

The Buckinghamshire Authorities  
**Buckinghamshire Green Belt  
Assessment**

Annex Report 1G - General Area  
Assessment Pro-formas

242368-4-05

Issue | 7 March 2016

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

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

Job number 242368-00

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

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

<sup>1</sup> Recommendation Categories:

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

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

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

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

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

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

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

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

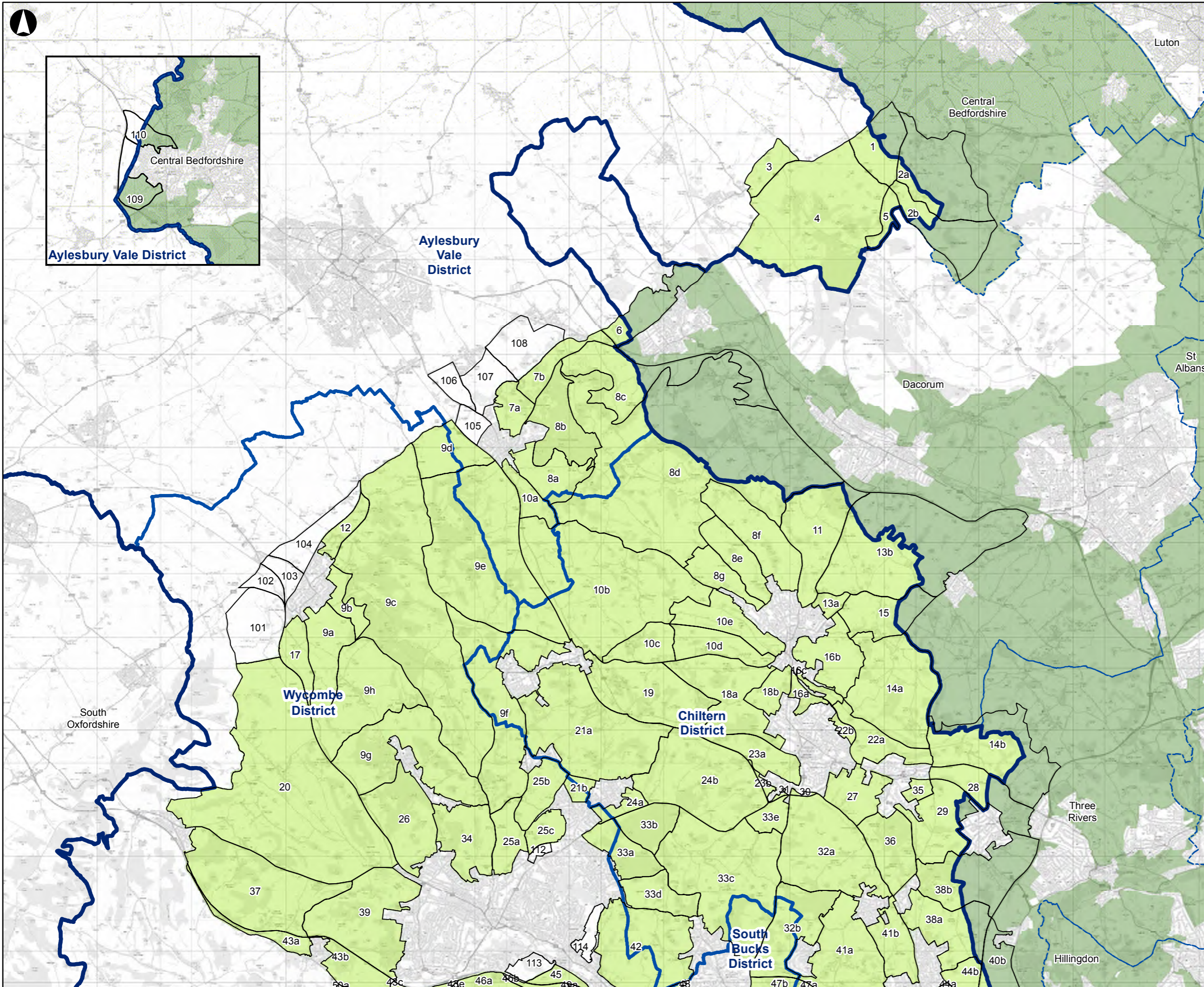
74	3	RSA-23 & RSA-24	Two areas within General Area 74: east of Pinewood Road; and area of land with planning permission for Pinewood Studios expansion.	South Bucks
76	3	RSA-25 & RSA-26	Two areas within General Area 76 (both of which form part of a wider sub-area): small area in the south-east, east of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



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

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



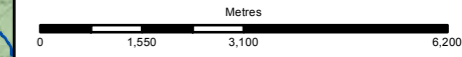


**Legend**

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

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



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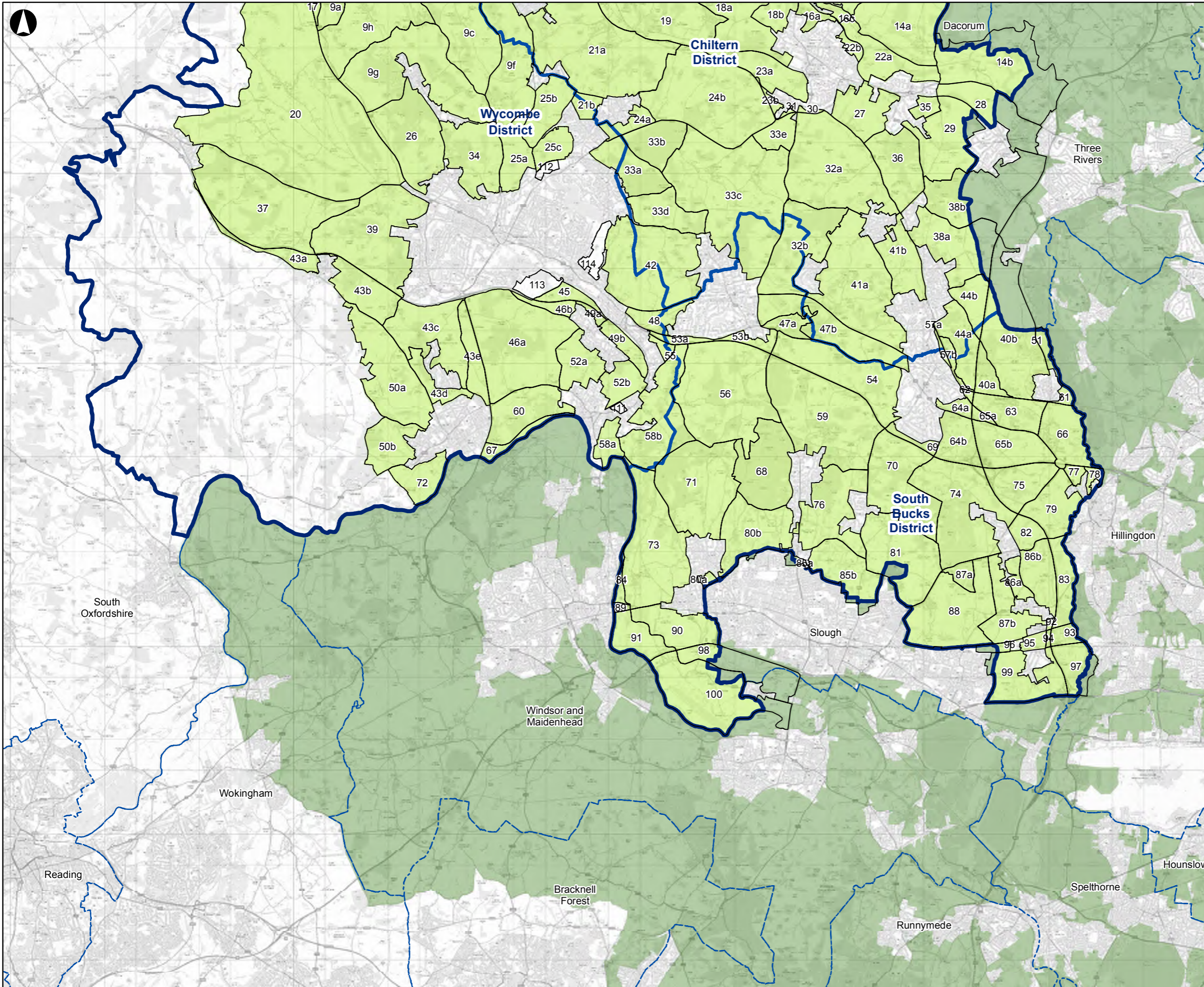
Job Title  
**Buckinghamshire Green Belt Assessment**

**Map 4.3a General Areas, North**

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

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





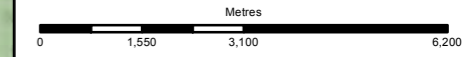
**Legend**

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

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

**Map 4.3b General Areas, South**

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

Job No <b>242368-00</b>	Drawing Status <b>Issue</b>
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Drawing No <b>4.3b</b>	Issue <b>P1</b>
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General Area	101		
Area (ha)	358.0		
Local Authority	Wycombe		
Location Plan			
Description	General Area 101 is considered for potential inclusion in the Green Belt designation. It is located to the west of Princes Risborough, and is bounded by the railway on the north, north-west, and east sides, Perry Lane / Bledlow Ridge Road on the west, and Upper Icknield Way to the south.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Princes Risborough large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The land parcel is connected with the large built-up area of Princes Risborough. If designated Green Belt, it would prevent its outward sprawl into open land.  The boundary between the land parcel and the Princes Risborough built-up area is durable and permanent, consisting of the railway line. If designated Green Belt, the parcel would provide an additional barrier to sprawl.	3
<b>Purpose 1: Total Score</b>			<b>3/5</b>
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms part of the wider gap between the non-Green Belt settlements of Princes Risborough and Chinnor to	3

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	the south-west. Although the scale of the gap is important to restricting the merging of these settlements, the east side of the land parcel between Princes Risborough Station and the north side of Horsenden Lane is less important for preventing the coalescence of settlements.	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form, which is predominantly residential and farm houses.</p> <p>The land parcel has a largely rural character with land uses consisting mainly of open fields and arable crop farming. The topography is flat within the parcel but long views are restricted by regular hedgerows that separate the farmer's fields. The railway line in the east causes severance to the countryside, however wider countryside to the west can be seen and is accessible. There is ribbon development particularly around Saunderton, Perry Lane and also along Oddley Lane and at times distracts from a strong rural feel. There is also a Lawn Tennis Club and light industrial use (Ercol furniture factory and showroom) which gives the land parcel a largely rural open character overall.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

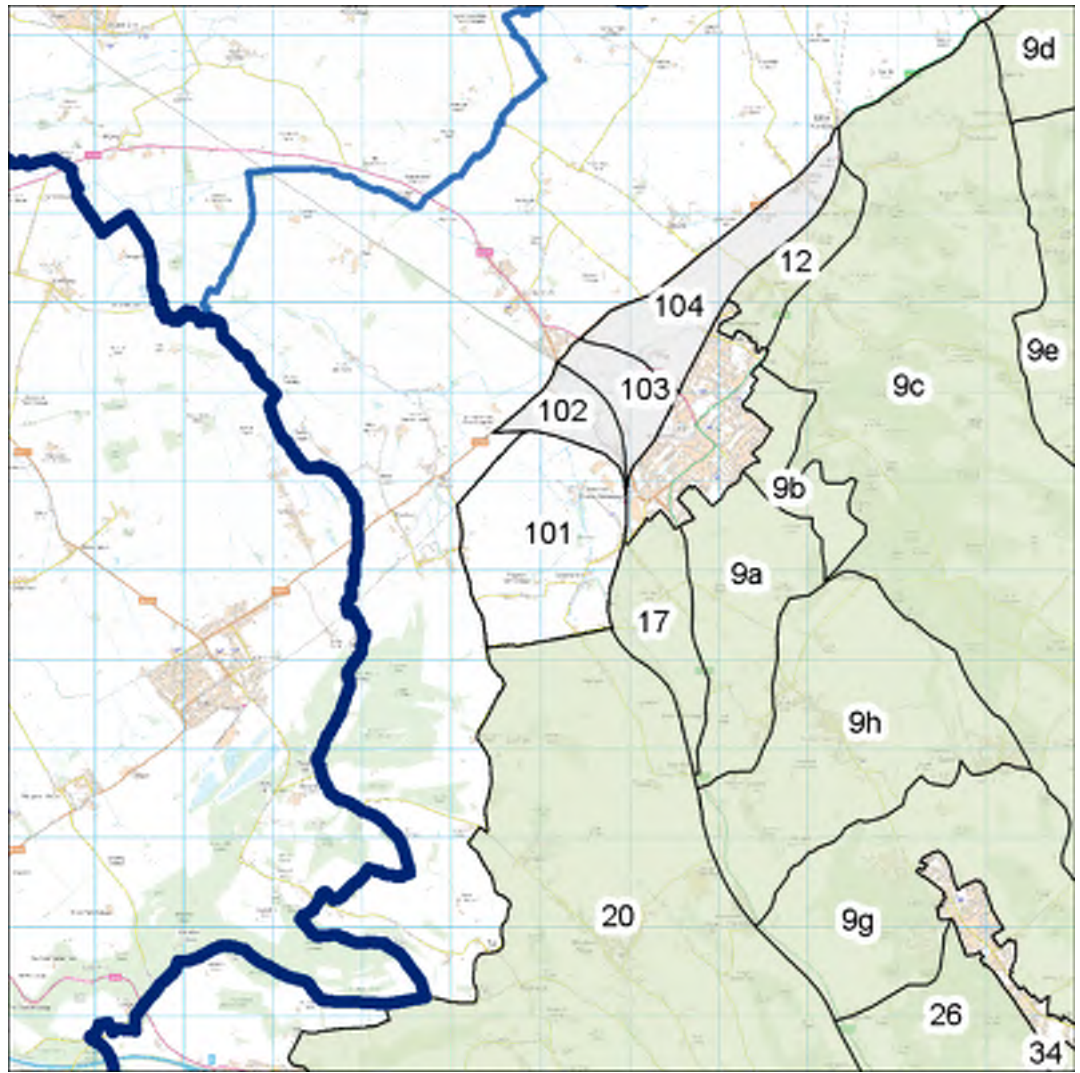


Photograph 1: View overlooking arable crops facing north-east from Bledlow Ridge Road.



Photograph 2: View of fields either side of Bledlow Ridge Road, facing north.

1:20000  
Context Plan





General Area	102		
Area (ha)	73.1		
Local Authority	Wycombe		
Location Plan			
Description	General Area 102 is considered for potential inclusion in the Green Belt designation. It is located to the west of Princes Risborough, and is bounded by the railway line on both the eastern and southern boundary, and by Lower Icknield Way on the west.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Princes Risborough large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected with the large built-up area of Princes Risborough at the very southern tip, showing a very low level of containment as it simply adjoins the urban area at a small point.</p> <p>The boundary between the land parcel and the Princes Risborough built up area is durable and permanent, consisting of the railway line.</p>	3
<b>Purpose 1: Total Score</b>			<b>3/5</b>
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms most of the wider gap between the non-Green Belt settlements of Princes Risborough and Longwick.	3

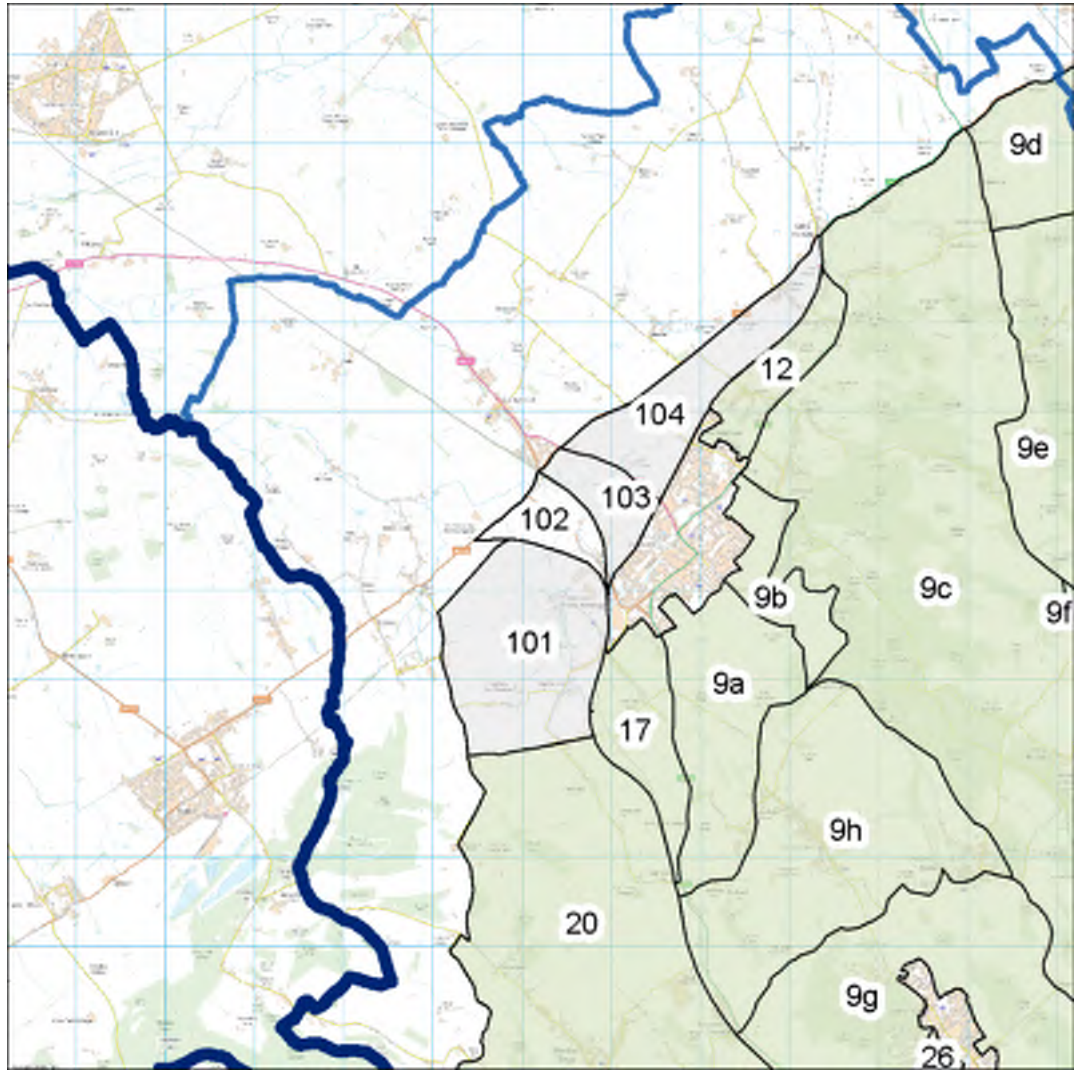
towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Although the overall scale and character of this gap is important for preventing the merging of these settlements, the far south of the parcel adjacent to Princes Risborough is less important for preventing coalescence.	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form, which is predominantly farm houses and some residential homes.</p> <p>The land parcel has flat open fields, used for both arable and pasture use. Views are long across the parcel and into neighbouring countryside, and the B444 that intersect through the parcel and the B4009 that runs along the eastern edge of the parcel are tree-lined and so do not interfere with the openness. There is some sporadic development, namely farm houses, and some ribbon development of modern houses along the south of Summerleys Road that leads into Princes Risborough. Despite the presence of built-form the development, the parcel retains a strong unspoilt rural character.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: View across open fields, facing south-west from Summerleys Road.

1:20000  
Context Plan





General Area	103		
Area (ha)	83.3		
Local Authority	Wycombe		
Location Plan			
Description	General Area 103 is considered for potential inclusion in the Green Belt designation. It is located to the west of Princes Risborough, and is bounded by railway lines on the eastern and southern boundaries, Lower Icknield Way (B4009) to the west, and Longwick Road (A4129) to the north.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Princes Risborough large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected with the large built-up area of Princes Risborough at its eastern edge. If designated Green Belt, it would prevent its outward sprawl into open land.</p> <p>The boundary between the land parcel and the Princes Risborough built area is durable and permanent, consisting of the railway line. If designated Green Belt, the land parcel would serve as an additional barrier to sprawl.</p>	3
<b>Purpose 1: Total Score</b>			<b>3/5</b>
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms the whole of the essential gap between the non-Green Belt settlements of Princes Risborough and	5

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>Longwick. The gap is particularly narrow, while the flat topography affords long views between the two settlements. If designated Green Belt, the parcel would prevent development that could lead to the coalescence of the settlements.</p> <p>The parcel also forms a small part of the less essential gap between the non-Green Belt settlements of Princes Risborough and Aylesbury, which is of sufficient scale and character to prevent coalescence.</p>	
<b>Purpose 2: Total Score</b>			<b>5/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 10% of the land parcel is covered by built form, which consists of light industrial use.</p> <p>The parcel is flat and offers wider views across into open countryside. In the north end of the parcel, land use is predominantly farm land for crops. The railway line does cause severance into the wider countryside, however is tree-lined which maintains a rural feel. In the south of the parcel on the border with Princes Risborough are light industrial uses, including a furniture show room centre and construction yard. The parcel therefore has a largely rural character, where the built form does interrupt a strong unspoilt rural character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos3

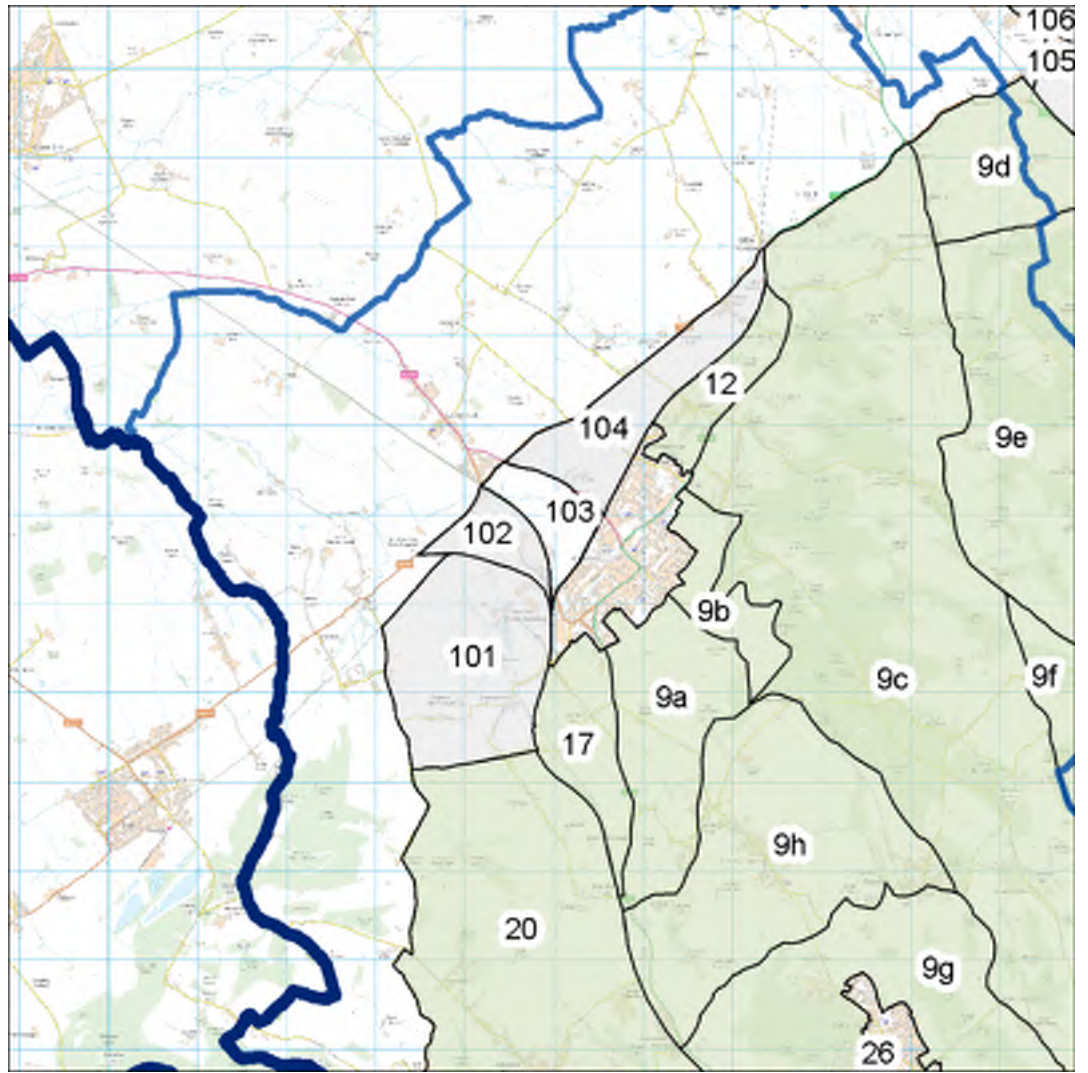


Photograph 1: Hypnos Factory and Showroom, along the bottom of the A4129 near Princes Risborough and looking west into the parcel.



Photograph 2: View across fields, facing south west from the A4129.

1:20000  
Context Plan





General Area	104		
Area (ha)	205.9		
Local Authority	Wycombe		
Location Plan			
Description	<p>General Area 104 is located to the north-west of Monks Risborough, bound to the east by the Princes Risborough-Aylesbury railway line (beyond which is located Monks Risborough and existing Green Belt), to the west by the B4009 and to the south by the A4129. The parcel sits outside of the designated Green Belt, but is being considered for inclusion within the Green Belt through boundary expansion.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Princes Risborough / Monks Risborough large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected on its eastern edge with the large built-up area of Princes Risborough/Monks Risborough, and could prevent its outward sprawl into the open land surrounding.</p> <p>The railway line would provide the boundary between the parcel and Princes Risborough/Monks Risborough, which is very durable and permanent.</p>	3

		The land parcel could therefore serve as an additional barrier to sprawl.	
<b>Purpose 1: Total Score</b>			<b>3/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms a small part of the less essential gap between the non-Green Belt settlements of Princes Risborough/Monks Risborough and Aylesbury to the north. However, these two towns are a considerable distance apart from one another, such that the two are unlikely to coalesce.</p> <p>The southern part of the parcel forms part of the essential gap between Princes Risborough and Longwick, preventing the merging of these settlements, but the north of the parcel would be less important for preventing coalescence.</p>	3
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The parcel is largely open and rural in feel and predominately characterised by crops and flat fields. The parcel also offers long views across the parcel and into the surrounding countryside, creating a sense of wider openness to the east and north-west and connectivity to the countryside.</p> <p>However, there are several clusters of development throughout the parcel, including light industrial use to the south and a scrapyards and caravan park, as well as a sizeable residential area in the north at Smokey Row, thus punctuating the wider countryside feel. The southern side of the parcel also abuts the large built-up area of Princes Risborough/Monks Risborough and this prevents a feeling of openness at this side of the parcel. Monks Risborough, the railway to the east and the B4009 to the west further diminishes an overall feeling of a strong unspoilt rural character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

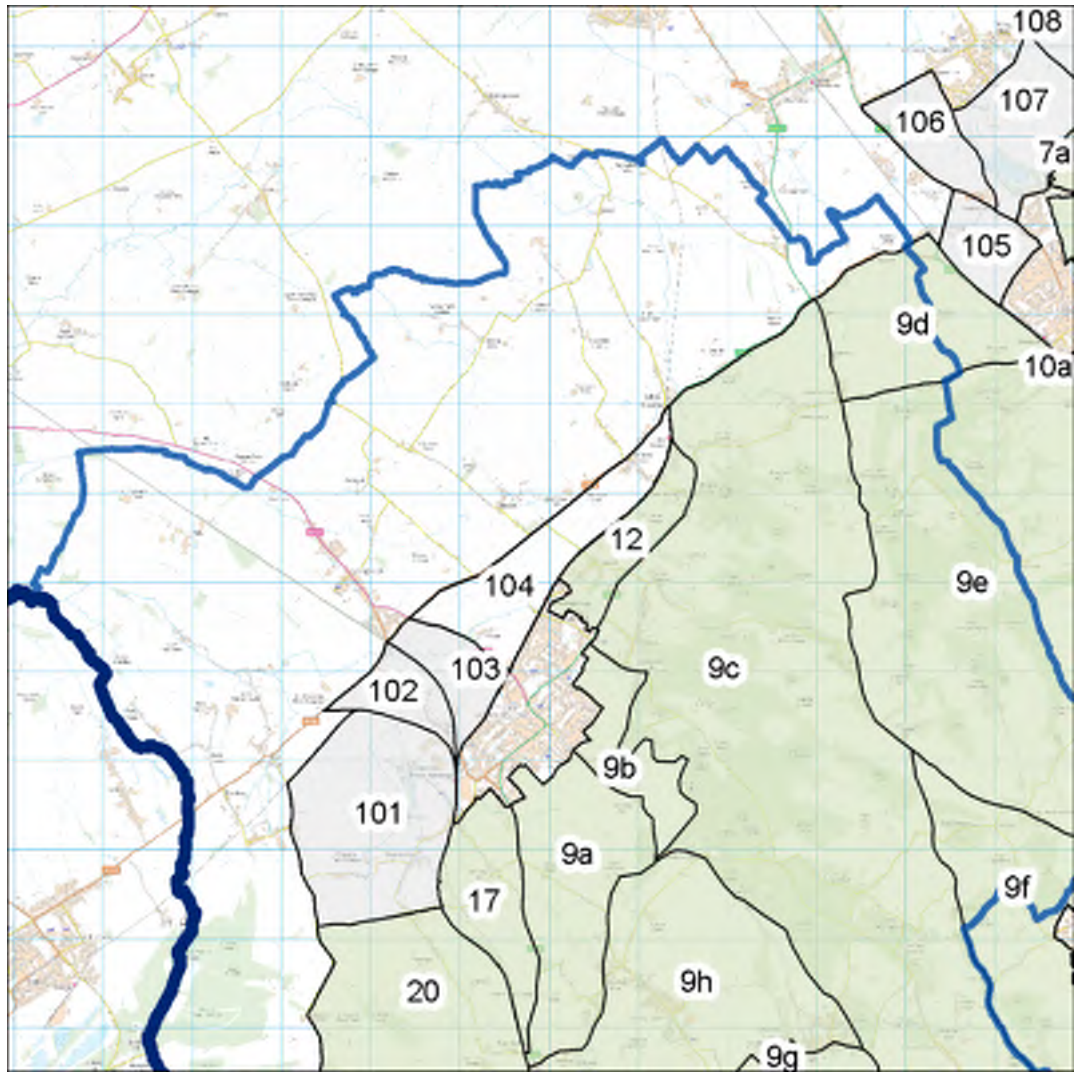


Photograph 1: Arable crop farming seen from Mill Lane, looking south-west.



Photograph 2: View north-east from Longwick Road, showing arable land and farm houses in the distance.

1:20000  
Context Plan





General Area	105		
Area (ha)	81.0		
Local Authority	Aylesbury Vale		
Location Plan			
Description	General Area 105 is considered for potential inclusion in the Green Belt designation. It is located north-west of Wendover which provides a boundary to the east, and is further bounded by the B4009 to the north, the A413 to the west, and the railway line to the south.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Wendover built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	The land parcel is connected with the large built-up area of Wendover, preventing its outward sprawl into open land.  The boundaries of the parcel which connect to the large built-up area of Wendover are weak and irregular, consisting of detached homes with large gardens bounded by softer natural features. The land parcel is therefore an important barrier to sprawl.	3+
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms part of the wider gap between the non-Green Belt settlements of Wendover and Aylesbury, and	3

towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Wendover and Weston Turville. Although the scale of the gap is important to restricting the merging of these settlements, the south-east of the parcel is less important for preventing coalescence of these settlements.	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form, which consists of houses at the south end of Aylesbury Road and some sporadic farm houses throughout the parcel.</p> <p>The land uses are mainly farmer's fields for arable and pasture use, with associated farm houses. There is also a sizeable area designated for allotments in the east corner of the land parcel. The topography is flat and from the interior of the parcel there are wide views across open countryside. These views are restricted along the outside boundary roads by the modern build housing.</p> <p>There is some developments along the B4009 leaving Wendover, as well as along the southern boundary. The A413 does sever connection to the wider countryside, but this is less of a concern to the B4009. There are a few sporadic farm houses throughout, but these and the other developments does not negate from the largely rural character of the land parcel.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



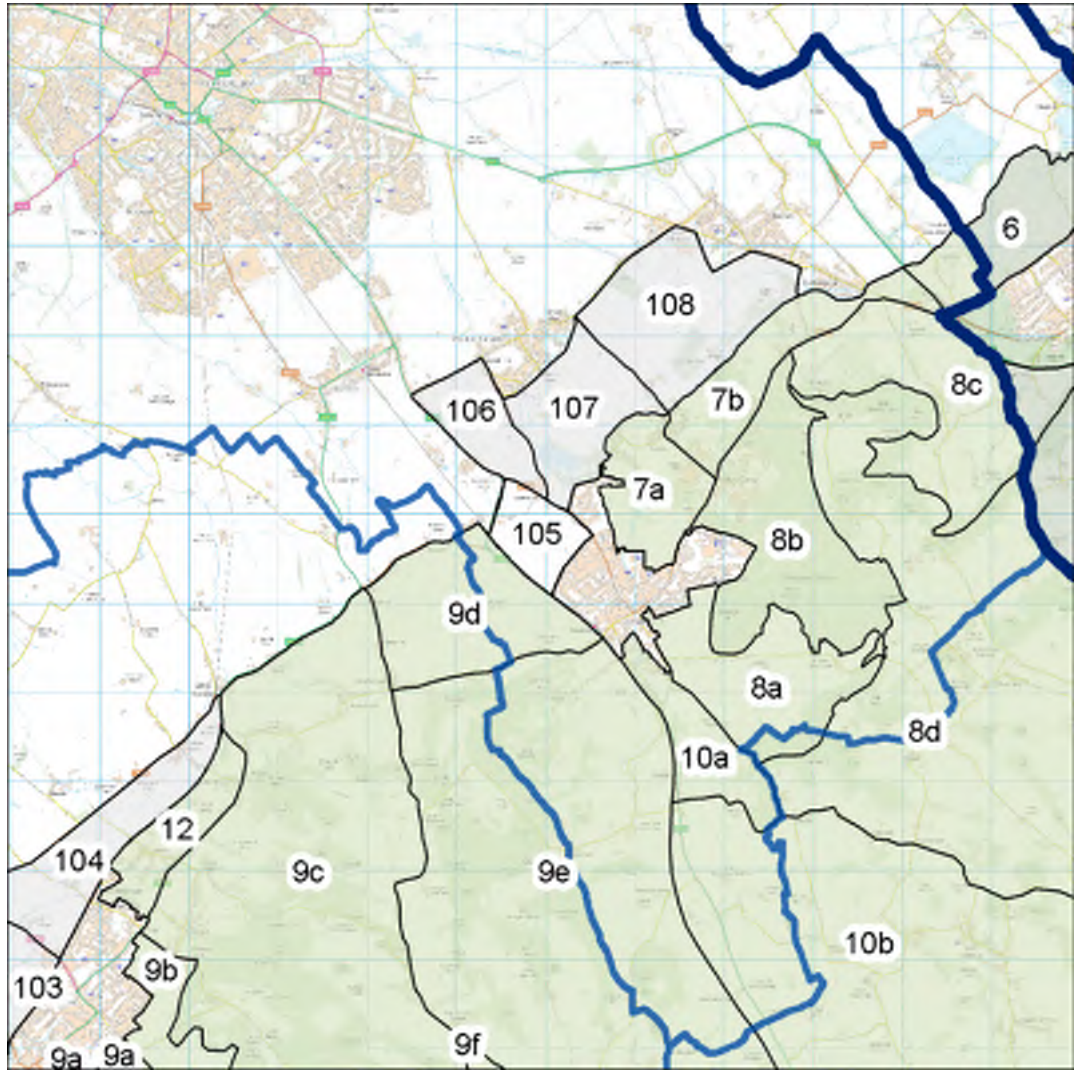
Photograph 1: Farmer's fields from Nash Lee Road, facing south.



Photograph 2: Farmer's field from Nash Lee Road, facing south, and typical of land use throughout the land parcel.



1:20000  
Context Plan





General Area	106		
Area (ha)	96.6		
Local Authority	Aylesbury Vale		
Location Plan			
Description	General Area 106 is considered for potential inclusion in the Green Belt designation. It is located to the north-east of Wendover, and is bounded by the A413 on the west and World's End Lane on the east. The northern boundary is formed by Marroway.		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent neighbouring	Prevents development that would result in	The land parcel forms part of the wider gap between the non-Green Belt settlements of Wendover to the southern tip of the	3

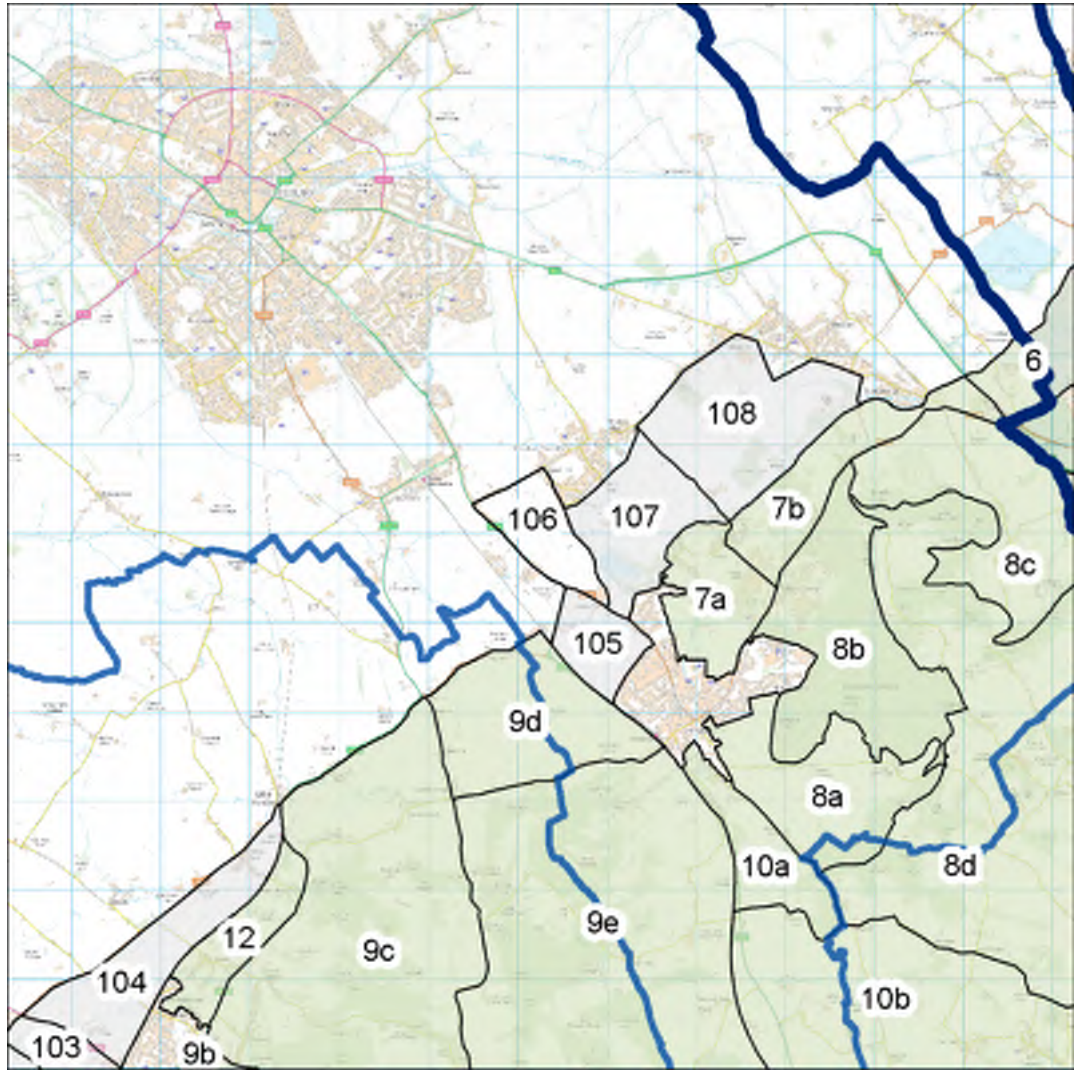
towns from merging	merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	land parcel, and Aylesbury to the north east of the land parcel. Although the scale of the gap is important to restricting the merging of these settlements, however the centre of the parcel is less important for preventing the coalescence of settlements. The land around the circumference of the land parcel is more important to preventing any coalescence due to the extending ribbon development on Marroway and Wendover Road.	
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 10% of the land parcel is covered by built form, which consists of residential houses around the perimeter of the parcel.</p> <p>The land parcel has a largely rural character. The interior of the parcel is flat and open, and the uses are predominantly for farming, both arable and pasture. There are sporadic farm buildings throughout the parcel. There are views into wider countryside in both the parcel and beyond. However, there is residential development around the majority of the land parcel perimeter. There are also business units in the southern point of the parcel which are a prominent feature seen from the road. The A413 also severs the connection to the wider countryside. The urbanising influence around the land parcel boundary prevent a wholly unspoilt character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: the interior of the land parcel, characterised by arable farming, and typical of the uses.

1:20000  
Context Plan





General Area	107		
Area (ha)	171.3		
Local Authority	Aylesbury Vale		
Location Plan			
Description	<p>General Area 107 is considered for potential inclusion in the Green Belt designation. It is located north of Wendover which provides a boundary to the south, and south of Weston Turville. It is bounded by Worlds End Lane and Aylesbury Road to the south-west and Halton Village Road to the north-east.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Wendover built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected with the large built-up area of Wendover on its south-west corner, preventing Wendover's outward sprawl into open land. It displays a low level of containment and rather simple adjoins the urban area.</p> <p>The boundary between the land parcel and the Wendover built-up area is durable and permanent consisting of the Halton Lane public road. The parcel therefore serves as an additional barrier to sprawl.</p>	3
<b>Purpose 1: Total Score</b>			<b>3/5</b>

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the essential gap between the non-Green Belt settlement of Weston Turville which is connected on the north side of its boundary and Wendover which is connected on the south of the parcel. The General Area is important from preventing the coalescence of settlements, where development would significantly visually and physically reduce the actual distance between them.	5
<b>Purpose 2: Total Score</b>			<b>5/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 2% of the land parcel is covered by built form, which consists of a reservoir, some ribbon development along Worlds End Lane and several sporadic farmhouses throughout the parcel.</p> <p>The land parcel is predominantly farm land used for crops and grazing livestock, with associated farmhouse development throughout. Weston Turville Reservoir is located in the south corner of the land parcel. The land parcel is very flat which offers short views to the countryside within the parcel and out into wider countryside. These views are interrupted at times by the hedgerows defining the fields. There is ribbon development along World's End Road, coming south from the small village of West End and there are sporadic farm houses located throughout the parcel and associated with the land use. Despite the presence of this built-form and the reservoir, the land parcel retains a strong unspoilt rural character.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



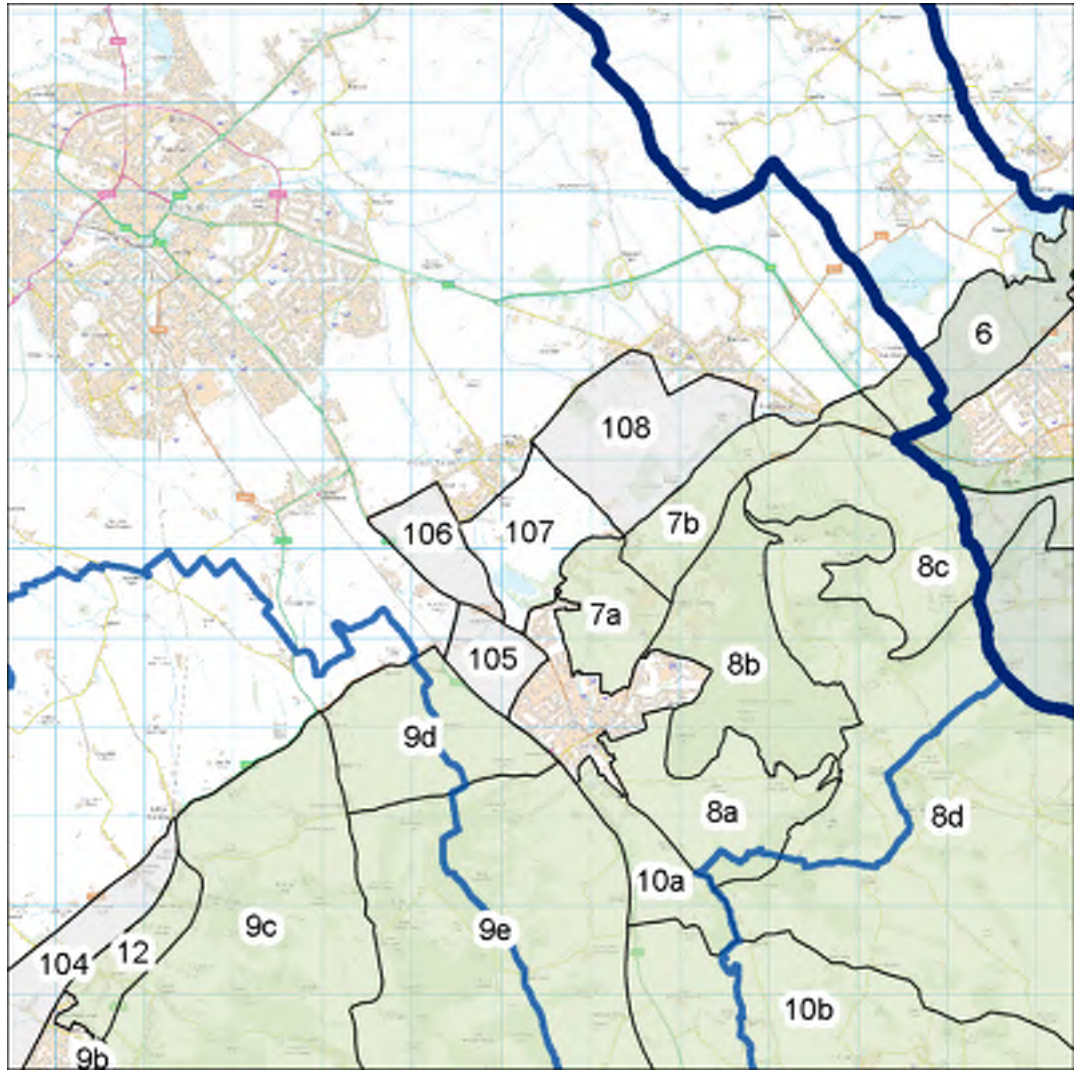
Photograph 1: View across Weston Turville Reservoir, facing north-east.



Photograph 2: Views across arable fields, facing north from Halton Lane, and typical of land use throughout the parcel.



1:20000  
Context Plan





General Area	108		
Area (ha)	273.8		
Local Authority	Aylesbury Vale		
Location Plan			
Description	<p>General Area 108 is considered for potential inclusion in the Green Belt designation. It is located north-east of Wendover and south-east of Aylesbury. It is bounded by part of the disused Grand Union Canal Wendover on the south-east boundary, Halton Village Road to the south-west, London Road to the north, and Weston Road to the north-west. The northern edge of the parcel is adjacent to a number of developments associated with Aston Clinton.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0
<b>Purpose 1: Total Score</b>			<b>0/5</b>

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel is part of a wider gap between the non-Green Belt settlements of Ashton Clinton and Wendover where the overall openness and scale of the gap is important to restricting the merging of these settlements. However the north east corner on the south of London Road is less important for preventing the coalescence of settlements.	3
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The parcel contains less than 5% built-form, which consists of ribbon development along Weston Road, the RAF Association club, sporadic farm houses, and the De Soutter Medical business park in the north corner.</p> <p>The interior of the parcel has a rural feel, used for both arable and pasture farming. The land is generally very flat, providing long views into wider countryside, and there is good connectivity to the wider Green Belt. However, the RAF Halton airfield and a business park reduce the sense of unspoilt rurality. There are also a number of modern semi-detached houses along Weston Road.</p> <p>Overall, despite the presence of some developments, the land parcel maintains a largely rural open character.</p>	3
<b>Purpose 3: Total Score</b>			<b>3/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

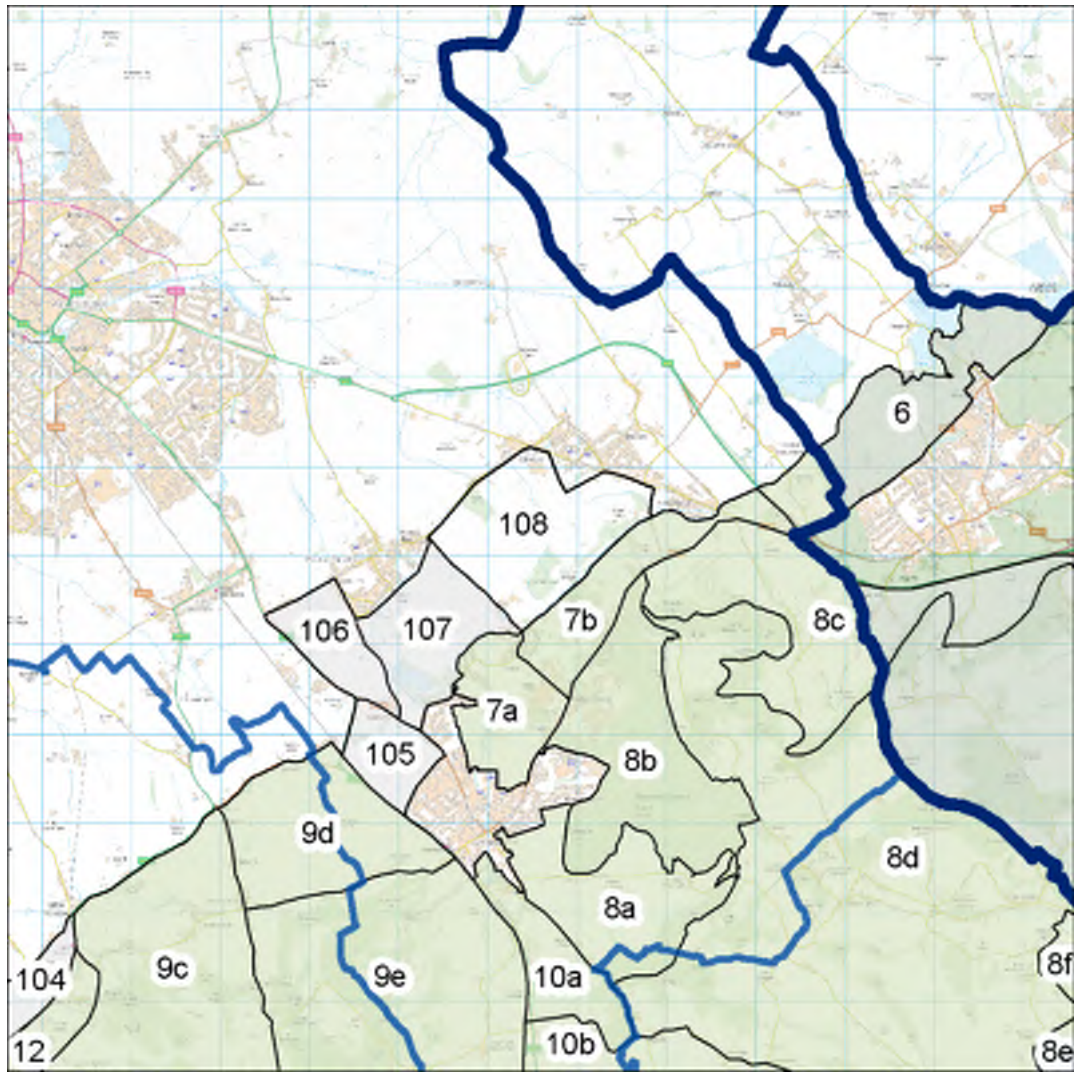


Photograph 1: De Soutter Medical business park in the north of the parcel.

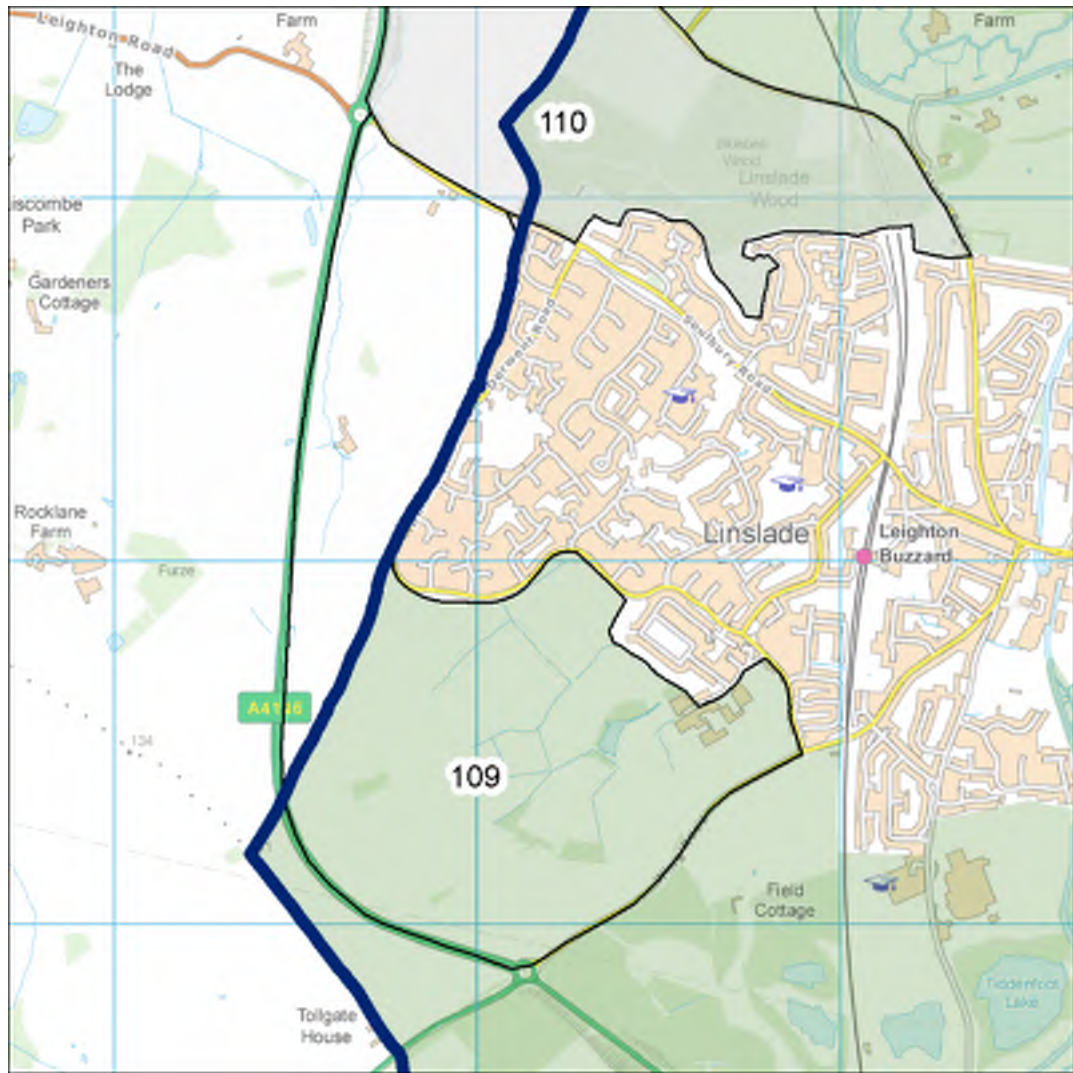


Photograph 2: View across arable fields, facing south-east from Weston Road.

1:20000  
Context Plan





General Area	109		
Area (ha)	155.6		
Local Authority	Aylesbury Vale / <i>Central Bedfordshire</i>		
Location Plan			
Description	<p>General Area 109 is located to the west of Leighton Linslade and straddles the boundary between Aylesbury Vale and Central Bedfordshire. The land parcel is bounded by the A4146 to the west and south-west, Leighton Road to the north, the built-up area of Leighton Linslade to the east, and Wing Road to the south-east.</p> <p>The section of the land parcel within Aylesbury Vale is considered for potential inclusion in the Green Belt designation. Due to a lack of permanent and defensible boundaries along the local authority boundary, the General Area includes a section of land within Central Bedfordshire that is currently designated Green Belt. However, the scoring in this pro-forma relates only to the section of the General Area within Aylesbury Vale.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Leighton Linslade large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at	The land parcel is connected to the large built-up area of Leighton Linslade and, if designated Green Belt, would prevent its outward sprawl into open land.	3+



	the edge of a large built-up area in the absence of another durable boundary.	The large built-up area is predominantly bordered by features lacking in durability or permanence, consisting of the gardens of properties along Malvern Drive, Cotswold Drive, and Derwent Road, which itself forms part of the boundary to the south.  If designated Green Belt, the land parcel would serve as an additional barrier to sprawl.	
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms a small part of the less essential gap between the non-Green Belt settlements of Leighton Linlade and Wing and Leighton Linlade and Soulbury, which is of sufficient scale and character that development is unlikely to cause merging between settlements.	1
<b>Purpose 2: Total Score</b>			<b>1/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Approximately 1% of the land parcel is covered by built form. Within the Aylesbury Vale section of the land parcel, built form comprises a small number of agricultural buildings, primarily focussed in the north of the land parcel at Valley Farm.  The land parcel has a strong unspoilt rural character comprising rolling hills and agricultural fields. There is a strong landscape buffer along the edge of the A4146, minimising its urbanising influence on the land parcel. A mature tree line along part of the eastern edge of the land parcel contributes to the visual separation between the land parcel and Leighton Linlade.	5
<b>Purpose 3: Total Score</b>			<b>5/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and would not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: Valley Farm in the north of the land parcel, viewed from Leighton Road.



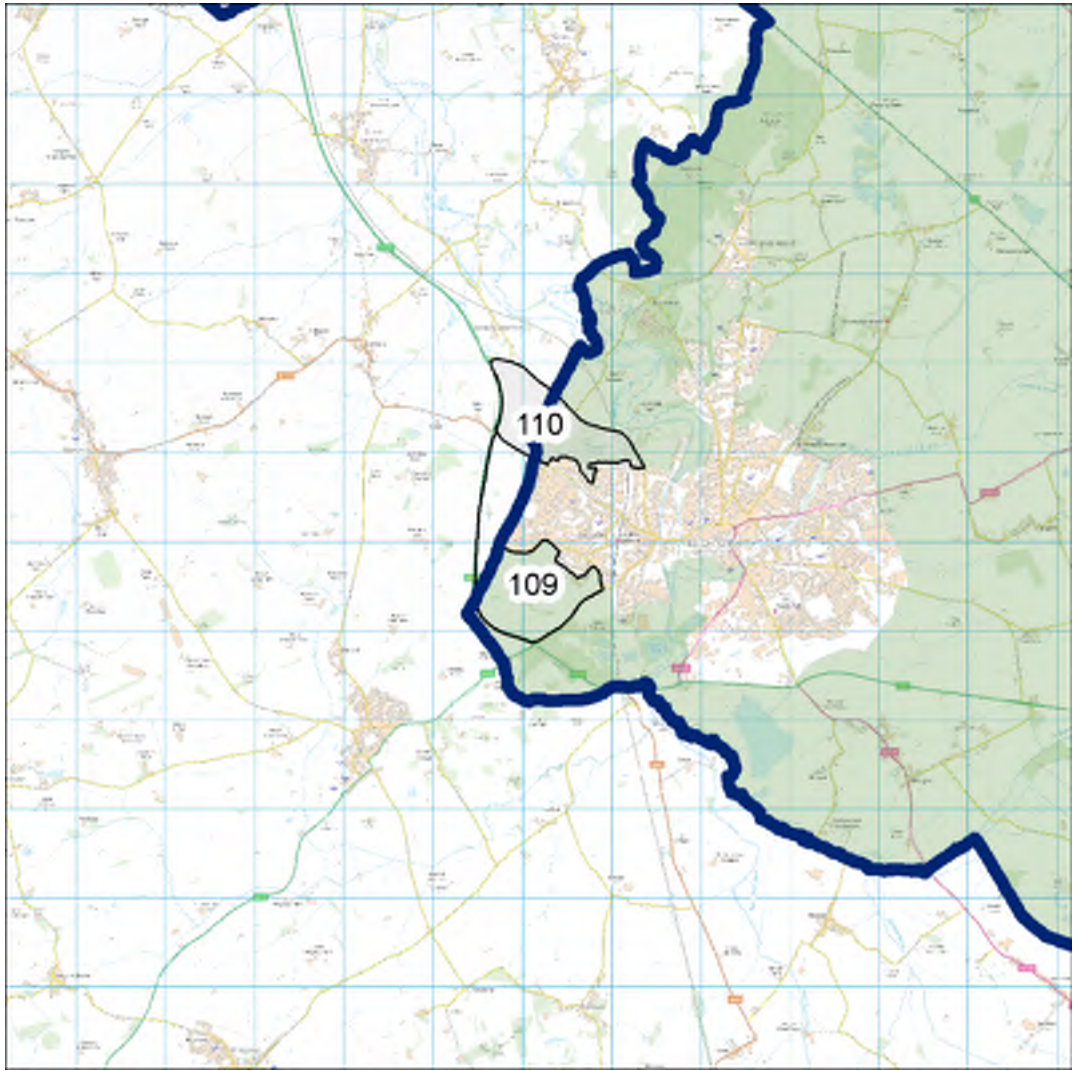
Photograph 2: View of Derwent Road looking north with the edge of General Area 109 on the left.



Photograph 3: View looking south-west from Derwent Road showing the rural character of the land parcel.



1:20000  
Context Plan



General Area	110		
Area (ha)	99.3		
Local Authority	Aylesbury Vale / <i>Central Bedfordshire</i>		
Location Plan			
Description	<p>General Area 110 is located to the north-west of Leighton Linslade and straddles the boundary between Aylesbury Vale and Central Bedfordshire. The land parcel is bounded by the A4146 to the west, Stoke Road to the north and north-east, and Leighton Road and the built-up area of Leighton Linslade to the south.</p> <p>The section of the land parcel within Aylesbury Vale is considered for potential inclusion in the Green Belt designation. Due to a lack of permanent and defensible boundaries along the local authority boundary, the General Area includes a section of land within Central Bedfordshire that is currently designated Green Belt. However, the scoring in this pro-forma relates only to the section of the General Area within Aylesbury Vale.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of the Leighton Linslade large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at	The section of the land parcel within Aylesbury Vale is connected to the large built-up area of Leighton Linslade in its very south-east corner and would prevent 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 land parcel and the large built-up area of Leighton Linlade bordered only by a small section of Leighton Road.  If designated Green Belt, the land parcel would serve as an additional barrier to sprawl.	
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms a small part of the less essential gap between the non-Green Belt settlements of Leighton Linlade and Soulbury, which is of sufficient scale and character that development is unlikely to cause merging between settlements.	1
<b>Purpose 2: Total Score</b>			<b>1/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 1% of the land parcel is covered by built form.  The land parcel has a strong unspoilt rural character comprising rolling hills and agricultural fields. There is a strong landscape buffer along the edge of the A4146, reducing its urbanising influence on the land parcel.	5
<b>Purpose 3: Total Score</b>			<b>5/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and, if designated Green Belt, would not meet this Purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos

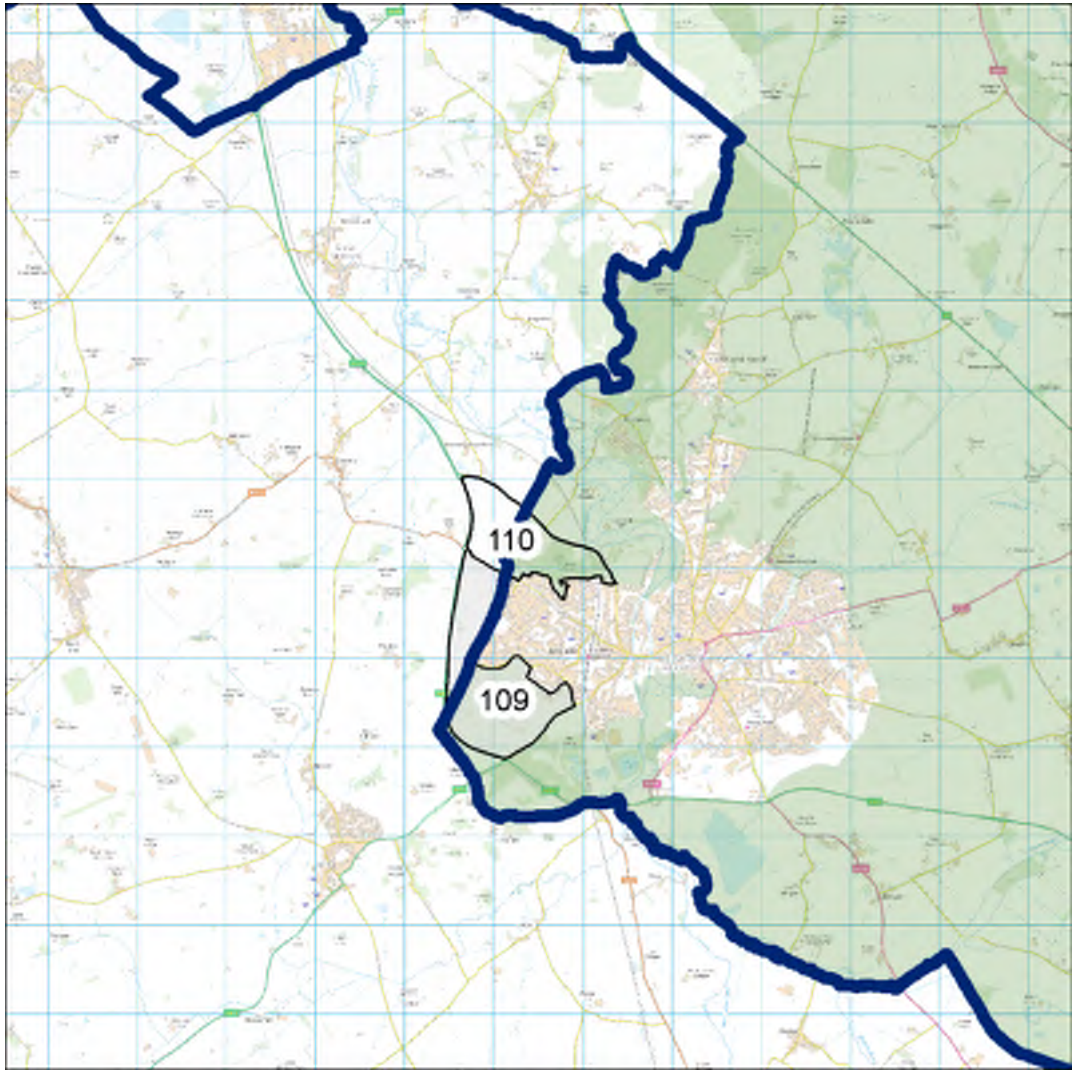


Photograph 1: View of fields looking north from Leighton Road, adjacent to Valley Farm.




Photograph 2: View of Leighton Road which forms the southern boundary of General Area 110, looking west towards the A4146 with the land parcel on the right. General Area 109 is located on the left of the photograph.

1:20000  
Context Plan





General Area	111		
Area (ha)	10.3		
Local Authority	Wycombe		
Location Plan			
Description	<p>General Area 111 is one of Wycombe District Council's reserve sites (Slate Meadow) and is being assessed for its performance against Green Belt purposes. It is bound to the south by the River Wye, and to the east by Stratford Drive and the back gardens of residential development on Stratford Drive. It is bound to the west by the back gardens of residential development on the A4094 (Cores End Road), Frank Lunnon Close and Willows Road. The northern boundary consists of the footpath on the line of the former Bourne End-High Wycombe railway line.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is not at the edge of a distinct large built up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.		0



<b>Purpose 1: Total Score</b>			<b>0/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms a very small part of the wider gap between the non-Green Belt settlements of Bourne End / Wooburn, Flackwell Heath and High Wycombe. With regards to these, the parcel makes only a very limited contribution to the overall scale of these gaps in physical and perceptual terms and plays only a minor role in preventing the coalescence of settlements.	1
<b>Purpose 2: Total Score</b>			<b>1/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the land parcel is covered by built form.</p> <p>The land parcel consists of a large pony paddock stretching up to a tree line, with a country track at the northern boundary. A patchy treeline partially separates an area to the west from the wider parcel. The parcel has some visual links to undulating pastoral farming fields in the north.</p> <p>However, the settlement of Bourne End / Wooburn closely abuts the parcel to the east, west and south, with a strong visual connection, and the A4094 is another urbanising influence to the south, which reduces the overall sense of rurality. Overall though, the land use, connection to the countryside and sense of openness contribute to a strong unspoilt rural character.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: Facing north towards Bourne End / Wooburn and undulating hills beyond with General Area 111 in the foreground; photograph taken from the A4094 Brookbank to the south of the land parcel.

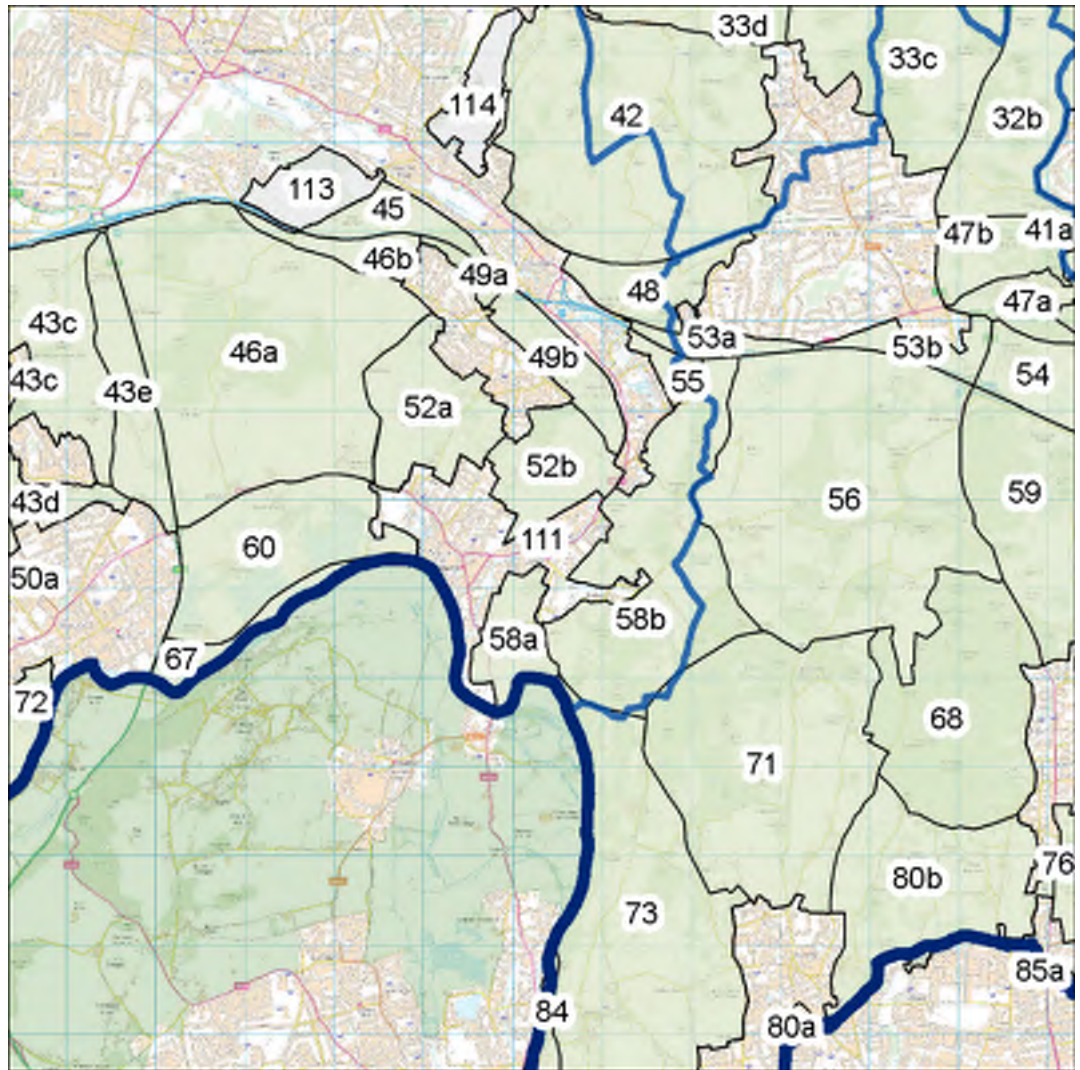


Photograph 2: Facing towards the south-west of General Area 111; photograph taken from Stratford Drive in the east of the land parcel.




Photograph 3: Facing north-west towards undulating hills with General Area 111 in the foreground; photograph taken from Stratford Drive in the east of the land parcel.

1:20000  
Context Plan





General Area	112		
Area (ha)	23.4		
Local Authority	Wycombe		
Location Plan			
Description	<p>General Area 112 is one of Wycombe District Council's reserve sites (Terriers Farm) and is being assessed for its performance against Green Belt purposes. It is bound to the south-west by Kingshill Road and a cluster of residential and employment buildings, while a tree line and hedgerow forms the southern boundary parallel to residential developments along the A404 (Amersham Road) and Willow Chase. A hedgerow separating the land parcel from a recreation ground forms the eastern boundary, while the northern and western boundary consists of a tree line and country path.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of High Wycombe large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is enclosed by the large built-up area of High Wycombe (Hazlemere / Widmer End). It is contained by existing built-form to the west, south and east, with limited connectivity to the surrounding Green Belt on its northern edge.</p> <p>The boundary between the land parcel and the High Wycombe built-up area is predominantly bordered by features</p>	1+

		lacking in durability and permanence. Boundary features include a hedgerow at the edge of the grounds of an MWH engineering office, a single tree line between the parcel and residential gardens in the south, a hedgerow separating the parcel from playing fields to the east.	
<b>Purpose 1: Total Score</b>			<b>1+5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The land parcel forms part of the less essential gap between the non-Green Belt settlements of High Wycombe and Walters Ash / Naphill and the Green Belt settlement of Hughenden Valley.</p> <p>However, the parcel only forms a small part of the overall gap and plays only a limited role in terms of preventing coalescence between settlements.</p>	1
<b>Purpose 2: Total Score</b>			<b>1/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the parcel is covered in built form.</p> <p>The only significant built form in the parcel is a single residential property in the south-west, and a cluster of corrugated agricultural sheds. The majority of the parcel consists of former arable and pastoral farming fields, separated by hedgerows and tree lines.</p> <p>Despite proximity to High Wycombe to the south, west and east, there is a weak relationship with the settlement in visual terms and the land parcel possesses a strong unspoilt rural character overall.</p>	5
<b>Purpose 3: Total Score</b>			<b>5/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>

Site Photos



Photograph 1: Facing east across open fields in General Area 112; photograph taken from a tree lined country lane to the north of the land parcel.



Photograph 2: Facing south towards wooded areas separating the parcel from High Wycombe, with fields in the foreground; photograph taken from a tree lined country lane to the north of the land parcel.



Photograph 3: Facing west towards fields separated by tree lines; photograph taken from a tree lined country lane to the north of the land parcel.



1:20000  
Context Plan



General Area	113		
Area (ha)	79.9		
Local Authority	Wycombe		
Location Plan			
Description	<p>General Area 113 incorporates two of Wycombe District Council’s reserve sites (Abbey Barn North &amp; Abbey Barn South) along with Deangarden Wood separating the two and is being assessed for its performance against Green Belt purposes.. The land parcel is bounded to the south-west by the M40, to the west, north-west and north-east by the High Wycombe built-up area and woodland, and to the east and south-east by Abbey Barn Lane.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of High Wycombe large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>The land parcel is connected with the large built-up area of High Wycombe and, if designated, would prevent the outward sprawl of this settlement into open land.</p> <p>The boundary between the land parcel and High Wycombe predominantly comprises of features lacking in durability and permanence, including residential garden fences at Florida Street in the north-west and Keep Hill Drive, Bassetsbury Lane and Deangarden Rise in the north. If designated Green</p>	3+

		Belt, the parcel would provide a barrier to sprawl in the absence of another durable boundary feature.	
<b>Purpose 1: Total Score</b>			<b>3+/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms part of the wider gap between the non-Green Belt settlements of High Wycombe and Flackwell Heath. While the overall openness and scale of the gap is important to restricting the merging of High Wycombe and Flackwell Heath, the land parcel is less important to the overall gap in preventing coalescence of settlements as it is bound to the south by the permanent and durable boundary of the M40 Motorway.	3
<b>Purpose 2: Total Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>Less than 5% of the parcel is covered in built form.</p> <p>The only significant built form in the parcel is the now demolished ski centre, associated dry slope and car park in the south central portion of the parcel, to the north-west of Abbey Barn Lane. The only other built form is a few isolated sheds in the south-west and in the east. The parcel is partly enclosed by the M40 to the south-west, while a small part of the High Wycombe settlement edge at Florida Street is prominent on the landscape. These characteristics weaken the visual and physical relationship to the surrounding countryside and reduce the sense of openness slightly, though the parcel itself is largely characterised by rural land uses.</p> <p>The majority of the parcel consists of wooded areas with the north and east of the parcel consisting of a thick wooded area and a landscaped wooded area in the south-west parallel to the M40. There are arable farming fields between the wooded areas in the west of the land parcel.</p> <p>Despite proximity to the settlement of High Wycombe and the M40 to the west, the land parcel has a strong relationship with the wider countryside and overall possesses a strong unspoilt rural character.</p>	4
<b>Purpose 3: Total Score</b>			<b>4/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>



Site Photos



Photograph 1: Facing north-east towards wooded areas and a valley in the east of the land parcel; photograph taken from Abbey Barn Lane in the south-east of the land parcel.



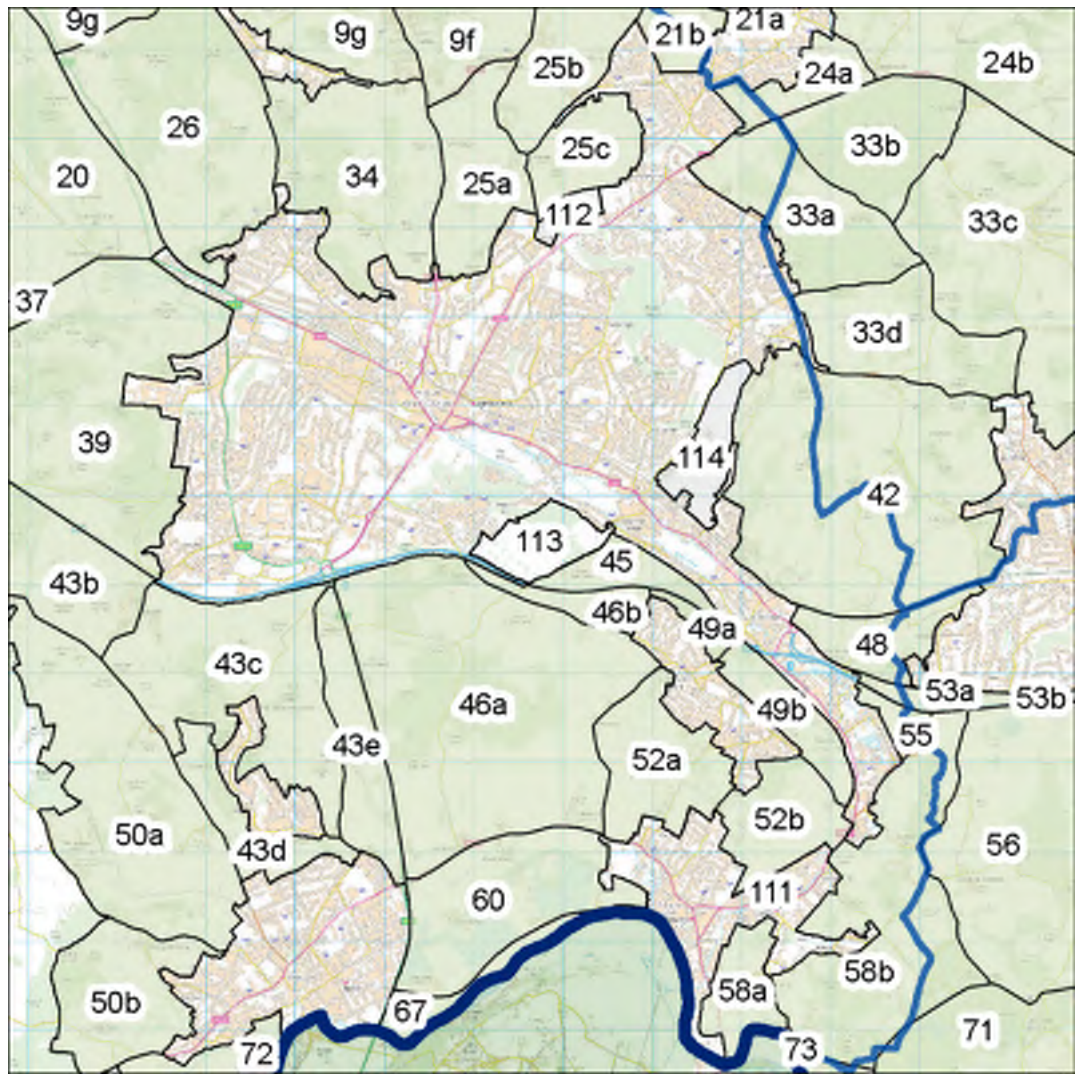
Photograph 2: Blocked road leading to now demolished ski centre in the south of the land parcel; photograph taken from Abbey Barn Lane in the south-east of the land parcel.





Photograph 3: Arable farming field in the west of the land parcel; photograph taken from Abbey Barn Lane in the south-east of the land parcel.

1:20000  
Context Plan



General Area	114		
Area (ha)	73.7		
Local Authority	Wycombe		
Location Plan			
Description	<p>General Area 114 is one of Wycombe District Council's reserve sites (Gomm Valley &amp; Ashwells) and is being assessed for its performance against Green Belt purposes. It is bound to the east by Hammersley Lane, a hedgerow separating residential properties on Hammersley Lane, and Sandpits Lane with fields in the centre of the parcel. The northern boundary consists of residential development in the settlement of Tylers Green (part of the High Wycombe built-up area). The western boundary is Cock Lane and residential development on Pimms Grove while the southern boundary comprises the Chiltern Main Line railway line and Peregrine Business Park.</p>		
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas.	The land parcel is at the edge of High Wycombe large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable	<p>The land parcel is enclosed by the large built-up area of High Wycombe to the south, west, north and partially to the east, and has a weak relationship to the wider Green Belt in the north-east as a result of built-development and dense planting along Hammersley Lane.</p> <p>The boundary between the land parcel and High Wycombe</p>	1+

	boundary.	predominantly comprises of features lacking in durability and permanence including residential garden fences and hedgerows at Pimms Grove in the west, Ashwells and Lancaster Drive in the north and Sandpits Lane and Hammersley Lane in the east. Much of the southern and western boundaries of the parcel are more durable with Cock Lane forming much of the western boundary and the Chiltern Main Line railway line forming much of the southern boundary.	
<b>Purpose 1: Total Score</b>			<b>1+5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The land parcel forms a small part of the wider gap between the non-Green Belt settlements of High Wycombe and Beaconsfield.  With regards to this, the parcel makes only a very limited contribution to the overall scale of these gaps in physical and perceptual terms and plays only a minor role in preventing the coalescence of settlements.	1
<b>Purpose 2: Total Score</b>			<b>1/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	Less than 5% of the land parcel is covered by built form and the parcel retains a highly open character. The only built structures in the land parcel are two signal masts in the north.  The remainder of the parcel consists of large arable fields separated by hedgerows and patches of woodland. The northern part of the parcel consists of fields which are more degraded. The topography affords long vistas, with some visual connectivity to the settlement around.  However, despite a relatively high level of enclosure by the settlement of High Wycombe to the west, north and south (including ribbon development along much of the eastern boundary), there is little visual connection to this development and the land parcel possesses a strong unspoilt rural character.	5
<b>Purpose 3: Total Score</b>			<b>5/5</b>
(4) To preserved the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside.	The land parcel does not abut an identified historic settlement core and does not meet this purpose.	0
<b>Purpose 4: Total Score</b>			<b>0/5</b>



Site Photos



Photograph 1: Facing north towards wooded areas with arable farming fields in the foreground; photograph taken from Pimms Grove in the west of the land parcel.



Photograph 2: Facing east across the breadth of General Area 114 towards undulating arable farming topography; photograph taken from open space to the east of Pimms Grove in the west of the land parcel.



Photograph 3: Facing south towards hills beyond the settlement of High Wycombe with arable farming fields in the foreground; photograph taken from open space to the east of Pimms Grove in the west of the land parcel.

1:20000  
Context Plan

