2) To prevent Prevents development The parcel forms part of the narrow gap between the non-	(2) To prevent	Prevents development The parcel forms part of the narrow 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 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: Tot (3) Assist in	Protects the openness of	Overall, less than 10% of the parcel is covered by built form	5/5
safeguarding the countryside from encroachment	the countryside and is least covered by development.	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.	
Purpose 3: Tot			4/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The parcel does not directly abut an identified historic core and does not meet this Purpose.	0
Purpose 4: Tot	al Score		0/5



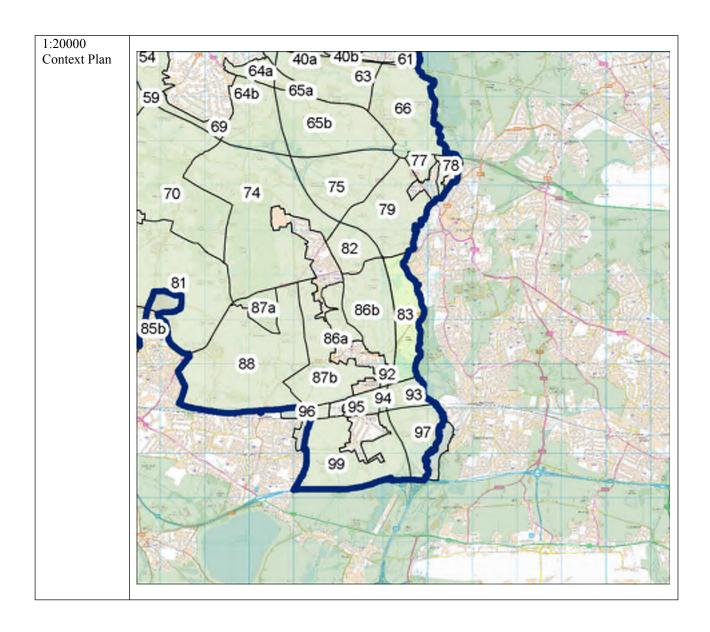
Photograph 1: Looking north-east from Palmers Moor Lane, in the east of General Area 83.



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



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



C 1 A	0.4		
General Area	84		
Area (ha)	37.2		
Local Authority Location Plan	South Bucks		
Location Plan	Maidenhead Co	Taplow Vinine Lodge 91 90	Hitchar
Description	boundary of the land parce 84 is bound to the west and southern boundary is Bath the parcel forms the Mill L granted in September 2015 restaurant, as well as other	immediately east of the Maidenhead built-up area. The western el is the western edge of the Buckinghamshire Green Belt. Gener d north by the River Thames and to the east by the Jubilee River Road, beyond which is an urbanised area. It is acknowledged than Major Developed Site (MDS) and that planning permission for the construction of 141 dwellings, 40 senior living apartmet associated development, following the demolition of mill build uctures and a hotel (15/01039/FUL).	ral Area . The at part of was nts and a
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted	(a) Land parcel is at the edge of one or more distinct large built-up	The land parcel is at the edge of Maidenhead large built-up area.	PASS
sprawl of large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of	The land parcel is connected with the large built-up area of 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

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



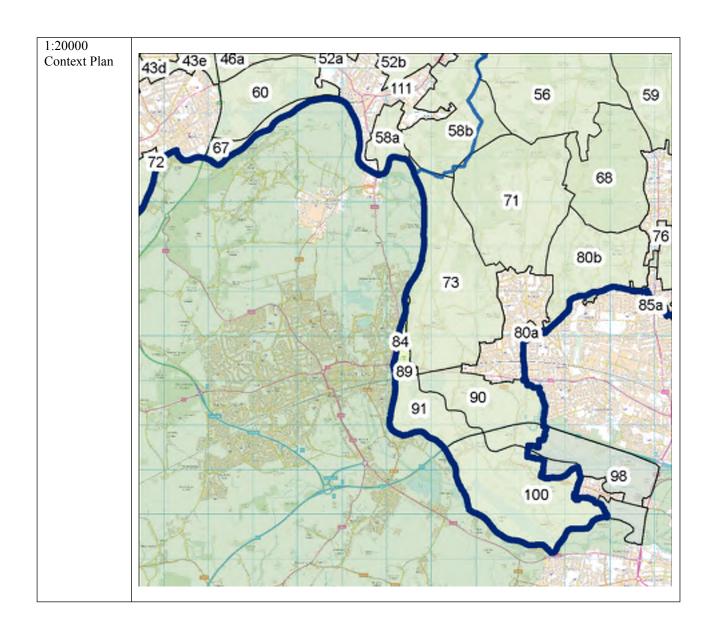
Photograph 1: Highly urbanised character at Mill Lane near to the junction with Bath Road in the south of the General Area 84, facing north.



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.



General Area	85a		
Area (ha)	19.7		
Local	South Bucks / Slough		
Authority			
Location Plan			
	80b 80b	inham 76	85b
Description	Farnham Common / Farnh development within Farnh residential development ac boundaries are residential	d to the north of the Burnham / Slough large built-up area and so am Royal. The northern boundary is Farnham Lane, residential am Royal and Church Road. The eastern boundary is Church Rodjacent to Stoke Park Country Club golf course. The southern and development in Burnham / Slough.	oad and d western
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the large built-up area of Burnham / Slough.	PASS
large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable	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.	3+
	boundary.	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	

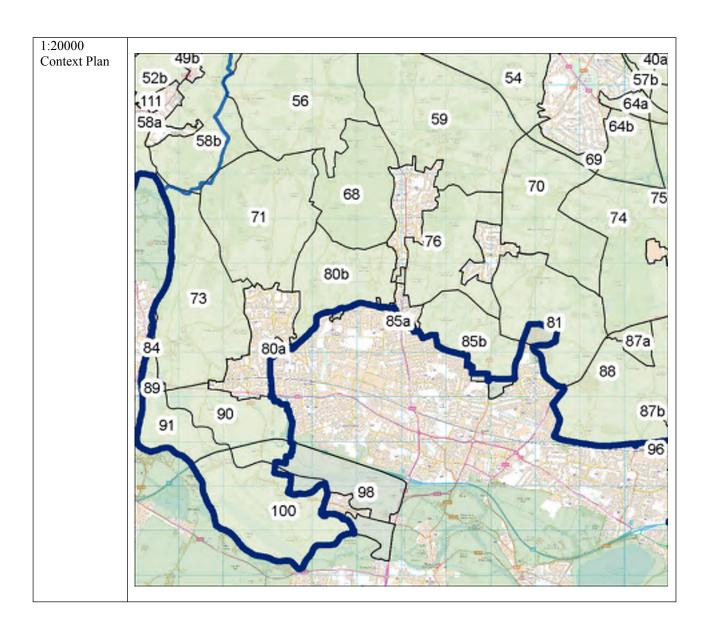
		features. The Green Belt provides a barrier to sprawl in the	
D 4 T		absence of durable boundaries.	2 . /=
Purpose 1: Tot			3+/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms 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: Tot			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: Tot	al 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: Tot	-		0/5



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.



General Area	85b		
Area (ha)	289.3		
Local	South Bucks / Slough		
Authority	_		
Location Plan			
Location Plan	80b centre Park 76	Islay House Park House Park Stoke Green B16 B16 Baylor Grounds	Wexham Court
Description	parcel is bounded by Wext (B416) to the north, the so Slough to the south.	ed to the north-east of the Burnham / Slough large built-up area. It ham Road to the east, and Stoke Green, Grays Park Road and Paruth-eastern edge of Farnham Royal to the west, and the built form	k Road
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of Burnham / Slough.	PASS
the	edge of one or more		
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is connected to the large built-up area of	3+
areas	sprawl of a large built-	Burnham / Slough, preventing its outward sprawl into open	
	up area into open land,	land.	
	and serves as a barrier at		
	the edge of a large built-	The large built-up area is predominantly bordered by features	
	up area in the absence of	lacking in durability or permanence, consisting of patchy	
	another durable	wooded areas and hedgerows with irregular edges.	
<u> </u>	boundary.		
Purpose 1: Tot			3+/5
(2) To prevent	Prevents development	The land parcel forms part of the essential gap between	5

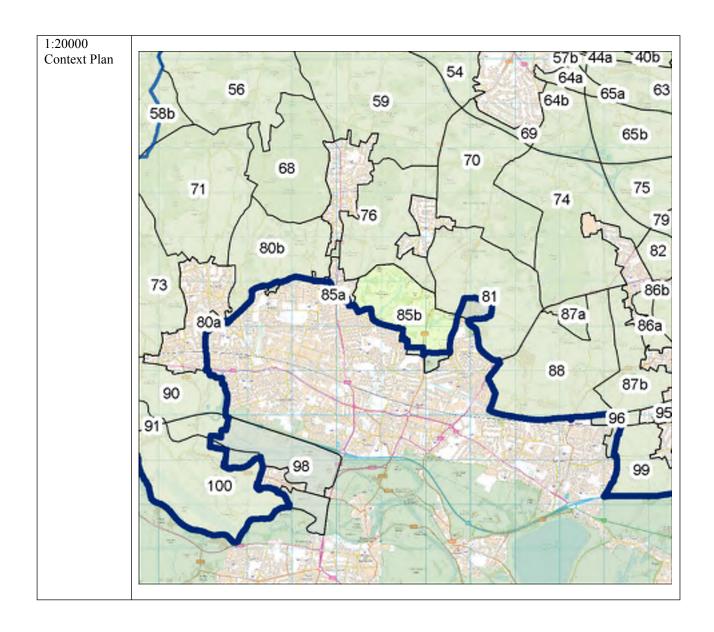
neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Burnham / Slough and Farnham Royal / Farnham Common. Although some coalescence has already occurred between these settlements, the land parcel is essential to preventing further coalescence. 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.	
Purpose 2: To	tal Score		5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Between 5% and 10% of the land parcel is covered by built- form. 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.	3
Purpose 3: To	tal Score	1 2 2	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



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.



General Area	86a		
Area (ha)	60.8		
Local	South Bucks		
Authority			
Location Plan			
Location Plan	74 87b	Mea Moorway Cottag	elaford Cottag
Description	bounded to the east by Ban	d directly to the north of Iver and to the south-east of Iver Heath. gors Road South and partially to the west by Swallow Street. Th directly abuts Iver, while the northern and parts of the western e	e
Purpose		Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at not at the edge of a distinct large built-up	FAIL
the	edge of one or more	area and does not meet this purpose.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward		0
areas	sprawl of a large built-		
	up area into open land,		
	and serves as a barrier at		
	the edge of a large built-		
	up area in the absence of		
	another durable		
	boundary.		
Purpose 1: Tot			0/5
(2) To prevent	Prevents development	Considered overall, the parcel maintains the entirety of the	5
(2) TO prevent	1 Tevents development	considered overall, the parcel maintains the entirety of the	J

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.	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. 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.	
Purpose 2: Tot	al Score		5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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. 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. 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. Overall, the parcel maintains a largely rural open character.	3
Purpose 3: Tot	al 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: Tot	al Score		0/5



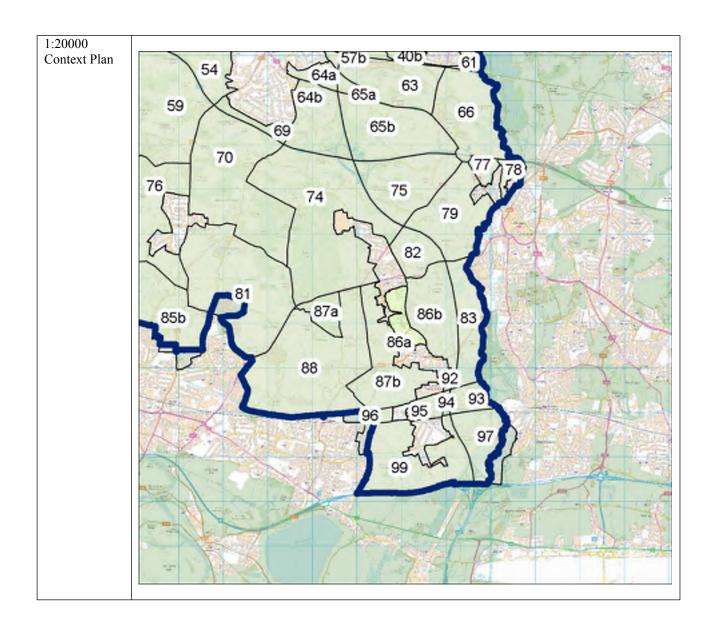
Photograph 1: Looking west from Bangors Road south across orchards in the north-east of General Area 86a.



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.



General Area	86b		
Area (ha)	193.9		
Local	South Bucks		
Authority	South Buens		
Location Plan			
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	50	93	
		Ridgeway	1
Description	Ganaral Aras 96h is lessets	d to the couth west of Livbridge (next of the Creater I and on leve	a huilt
Description		ed to the south-west of Uxbridge (part of the Greater London larger r Heath and to the north-east of Iver. It is bounded to the north by	
		the east by the M25, and to the west by Bangors Road South. The	
		I directly abuts Iver, while a small section in the north-western co	
	directly abuts Iver Heath.	rancony acade 1101, minic a sinan section in the north-western ce	,11101
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at not at the edge of a distinct large built-up	FAIL
the	edge of one or more	area and does not meet this purpose.	11111
unrestricted	distinct large built-up	and and does not most uns purpose.	
sprawl of	areas.		
large built-up	(b) Prevents the outward		0
areas	sprawl of a large built-		-
	up area into open land,		
	and serves as a barrier at		
	the edge of a large built-		
	up area in the absence of		
	another durable		
	boundary.		
Purpose 1: Tot			0/5

(2) To prevent 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 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. 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.	5/5
Purpose 2: Tot		Overall less than 100% of the percel is covered by built form	4
(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 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. 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.	4
Purpose 3: Tot	al Score	parcer mamanis a strong anspont ratar character.	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.	0/5



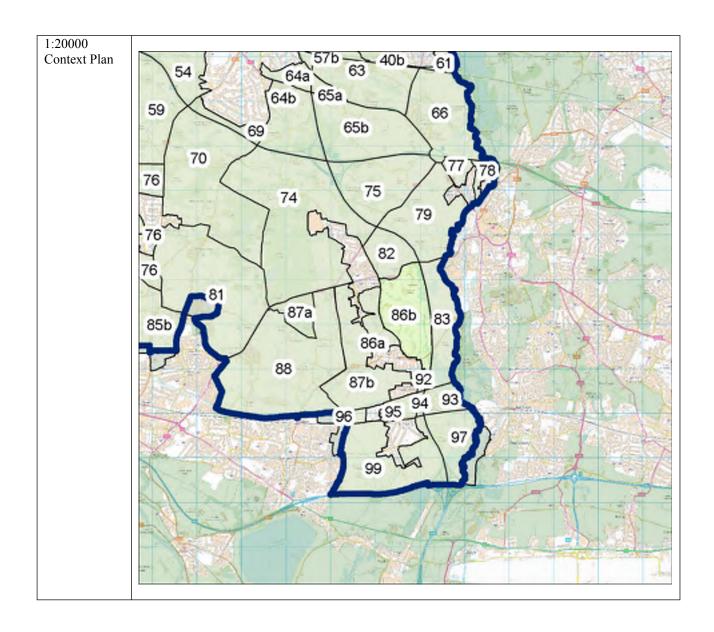
Photograph 1: Looking north-east into General Area 86b along Coppins Lane.



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.



General Area	87a	
Area (ha)	57.1	
Local	South Bucks	
Authority		
Location Plan		
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· · ·		1 7.1
Description	General Area 87a is located to the west of Iver and Iver Heath and to the north-east of Slou	
		iith_west
	bounded to the north by the A412 (Uxbridge Road), to the east by Billet Lane and to the so	um west
Dumoso	by the edge of the Langley Park Country Park.	
Purpose	by the edge of the Langley Park Country Park. Criteria Assessment	Score
(1) To check	by the edge of the Langley Park Country Park. Criteria (a) Land parcel is at the The land parcel is not at the edge of a distinct large built-up	
(1) To check the	by the edge of the Langley Park Country Park. Criteria (a) Land parcel is at the edge of one or more Assessment The land parcel is not at the edge of a distinct large built-up area and does not meet this purpose.	Score
(1) To check the unrestricted	by the edge of the Langley Park Country Park. Criteria (a) Land parcel is at the edge of one or more distinct large built-up area and does not meet this purpose. The land parcel is not at the edge of a distinct large built-up area and does not meet this purpose.	Score
(1) To check the unrestricted sprawl of	by the edge of the Langley Park Country Park. Criteria (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.	Score FAIL
(1) To check the unrestricted sprawl of large built-up	by the edge of the Langley Park Country Park. Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward Assessment The land parcel is not at the edge of a distinct large built-up area and does not meet this purpose.	Score
(1) To check the unrestricted sprawl of	by the edge of the Langley Park Country Park. Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-	Score FAIL
(1) To check the unrestricted sprawl of large built-up	by the edge of the Langley Park Country Park. Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, Assessment The land parcel is not at the edge of a distinct large built-up area and does not meet this purpose.	Score FAIL
(1) To check the unrestricted sprawl of large built-up	by the edge of the Langley Park Country Park. Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at	Score FAIL
(1) To check the unrestricted sprawl of large built-up	by the edge of the Langley Park Country Park. Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-	Score FAIL
(1) To check the unrestricted sprawl of large built-up	by the edge of the Langley Park Country Park. Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of	Score FAIL
(1) To check the unrestricted sprawl of large built-up	by the edge of the Langley Park Country Park. Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable Assessment The land parcel is not at the edge of a distinct large built-up area and does not meet this purpose.	Score FAIL
(1) To check the unrestricted sprawl of large built-up areas	by the edge of the Langley Park Country Park. Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. Assessment The land parcel is not at the edge of a distinct large built-up area and does not meet this purpose.	Score FAIL
(1) To check the unrestricted sprawl of large built-up areas	by the edge of the Langley Park Country Park. Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. Assessment The land parcel is not at the edge of a distinct large built-up area and does not meet this purpose.	Score FAIL 0
(1) To check the unrestricted sprawl of large built-up areas	by the edge of the Langley Park Country Park. Criteria (a) Land parcel is at the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. Assessment The land parcel is not at the edge of a distinct large built-up area and does not meet this purpose.	Score FAIL

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



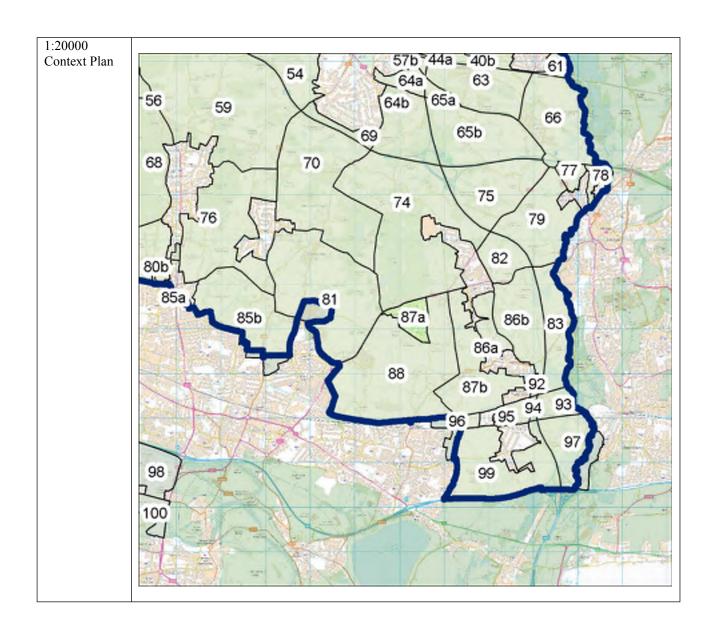
Photograph 1: Looking north-west from Billet Lane across the north of General Area 88, towards dense woodland in General Area 87a.



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.



General Area	87b		
Area (ha)	228.2		
Local	South Bucks		
Authority	South Bucks		
Location Plan			
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Description		d immediately to the west of Iver and Iver Heath. Parts of the ear	
		abut these settlements. The parcel is bounded to the south by the y Wood Lane, Langley Park Road and Hollow Hill Lane, to the	
	the A412 and partially to t		north by
Purpose	Criteria Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more	area and does not meet this Purpose. However, it is	
unrestricted	distinct large built-up	noteworthy that the south-western corner is within close	
sprawl of	areas.	proximity to Burnham / Slough and only a small parcel of	
large built-up areas	(b) Prevents the outward	land (General Area 96) separates the land parcel from the large built-up area. Any development here may therefore	0
arcas	sprawl of a large built-	constitute sprawl.	0
	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		
D 4 75	boundary.		0.75
Purpose 1: Tot	ai Score		0/5

Purpose 4: Tot			0/5
	surrounding countryside.		
	settlement and the		
historic towns	vistas between the		
character of	including views and		
special	historic settlement,		
setting and	wider context for	·	
preserved the	provides immediate and	and does not meet this Purpose.	
(4) To	Protects land which	The parcel does not directly abut an identified historic core	0
Purpose 3: Tot	al Score	rural open character.	3/5
		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	
		wider connectivity to the countryside and the sense of	
		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	
		buildings.	
		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	
		small commercial premises.	
encroachment		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	
countryside from	development.	wider countryside.	
(3) Assist in safeguarding the	Protects the openness of the countryside and is least covered by	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	3
Purpose 2: Tot			5/5
		these areas are effectively enclosed within the settlement footprints of Iver Heath and Iver respectively.	
		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	
	along transport corridors that link settlements.	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.	
merging	neighbouring settlements, including ribbon development	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.	
neighbouring towns from merging	that would result in merging of or significant erosion of 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	
(2) To prevent	Prevents development	The parcel forms the essential and narrow gap between	5



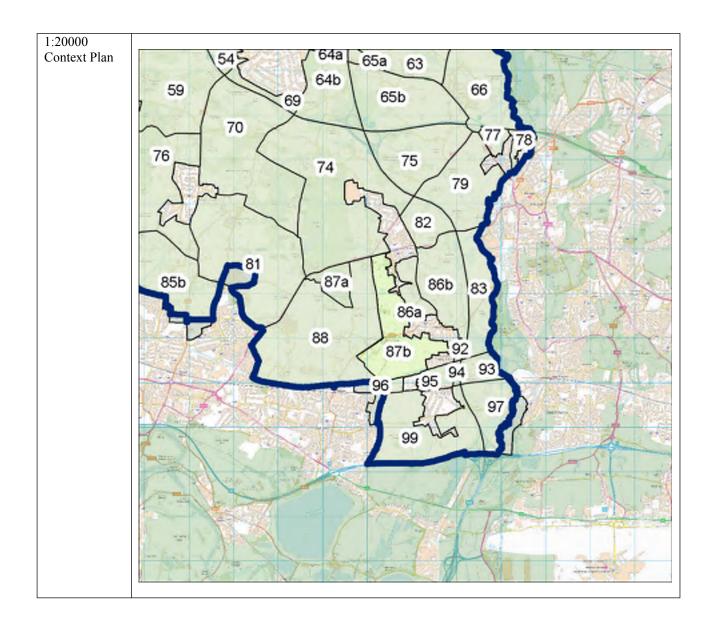
Photograph 1: Looking west into General Area 87b at Thorney Lane South, with the edge of Iver particularly prevalent to the right of the photo.



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.



General Area	88		
Area (ha)	534.8		
Local	South Bucks		
Authority			
Location Plan			
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		Lingley	
			20
			99
Description	General Area 88 is located	to the west of Iver and Iver Heath and to the north-east of Sloug	h. The
		vestern corner of the parcel directly abut Slough. It is bounded to	
		edge of the Langley Park Country park and to the east by Wood	
		ollow Hill Lane. The Green Belt settlement of George Green is lo	ocated in
Daniel	the west of the General Ar		C
Purpose (1) To check	Criteria (a) Land parcel is at the	Assessment The land parcel is at the adge of the Purphem/Sloveh large	Score PASS
(1) To check the	edge of one or more	The land parcel is at the edge of the Burnham/Slough large built-up area.	rass
unrestricted	distinct large built-up	ount up area.	
sprawl of	areas.		
large built-up	(b) Prevents the outward	The parcel is connected to the large built-up area of	3
areas	sprawl of a large built-	Burnham/Slough along its southern and part of its western	
	up area into open land,	edges, preventing its outward sprawl into open land.	
	and serves as a barrier at	C .1 C 1	
	the edge of a large built-	The boundary between the land parcel and Burnham/Slough	
	up area in the absence of	predominantly consists of prominent, permanent boundary	
	another durable	features, following the railway line to the south and the A412	
	boundary.	for part of its western edge.	

Purpose 1: Tota	al Score	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.	3/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The parcel forms 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. 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).	3
Purpose 2: Tota	al Score	Green).	3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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. 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. Overall, the majority of the parcel retains an unspoilt, rural character.	4
Purpose 3: Tot			4/5
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The parcel does not directly abut an identified historic core and does not meet this Purpose.	0
Purpose 4: Tota			0/5



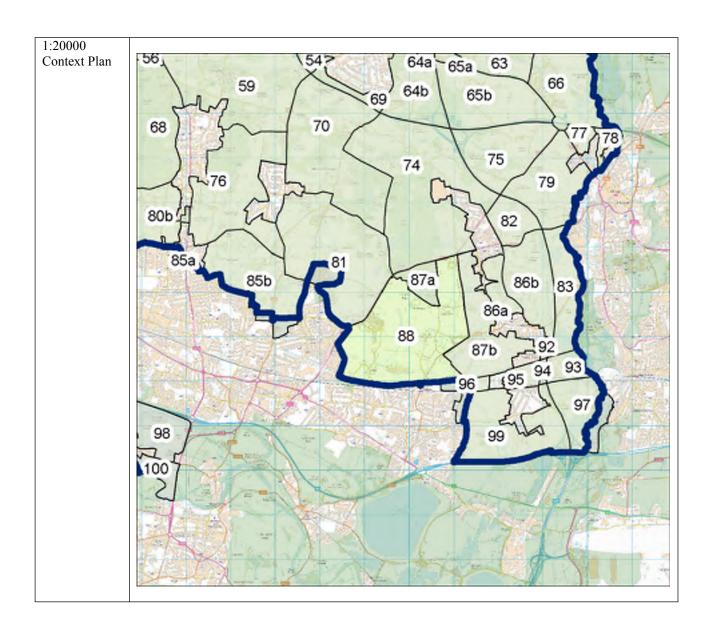
Photograph 1: Historic gatehouse for the Langley Park estate in the west of the parcel at George Green.



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.

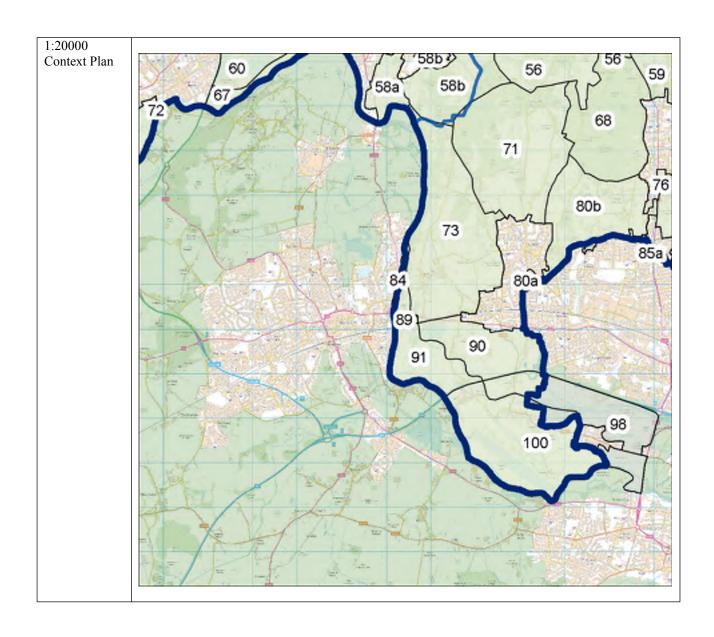


Area (ha) Local Local Authority Location Plan Silchester House School 90 91	General Area	89		
Description General Area 89 is located immediately east of the Maidenhead built-up area. The western boundary of the land parcel is the western edge of the Buckinghamshire Green Belt General Area 89 is bound 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 rativary line. The Green Belt stillenment of Tajbob Riverside is located within the General Area 89 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 rativary line. The Green Belt General Area 89 is bound to the west of the Buckinghamshire Green Belt General Area 89 is bound to the west of the Buckinghamshire Green Belt General Area 89 is bound to the west of the Buckinghamshire Green Belt General Area 89 is bound to the west of the Buckinghamshire Green Belt General Area 89 is bound to the west of the Buckinghamshire Green Belt General Area 89 is bound to the west of the Buckinghamshire Green Belt General Area 89 is bound to the west of the Buckinghamshire Green Belt General Area 89 is bound to the west of the Buckinghamshire Green Belt General Area 89 is bound and the southern boundary is the Content with the Green Helt. General Area 89 is bound and the southern boundary is the Greet Main Line rativary line. The Green Belt General Area 89 is bound and the southern boundary is the Greet Main Line rativary line. The Green Belt General Area 89 is boundary set western edge of the Buckinghamshire Green Belt General Area 89 is boundary belt we store the Maidenhead built-up area of Maidenhead Irre and the dege of main and the dege of a large built-up area. The land parcel is at the edge of Maidenhead large built-up area. The land parcel is at the edge of Maidenhead large built-up area. The land parcel is at the edge of Maidenhead large built-up area. Th		I .		
Description 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 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 balth Road and the southern boundary is the Great Western Main Line railway lime. The Green Belt settlement of Taplow Riverside is located within the General Area. Purpose (a) Land parcel is at the edge of one or more distinct large built-up area. (b) Prevents the outward sprawl of a large built-up area. (b) Prevents the outward sprawl of a large built-up area of and serves as a barrier at the edge of a large built-up area in topen land, and serves as a barrier at the edge of a large built-up area in topen land, and serves as a barrier at the edge of a large built-up area in the dege of a large built-up area in the dege of a large built-up area of and serves as a barrier at the edge of a large built-up area of and serves as a barrier at the edge of a large built-up area of and the land parcel and Maidenhead is very strongly defined with the River Thamses being the up area in the boundary is the offence of the parcel. The land parcel acts as an additional barrier to sprawl.		I .		
Description 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 Jubilce 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. Purpose Criteria (a) Land parcel is at the edge of one or more distinct large built-up area into open land, and serves as a barrier at the edge of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area into edge of a large built-up area into depen land, and serves as a barrier at the edge of a large built-up area into the absence of another durable The boundary between the land parcel and Maidenhead is very strongly defined with the River Thames being the up area in the absence of another durable. The boundary between the land parcel and Maidenhead is very strongly defined with the River Thames being the up area in the absence of another durable.		South Bucks		
Description 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. Purpose Criteria (a) Land parcel is at the edge of one or more distinct large built-up area. The land parcel is at the edge of Maidenhead large built-up area. The land parcel is connected to 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 of the parcel. The land parcel acts as an additional barrier to sprawl.	Local Authority Location Plan		hester House School	90
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. Purpose Criteria Assessment Score (1) To check the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. The land parcel is connected to 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 of the parcel. The land parcel acts as an additional barrier to sprawl.		211		H
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the edge of one or more distinct large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. The land parcel is connected to 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 of the parcel. The land parcel acts as an additional barrier to sprawl.				
unrestricted sprawl of large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. The land parcel is connected to the large built-up area of 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 of the parcel. The land parcel acts as an additional barrier to sprawl.				PASS
sprawl of large built-up areas. (b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. The land parcel is connected to the large built-up area of 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 of the parcel. The land parcel acts as an additional barrier to sprawl.			alva.	
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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 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.		` '		
and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary. 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.				
the edge of a large built- up area in the absence of another durable boundary. 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.			The boundary between the land parcel and Maidenhead is	
up area in the absence of another durable boundary. boundary feature to the west of the parcel. The land parcel acts as an additional barrier to sprawl.				
boundary.		up area in the absence of	boundary feature to the west of the parcel. The land parcel	
			acts as an additional barrier to sprawl.	
Purpose 1: Total Score 3/5				
	Purpose 1: Tot	tal Score		3/5

(2) To prevent neighbouring towns from merging Purpose 2: Tot (3) Assist in		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. 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. Maidenhead and the Green Belt settlement of Taplow Riverside have already effectively coalesced, thus diminishing the role of this Green Belt parcel.	3/5
safeguarding	Protects the openness of the countryside and is	Between 20% and 30% of the land parcel is covered by built form.	1
the countryside from encroachment	least covered by development.	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.	
Purpose 3: Tot	tal 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.	0/5



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



General Area	90		
Area (ha)	242.0		
Local	South Bucks		
Authority	South Bucks		
Location Plan			
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D : .:	C 14 00:1	1 d (Cd D 1 /OL 11 1 1 1 7 77	1.
Description		I south-west of the Burnham / Slough large built-up area. The pa	
		he Great Western Main Line; to the east and south by the M4; an Part of the northern and eastern edges of the parcel are directly a	
	to the Burnham / Slough la		agucent
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of Burnham / Slough large	PASS
the	edge of one or more	built-up area.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is connected to the large built-up area of	3
areas	sprawl of a large built-	Burnham / Slough, preventing its outward sprawl into open	
	up area into open land, and serves as a barrier at	land.	
	the edge of a large built-	While very small parts of the boundary between the Green	
	up area in the absence of	Belt and the large built-up area close to Bath Road and Lake	
	another durable	End Road are lacking in durability, consisting of soft natural	
	boundary.	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	

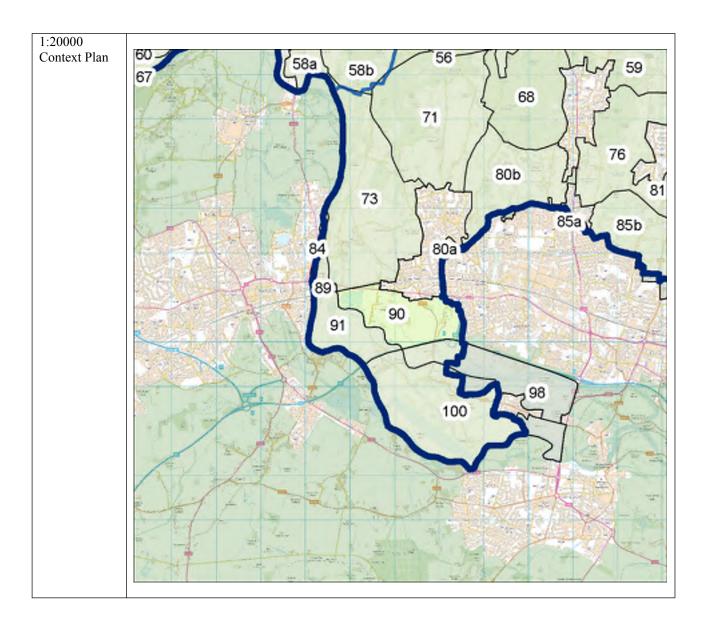
		by Bath Road and the M4. The Green Belt provides an	
		additional barrier to sprawl.	
Purpose 1: Tot	al Score	•	3/5
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	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. 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. However, the north-east of the parcel adjacent to Burnham / Slough is less important for preventing coalescence between these settlements.	3
Purpose 2: Tot	al Score	· · · · · · · · · · · · · · · · · · ·	3/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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. 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.	4
Purpose 3: Tot	al Score	<u> </u>	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: Tot			0/5



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.



General Area	91		
Area (ha)	174.4		
Local	South Bucks		
Authority			
Authority Location Plan	Bray-	90 Bumham Sewage Works	
Description	boundary of the land parce 91 is bound to the west by boundary is the Great Wes motorway.	immediately south-east of Maidenhead built-up area. The wester is the western edge of the Buckinghamshire Green Belt. Generate the River Thames and to the east by the Jubilee River. The northeatern Main Line railway line and the southern boundary is the Main Line railway line and the southern boundary.	ral Area hern 4
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of Maidenhead large built-up	PASS
the unrestricted	edge of one or more distinct large built-up	area.	
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land never is connected to the large built on any of	3
areas	sprawl of a large built-	The land parcel is connected to the large built-up area of Maidenhead, preventing its outward sprawl into open land.	
	up area into open land,		
	and serves as a barrier at	The boundary between the land parcel and Maidenhead is	
	the edge of a large built-	very strongly defined with the River Thames being the	
	up area in the absence of	boundary feature to the west of the parcel. The land parcel acts as an additional barrier to sprawl.	
	another durable	acto ao an additional battier to sprawi.	
	boundary.		
Purpose 1: Tot	tal Score		3/5

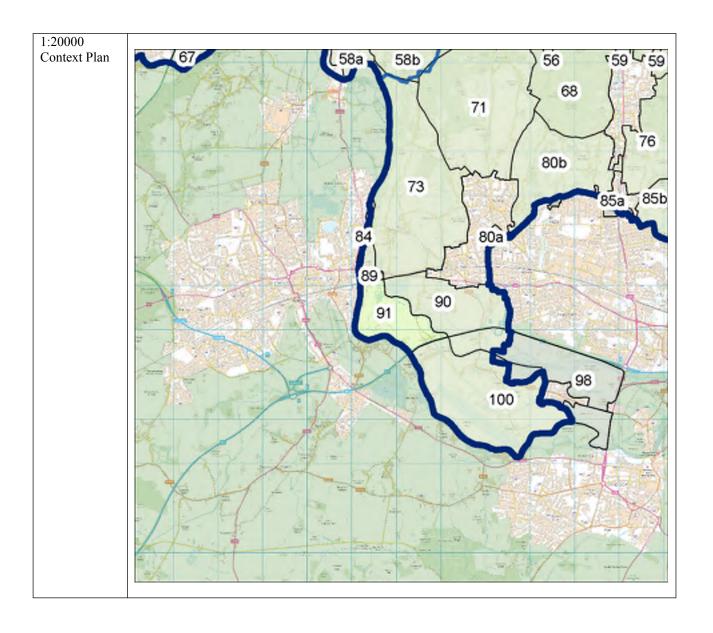
(3) Assist in safeguarding the countryside and is least covered by development. Countryside from encroachment Protects the openness of the countryside and is least covered by development. Less than 5% of the land parcel is covered by built form. This is predominantly concentrated in the north-west of 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. However, the majority of the parcel is of a highly open character, with rural land uses such as arable farming and a flat topography. 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. Purpose 3: Total Score	(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.	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. 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.	3
safeguarding the countryside and is least covered by development. 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. However, the majority of the parcel is of a highly open character, with rural land uses such as arable farming and a flat topography. 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. Purpose 3: Total Score Protects land which provides immediate and setting and special historic settlement, including views and 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 Maidenhead, but there is other sporadic built-form throughout the parcel including a caravan and camping park adjacent to Maidenhead, but there is other sporadic built-form throughout the parcel including a caravan and camping park adjacent to Maidenhead, but there is other sporadic built-form throughout the parcel including a caravan and camping park adjacent to Maidenhead, but there is other sporadic built-form throughout the parcel including a caravan and camping park adjacent to Maidenhead, but there is other sporadic built-form throughout the parcel including a caravan and camping park adjacent to Maidenhead, but there is other sporadic built-form throughout the parcel including a caravan and camping park adjacent to Maidenhead, but there is other sporadic built-form throughout the parcel including a caravan and camping park adjacent to Maidenhead to the River Thames. The M4, which bounds the parcel is of a highly open char				3/5
(4) To preserved the setting and special character of provided immediate and setting and shape including views and provided immediate and wider context for historic settlement, including views and provides immediate and wider context for historic settlement, including views and provides immediate and wider context for historic settlement, including views and provides immediate and wider context for core and does not meet this Purpose.	(3) Assist in safeguarding the countryside from	Protects the openness of the countryside and is least covered by	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. However, the majority of the parcel is of a highly open character, with rural land uses such as arable farming and a flat topography. 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	5
preserved the setting and wider context for special character of including views and core and does not meet this Purpose.				5/5
nistoric towns vistas between the settlement and the surrounding countryside. Purpose 4: Total Score	(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.		0



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.

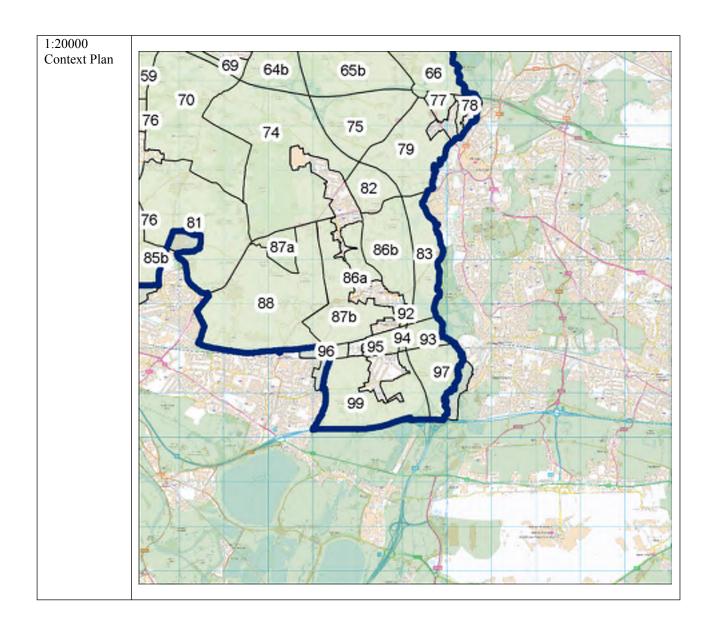


General Area	92		
Area (ha)	6.2		
	1		
Local Authority Location Plan	South Bucks 87b	86b 83	
Description		to the south / south-east of Iver. It is bounded to the west by Thy the Grand Union Canal (Slough Arm), to the east by the M25,	
	the north by Marina Way.	, c.a.a c.a.a. (crough rain), to the out of the 14123,	
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is not at the edge of a distinct large built-up	FAIL
the	edge of one or more	area.	
unrestricted sprawl of	distinct large built-up areas.		
large built-up	(b) Prevents the outward		0
areas	sprawl of a large built-		-
	up area into open land,		
	and serves as a barrier at		
	the edge of a large built-		
	up area in the absence of another durable		
	boundary.		
Purpose 1: Tot			0/5
(2) To prevent	Prevents development	General Area 92 forms a small part of the less essential gap	1
neighbouring	that would result in	between the non-Green Belt settlements of Iver and West	*
	i mat modia robuit iii	our of the non-Green Ben settlements of the ting West	1

preserved the setting and	provides immediate and wider context for	core and does not meet this Purpose.	
(4) To	Protects land which	The land parcel does not abut an identified historic settlement	0
			2/5
from encroachment		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.	
countryside	development.	adjacent to the M25 and unused fields to the east of Thorney	
the	least covered by	Built form is concentrated in the east of the land parcel	
safeguarding	the countryside and is	The second secon	
(3) Assist in	Protects the openness of	10% of the land parcel is covered by built form.	2
Purpose 2: To			1/5
	along transport corridors that link settlements.	and Iver to the north.	
	ribbon development	Slough Arm to the south, Ridgeway Business Park to the west	
	settlements, including	boundaries with the M25 to the east, Grand Union Canal	
	neighbouring	West Drayton. The land parcel has durable and permanent	
merging	merging of or significant erosion of gap between	in this land parcel is unlikely to cause the merging of Iver and	



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



General Area	93	
Area (ha)	51.6	
Local	South Bucks	
Authority Location Plan	88b Farlows Lake 83 87b 92 15 94 1ver Water Treatment Works 97 99	
Description	General Area 93 is bounded by the M25 London Orbital Motorway to the west, the Grand Canal Slough Arm to the north, the River Colne to the east and the Great Western Main Li south. The parcel comes into close proximity with the London built-up area (West Drayton south-east, although the two areas do not directly abut each other.	ine to the
Purpose	Criteria Assessment	Score
(1) To check	(a) Land parcel is at the The land parcel is not at the edge of a large built-up area.	FAIL
the	edge of one or more	
unrestricted	distinct large built-up	
sprawl of	areas.	
large built-up	(b) Prevents the outward	0
areas	sprawl of a large built-	
41045	up area into open land,	
	and serves as a barrier at	
	the edge of a large built-	
	up area in the absence of	
	another durable	
	boundary.	
Purpose 1: Tot	tal Score	0/5
(2) To prevent	Prevents development The parcel forms part of the essential gap between the non-	5
, - F 2.2220	The state of the s	

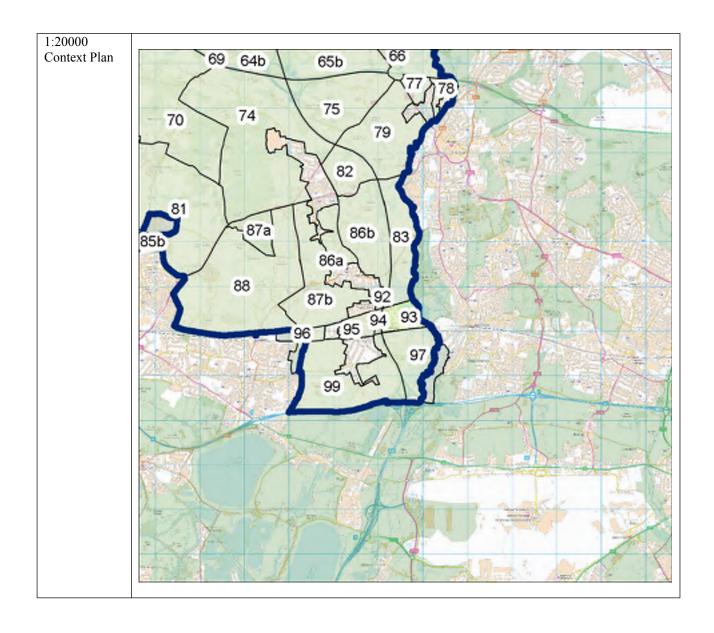
neighbouring towns from merging	that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Green Belt settlements of Richings Park and West Drayton (in the London Borough of Hillingdon)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



Photograph 1: View 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.

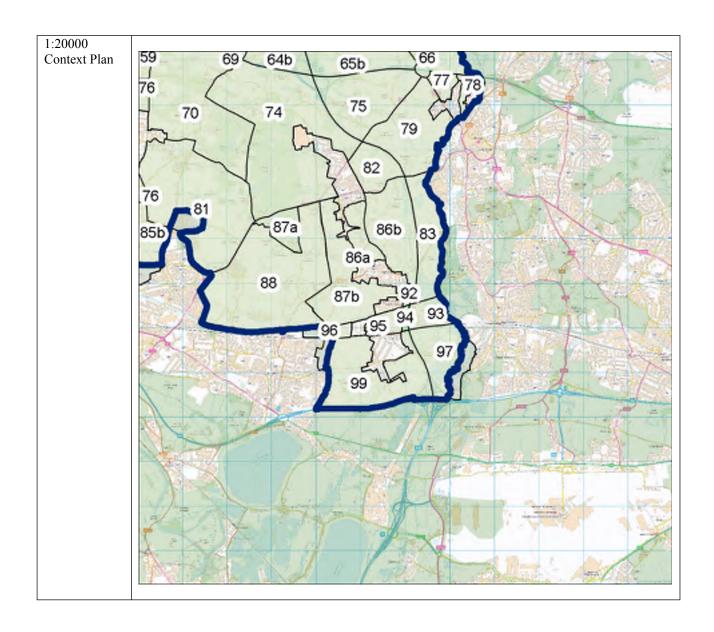


General Area	94		
Area (ha)	7.9		
Local	South Bucks		
Authority Location Plan	ling_Est	92 83 94 94 Iver W Treatmen	
	Jh	99	
Description		to the south of Iver and to the north-east of Richings Park. It is the west by Thorney Lane South, to the north by the Grand Unic av line.	
Purpose	Criteria Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The parcel is not at the edge of a distinct large built-up area.	FAIL
the	edge of one or more	- 0 1	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward		0
areas	sprawl of a large built-		
	up area into open land,		
	and serves as a barrier at		
	the edge of a large built- up area in the absence of		
	another durable		
	boundary.		
Purpose 1: Tot			0/5
1 u1 post 1. 10	iai Scult		1 0/3

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including	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	5	
	ribbon development along transport corridors	which may result in the coalescence of the settlements.		
	that link 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.		
Purpose 2: Total Score				
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	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. 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. The small scale of the parcel and its severance from the wider countryside contribute to a semi-urban character.	2	
Purpose 3: Tot	al Scora	countryside contribute to a semi-urban character.	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.	0/5	
Purpose 4: Total Score				



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



General Area (ha) 39.3 Local Authority Location Plan Ridgeway 87b Ridgeway 92 Richings 99 Parkings	Trading Estate 92	39.3 South Bucks	Area (ha) Local Authority
Location Plan South Bucks Ridgeway 92 Rading Estate 87b 94 95 Ver 99	Trading Estate 92	South Bucks	Local Authority
Authority Location Plan Ridgeway 92 Trading-Estate 87b 94 95 Ver 99	Trading Estate 92		Authority
Ridgeway 92 Trading-Estate 95 Ver 99	Trading-Estate 92	87b	
Ridgeway 92 Trading Estate 95 Ver Pichings 99	Trading Estate 92	87b	200000000000000000000000000000000000000
lver 99	94	87b	
lver 99	94	87b	
lver 99	94	87b	
lver 99	94	87b	
lver 99	94	87b	
lver 99		d Union Car	
lver 99		d Union Car	
lver 99		d Union Car	
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99 Dorlo	7/ Richings		
Pork	1,101111195	99	
Dorks I			
	// Park		
Description General Area 95 is located between Richings Park and Iver. It is bounded by the Grand Union			Description
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.			Daywe a sa
		I .	
(1) To check the dege of one or more The land parcel is not at the edge of a large built-up area. FAII	cer is not at the edge of a rarge built-up area.		
unrestricted distinct large built-up			
			umesuneteu
	0		sprawl of
areas sprawl of a large built-		I \ /	sprawl of large built-up
up area into open land,			large built-up
and serves as a barrier at		and serves as a barrier at	large built-up
the edge of a large built-			large built-up
up area in the absence of	l I	up area in the absence of	large built-up
another durable			large built-up
· ·			large built-up
Purpose 1: Total Score 0/5		boundary.	large built-up areas

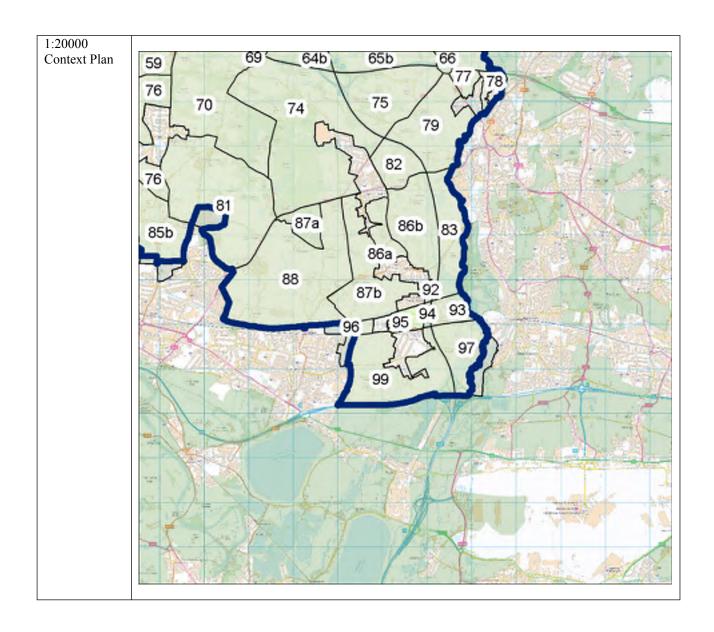
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The parcel forms part of the essential gap between the non-Green 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: Tot		Detroop 50/ and 100/ afth alord1:11: 1 '1'	5/5	
(3) Assist in safeguarding the	Protects the openness of the countryside and is least covered by	Between 5% and 10% of the land parcel is covered by built form.	2	
countryside from encroachment	development.	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.		
		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.		
Purpose 3: Total Score				
(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				



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.

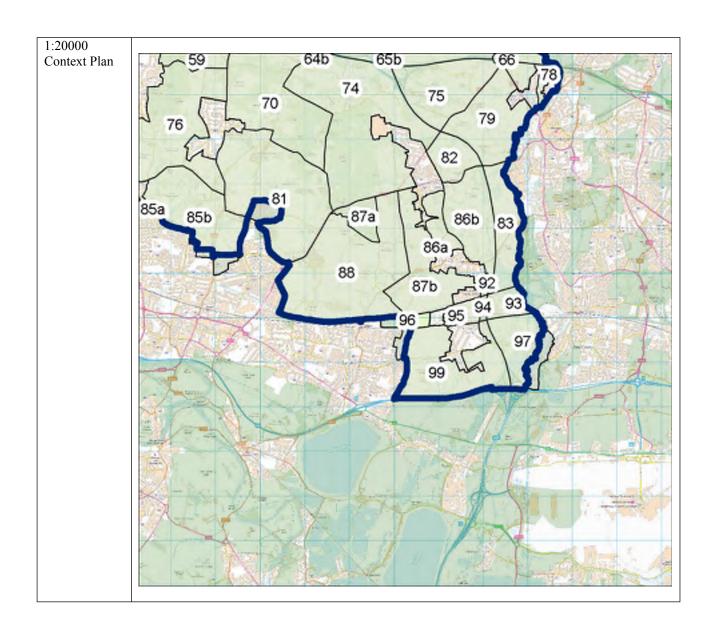


Company 1 Amag	06		
General Area	96		
Area (ha) Local			
	South Bucks / Slough		
Authority Location Plan	88 Dudle	87b	Gr
		99	
Description	bounded by the Grand Uni	to the north-east of Slough and north-west of Richings Park. It is ion Canal (Slough Arm) to the north, Thorney Lane Business Pare e south, and the Slough built-up area to the south-west.	
Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Burnham / Slough large built-up area.	PASS
large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable	The land parcel is connected to the large built-up area of Burnham / Slough, preventing its outward sprawl into open land. 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	3
Purpose 1: Tot	boundary.	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.	3/5
- arpose 1. 100	···· ~ · · · · ·		0,0

(A) TF		m 10 .01 .1 1	_
(2) To prevent	Prevents development	The parcel forms part of the essential gap between the non-	5
neighbouring	that would result in	Green Belt settlements of Burnham / Slough and Richings	
towns from	merging of or significant	Park and part of the wider gap between Burnham / Slough	
merging	erosion of gap between	and West Drayton (in the London Borough of Hillingdon) and	
	neighbouring	Burnham / Slough and Iver.	
	settlements, including		
	ribbon development	Development would both visually and physically reduce the	
	along transport corridors	actual and perceived gap between the non-Green Belt	
	that link settlements.	settlements of Burnham / Slough and Richings Park.	
Purpose 2: Tot	al Score		5/5
(3) Assist in	Protects the openness of	Less than 5% of the land parcel is covered by built form.	3
safeguarding	the countryside and is		
the	least covered by	Built form is concentrated in the north of the land parcel on	
countryside	development.	Mansion Lane, adjacent to Hollow Hill Lane. The remainder	
from	1	of the land parcel is an arable farming field with tree lines on	
encroachment		the periphery to the east of Hollow Hill Lane and	
		fields/scrubland to the west of Hollow Hill Lane.	
		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.	
Purpose 3: Tot	al Score	Targery ratar open character overall.	3/5
(4) To	Protects land which	This land parcel does not abut an identified historic settlement	0
preserved the	provides immediate and	core and does not meet this purpose.	
setting and	wider context for	range of the second sec	
special	historic settlement,		
character of	including views and		
historic towns	vistas between the		
	settlement and the		
	surrounding		
	countryside.		
Purpose 4: Tot		1	0/5
I ai posc 7. 100	ai Score		915



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



C 1 A	0.7		
General Area Area (ha)	97		
Local	South Bucks / LB Hillinga	lon	
Authority	South Ducks / LD Humgu	ion	
Location Plan			
Location 1 ian		0.7	
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		V 48 Saxo	n y
D	0 11 05:1	to decomposition Delta to decomposition of	. 0.1
Description		I to the east of Richings Park and to the west of West Drayton (pa	
		rea). It is bounded to the south by the M4, to the west by the M25	
	directly abuts West Drayto	d to the east by the River Colne. Part of the eastern edge of the pa	arcer
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the Greater London large	PASS
the	edge of one or more	built-up area.	IASS
unrestricted	distinct large built-up	ount up area.	
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is connected to the large built-up area of	3
areas	sprawl of a large built-	Greater London along its western edge, preventing its	,
	up area into open land,	outward sprawl into open land.	
	and serves as a barrier at	open min.	
	the edge of a large built-	The boundary between the land parcel and the built-up area is	
	up area in the absence of	readily recognisable and durable, following the River Colne	
	another durable	and the Wraysbury River. There is a minor boundary anomaly	
	boundary.	to the north of Frays Cottage, Thorney Mill Road, where the	
		boundary cuts across a small car park.	
Purpose 1: Tot	tal Score	1 and	3/5
- arpose 1, 100			2,0

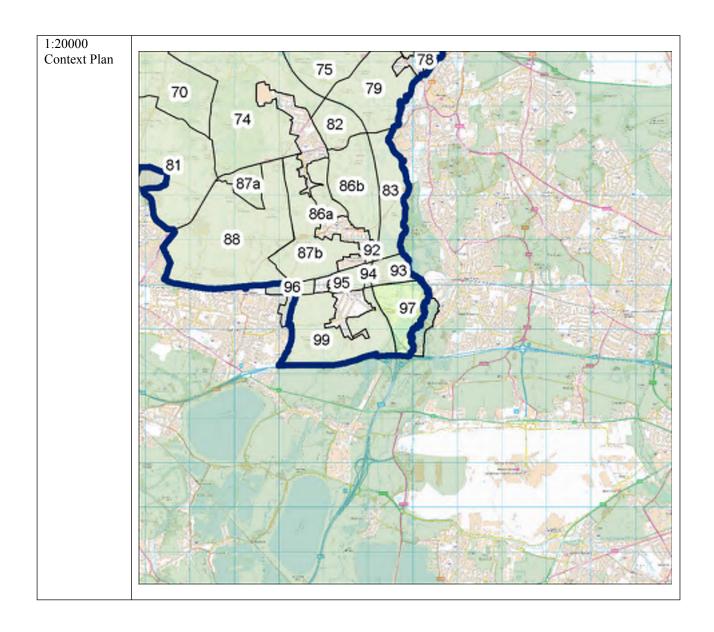
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The parcel forms almost all of the essential gap between the 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. 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.	5
Purpose 2: Tot	al Score		5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Although less than 10% of the parcel is covered by development, the parcel has a notably urban fringe character. 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. 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. Overall, despite containing relatively low coverage of built form, the types of land uses and configuration of structures contribute to a semi-urban character.	2
Purpose 3: Tot	al Score	contribute to a sonii aroan enaracter.	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.	0/5



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

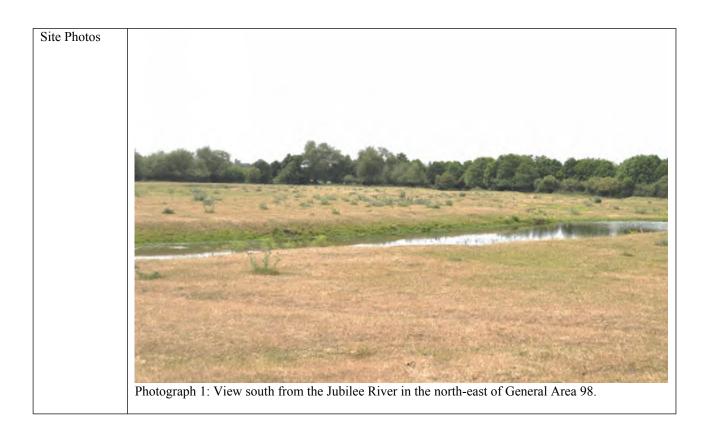


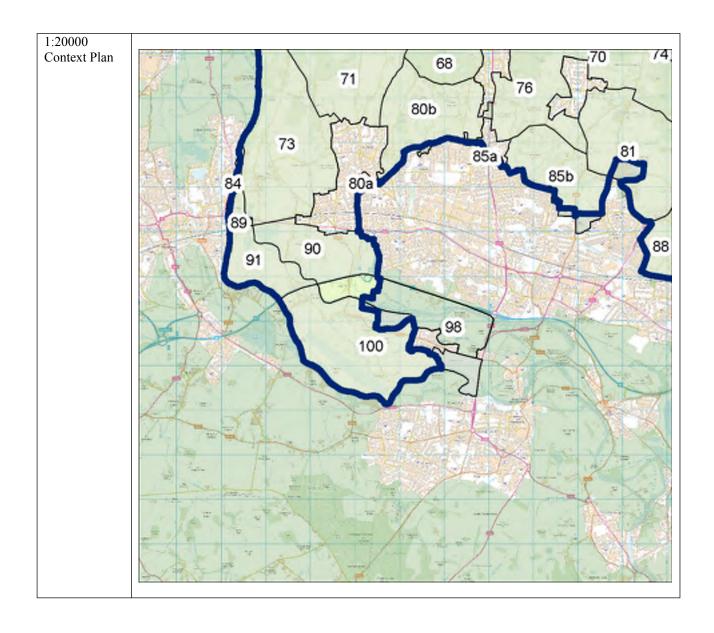
Photograph 2: View of the north-west section of the land parcel, looking west from the north end of Millside Court.



General Area	98		
Area (ha)	268.3		
Local	South Bucks / Slough / Wil	ndsor & Maidenhead	
Authority			
	73 90 91	Depoint on	
Description	bounded to the north by th	to the south-west of the Slough large built-up area. The parcel is e M4 motorway, to the west by the Jubilee River, to the east by the Jubilee River. General A. Jubilee River. General A.	he A355,
		of South Bucks, Slough and Windsor and Maidenhead.	
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the Burnham / Slough large	PASS
the	edge of one or more	built-up areas.	
unrestricted	distinct large built-up		
sprawl of	areas.		
large built-up	(b) Prevents the outward	The land parcel is connected to the large built-up area of	3
areas	sprawl of a large built-	Burnham / Slough along its northern edge, preventing its	
	up area into open land,	outward sprawl into open land.	
	and serves as a barrier at		
	the edge of a large built-	The boundary between the land parcel and Burnham / Slough	
	up area in the absence of	is very strongly defined by the M4 motorway. The Green Belt	
	another durable	provides an additional barrier to sprawl.	
D 1 77 /	boundary.		2/5
Purpose 1: Tot		Canadal Ama 00 forms the againtist on the	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	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	
	along transport corridors that link settlements.	perceptual and physical terms.	
Purpose 2: Tot	I .	<u>I</u>	5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 10% of the land parcel is covered by built form. 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. 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.	3
Purpose 3: Tot	tal Score		3/5
(4) To preserved the setting and special character of	Protects land which provides immediate and wider context for historic settlement, including views and	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
historic towns	vistas between the settlement and the surrounding countryside.		
Purpose 4: Tot	al Score		0/5





General Area	99		
Area (ha)	295.6		
Local	South Bucks / Slough		
Authority	South Bucks / Stough		
Location Plan			
	10 200	92 / 83	
		Ridgeway 92 83	
	- 3	87b	
		93	
	88	94	
	Dudley Wharf 12	95 100 / 1000	+
	2300	Treatment Works	
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	MA .	7 2 6 6 6 7	1//
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			13 00
			28
			and the
		Tanhouse A	1007
Description		I to the east of Slough and to the west of West Drayton (part of the	
		rea). The land parcel wraps around Richings Park. It is bounded st by the M25 and to the north by a railway line. The parcel adjoint	
		and Richings Park to the north.	1113
Purpose	Criteria Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is at the edge of the Burnham / Slough large	PASS
the	edge of one or more	built-up area.	
unrestricted	distinct large built-up		
sprawl of	areas.	The land negation converted to the lane the little or and the	1 2
large built-up areas	(b) Prevents the outward sprawl of a large built-	The land parcel is connected to the large built-up area of Burnham / Slough along its western edge, preventing its	3
arcas	up area into open land,	outward sprawl into open land.	
	and serves as a barrier at		
	the edge of a large built-	Much of the boundary between the land parcel and the built-	
	up area in the absence of	up area is prominent and consistent, following roads	
	another durable	including Market Lane, Hollow Hill Lane and Sutton Lane.	
	boundary.	When a linear hand of the state	
		Where no linear boundary features exist, the Green Belt follows the backs of rectilinear semi-detached dwellings with	
		Torrows the backs of rectifical serin-detactied dwellings with	

Purpose 1: Total Score C2) 10 prevent Prevents development that would result in merging of or significant merging Prevents development that would result in merging of or significant problems along transport corridors that link settlements. The gap between the non-Green Belt settlements of Slough and Richings Park, as well part of the wider gap between the settlements and West Drayton. The gap between the settlements and well part of the wider gap between the 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. 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. 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 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. 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 along Little Sutton Lane, with a number of dwelling houses and industrial premises reducing the openness of the parcel along Little Sutton Lane, with a number of dwelling houses and industrial premises reducing the openness of the parcel along Little Sutton Lane, with a number of dwelling houses and industrial premises reducing the openness of the parcel which maintain a high level of openness, though the configuration of development on the south reduces this c			1	
Purpose 1: Total Score 2) To prevent neighbouring that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements. Purpose 2: Total Score 2) Total Score 2				
Purpose 1: Total Score				
(2) To prevent 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 gap between these settlements and West Drayton. The park leave the sevence of the two settlements. It is also particularly important to restricting ribbon development along North Park and Parlaunt Road. Further development there would result in a significant physical and perceptual erosion of this parcel for preventing the merging of settlements, as a result of the configuration of the parcel least covered by development. Purpose 2: Total Score The north and south-east of the parcel is covered by a large golf course which, although maintaining a high level of openness, diminishes the sense of unspoilt rurality on account of its highly managed character. 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 along Little Sutton Lane, with a number of dwelling houses and industrial premises reducing the configuration of development on the south side of Rich	Dumaga 1. Tat	al Casus	Green Beit serves as an additional barrier to sprawi.	2/5
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. Purpose 2: Total Score (3) Assist in safeguarding the countryside and is least covered by development. Protects the openness of safeguarding the countryside and is least covered by development. Purpose 3: Total Score (4) To preserved the settlement and the surrounding The morth and south-east of the parcel enclosed and severed from the countryside, the parcel maintains a largely rural open character. The parcel does not directly abut an identified historic core and does not meet this Purpose. The parcel the south-eastern area plays a lesser role with respect to preventing coalescence. 5/5/5 Systam Score (3) Assist in safe guest to preventing coalescence. Forest to preventing coalescence. Systam Substant area 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. 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 along Little Sutton Lane, with a number of dwelling houses and industrial premises reducing the openness of the parcel here. 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 substantial areas of open land feel enclosed and severed from the wider countryside, the parcel maintains a largely rural open character. Purpose 3: Total Score (4) To protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding	(2) To prevent neighbouring towns from	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors	Belt settlements of Slough and Richings Park, as well part of the wider gap between these settlements and West Drayton. 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.	
Protects the openness of the countryside and is least covered by development. 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.	D 2 T 4	10	the merging of settlements, as a result of the configuration of the parcel, the south-eastern area plays a lesser role with	- I-
safeguarding the countryside and is least covered by development. the countryside of from encroachment the countryside development. the countryside of the parcel along Little Sutton Lane, with a number of dwelling houses and industrial premises reducing the openness of the parcel here. 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. Overall, while there has been some encroachment on the countryside, the parcel maintains a largely rural open character. Purpose 3: Total Score (4) To preserved the provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding The parcel does not directly abut an identified historic core and does not meet this Purpose.			0 11 1 2 70/ 01 11 1 11 12 0	
(4) To preserved the setting and special character of historic towns historic towns restricted to provide immediate and wider context for historic towns and vistas between the settlement and the surrounding reserved the provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding represented the provides immediate and does not directly abut an identified historic core and does not meet this Purpose.	safeguarding the countryside from encroachment	the countryside and is least covered by development.	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. 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. 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. Overall, while there has been some encroachment on the countryside, the parcel maintains a largely rural open	
preserved the setting and wider context for historic settlement, including views and vistas between the settlement and the surrounding	Purpose 3: Tot			3/5
countryside.	preserved the setting and special character of	provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding	· · ·	0



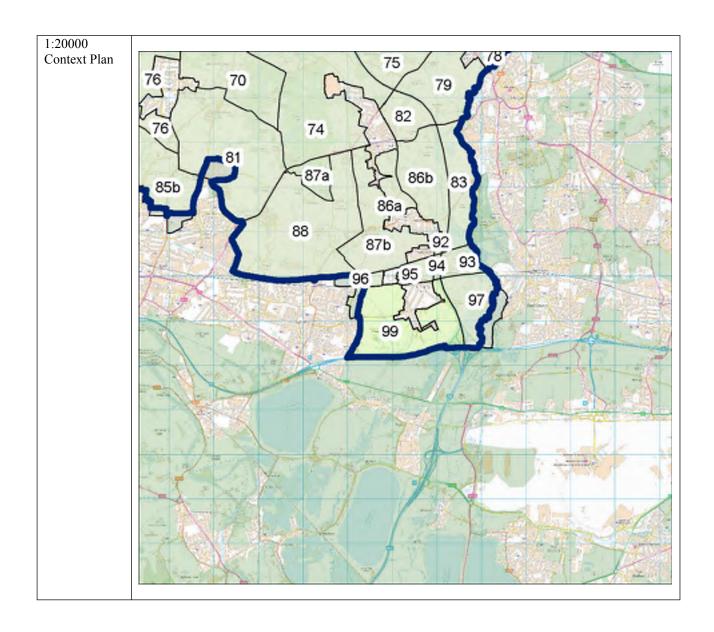
Photograph 1: Looking north-east across General Area 99 from the junction between Parlaunt Road and Market Lane.



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.



General Area	100		
Area (ha)	584.4		
Local	South Bucks / Slough		
Authority			
	South Bucks / Slough	90 Cooperation Devery Leafurer Devery	ST SOR
	note the		Y
Description	General Area 100 is locate	d to the west of Eton and is bound to the north by the Jubilee Ri	ver and
Sescription	the M4 motorway, to the s settlement of Dorney and a south-east. The Green Belt Area.	outh by the River Thames and to the east by the A355. It contain adjoins the non-Green Belt settlement of Eton Wick to the west, a settlements of Dorney and Dorney Reach are located within the	s the south and General
Purpose	Criteria	Assessment	Score
(1) To check	(a) Land parcel is at the	The land parcel is not at the edge of a large built-up area.	FAIL
the	edge of one or more		
unrestricted	distinct large built-up		
sprawl of large built-up	areas. (b) Prevents the outward		0
areas	sprawl of a large built-		0
	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.		0.15
Purpose 1: Tot	al 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: Tot			5/5
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Around 5% of the land parcel is covered by built form. 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). 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. 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.	3
Purpose 3: Tot	al 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.	0/5



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.

