

Draft Buckinghamshire Green Belt Assessment

Appendix 9: National Landscape setting

February 2026

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Introduction

A9.1. This appendix supplements Section 4 of the main report and specifically deals with Stage 7 of the footnote 7 assessment method, namely assessment of AAs in terms of National Landscape setting constraint. This appendix covers:

- Approach and method
- Outcomes
- Detailed assessment proformas

Approach and method

Introduction

A9.2. This section covers the following:

- A summary of the approach taken
- Detailed discussion of the approach taken

Summary

A9.3. It is essential that account is taken of the National Landscape (NL) setting when identifying grey belt, for example accounting for the guidance set out at: www.gov.uk/government/publications/the-protected-landscapes-duty/guidance-for-relevant-authorities-on-seeking-to-further-the-purposes-of-protected-landscapes. However, within the scope of this study it is inherently challenging to reach conclusions on the extent to which any given AA is constrained by the NL setting and there is not certainty regarding the extent of constraint that enables a conclusion that any given AA is not grey belt.

A9.4. This being the case, the approach taken was as follows:

- From the 307 AAs that are an input to this stage of the footnote 7 assessment identify a shortlist of 117 most likely to be constrained on account of the NL setting.
- For each of the 117 AAs complete a desk based assessment to reach a conclusion whether the AA is likely within or outside of the NL setting.

A9.5. Finally, for AAs judged to be within the NL setting there was a need to consider whether these should be judged: A) constrained (such that they are not grey belt); or B) provisionally constrained (such that they can be provisional grey belt, subject to wider factors, but cannot be grey belt).

A9.6. On balance approach (B) was favoured, i.e. such that no AAs are ruled out as 'not grey belt' at this stage of the NPPF footnote 7 assessment. This was considered an appropriate approach to take recognising the uncertainties involved with assessing AAs in terms of NL setting constraint through a strategic Green Belt Assessment.

Detailed discussion

A9.7. As discussed, the first step was to identify a shortlist of 117 AAs for detailed assessment. This shortlist mostly comprises AAs that are adjacent or in close proximity to the NL, but select AAs were identified as warranting assessment despite being further from the NL having accounted for high points within the NL and therefore the potential for longer distance views. For example, AAs to the north of Wendover were screened in as warranting assessment despite being located 300m-500m from the NL recognising that there are long distance views to and from the NL to the north of Wendover (because this is the Chilterns escarpment, as opposed to the dip slope).

A9.8. A proforma assessment was then completed for each of the 117 AAs accounting for the following criteria:

- Inter-visibility – whereby if the AA is visible from the NL, or the NL is visible from the AA, then it may be considered to be within the setting. The degree of visibility, including distance and the composition of views, i.e. the context in which the AA may be seen is then considered in relation to the degree to which it contributes to the setting of the NL.
- Landscape character – whereby if the AA exhibits the same or very similar landscape features as the NL such that it may be the same landscape character, then it may be considered to be within the setting. The degree to which this character is influenced by distance and intervening features is assessed to refine the conclusion on the degree to which the AA contributes to the setting of the NL. The landscape character also considered aspects of cultural or historic association between the AA and the NL.
- Perception – whereby the AA may have different landscape features to the designated landscape, but due to similar perceptual qualities and links, e.g., dark skies, tranquillity, remoteness, wildness and connections, maybe be considered to form part of the setting of the NL.

A9.9. To determine whether an AA exhibits any of these criteria, the landscape character and visual amenity of potential AA was examined, resulting in a summary against the three criteria to define whether the AA is 'within' or 'outside' the setting of the NL. No review of the special qualities or defining characteristics of the NL have been considered at this stage. This initial appraisal is to identify AA in the Green Belt which can be considered outside the setting of the AA and therefore may be identified as grey belt.

A9.10. The 117 completed assessment proformas are presented below.

Outcomes

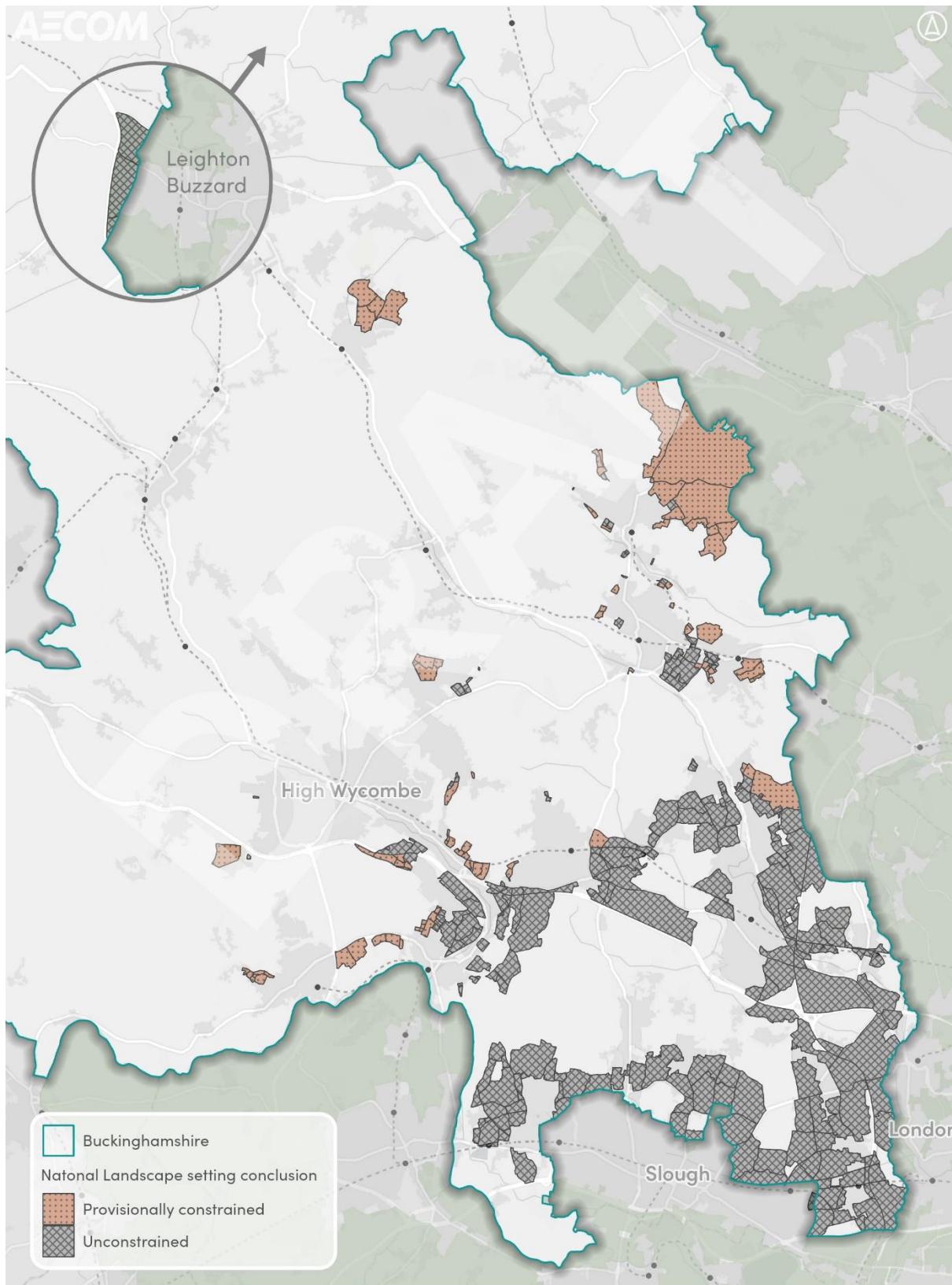
A9.11. Of the 307 AAs assessed at this stage:

- 89 AAs are judged likely to be within the NL setting such that they are provisionally constrained. These AAs can ultimately only be 'provisional grey belt' or 'not grey belt' where a final decision must also factor in the purposes assessment.
- The remaining 218 AAs are **unconstrained** such that all three ultimate conclusions (not grey belt, provisional grey belt, grey belt) are a possibility subject to other footnote 7 assessment stages and also the purposes assessment. For 29 of these AAs the conclusion is reached on the basis of a detailed (proforma) assessment.

A9.12. Detailed assessment findings for each AA are presented in Section 6 of the main report which signposts to assessment proformas in Appendix 10.

Table A9.1: Historic environment constraint assessment findings

Conclusion	Implication for grey belt	Number of AAs
Constrained	Not grey belt	N/a
Provisionally constrained	Can be provisional grey belt	89
Unconstrained	Can be grey belt	218

Figure A9.1: National Landscape setting constraint assessment findings

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Assessment proformas

A9.13. The 117 proformas are presented below by settlement as follows:

- Amersham
- Beaconsfield
- Chalfont St. Giles
- Chesham
- Hazlemere
- High Wycombe
- Little Chalfont
- Marlow
- Seer Green
- Wendover

Amersham

Amsh030-c	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
AM030-c	Adjacent	Bellingdon	Bellingdon

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • TPO cover 90% or above of the site
<i>Landform and Hydrology</i>	Land gently rising from approximately 150m AOD to 155mAOD to south
<i>Landcover, Land use and Boundaries</i>	Woodland
<i>Relationship to settlement</i>	Rear gardens back onto site along southern edge
<i>Function and condition</i>	Woodland on edge of settlement in reasonable condition
<i>General description of visibility</i>	Enclosed woodland
<i>Scenic Quality</i>	Degree of influence from adjacent development along southern edge. Forms part of woodland to north
<i>Intervisibility</i>	Visible from adjacent area of National Landscape
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Part of woodland with no distant views

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to adjacent National Landscape • Perceived as part of woodland in National Landscape <p>Assessment Area within setting of National Landscape</p>
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Amsh030-b	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
AM030-b	Adjacent	Hyde Heath	Hyde Heath

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • 9 TPO at south • 37.21% site (1.748 ha) on west overlap with National Landscape
<i>Landform and Hydrology</i>	Land gently rising from north 155m AOD to south 165+m AOD
<i>Landcover, Land use and Boundaries</i>	Sports field with woodland to south and arable fields to west within National Landscape. Hedgerows and woodland form boundaries. Public Rights of Way follows southern, eastern and north boundaries.
<i>Relationship to settlement</i>	Rear gardens back onto field along eastern edge
<i>Function and condition</i>	Sports field in reasonable condition
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Visible from Public Rights of Way along edge within National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Open views across sports field with distant views towards National Landscape

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Shares some characteristics to adjacent National Landscape • Perceived as part of National Landscape due to openness Assessment Area within setting of National Landscape
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Amsh028	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
AM028	Adjacent	Hyde Heath	Hyde Heath

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Small part of south is TPO
<i>Landform and Hydrology</i>	Relatively flat site
<i>Landcover, Land use and Boundaries</i>	Sport pitches, car park and sports pavilion. Tree and shrub belt along western boundary with open boundaries to north and partially vegetated boundary to south
<i>Relationship to settlement</i>	Rear gardens back onto eastern boundary
<i>Function and condition</i>	Active sport pitches which appear in reasonable condition
<i>General description of visibility</i>	Sport pitches with open views out to National Landscape to north
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Partially visible from nearby National Landscape as forms part of plateau landscape to north within National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Views enclosed by boundary vegetation with potential for longer views out to north into National Landscape.

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Shares some characteristics to adjacent National Landscape • Not perceived as part National Landscape due to land use Assessment Area within setting of National Landscape
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Amsh027	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
AM027	Adjacent	Hyde Heath	Hyde Heath

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Small part of East is TPO • Deciduous Woodland Priority Habitat at the south
<i>Landform and Hydrology</i>	Landform gently falling from 165m AOD to 160m AOD
<i>Landcover, Land use and Boundaries</i>	Sport pitches with woodland along east and western boundaries. Dense vegetation along railway line to south and mature trees separating AM027 with AM028.
<i>Relationship to settlement</i>	Even though small section is adjacent to settlement, enclosure makes it outside
<i>Function and condition</i>	Active sport pitches which appear in reasonable condition
<i>General description of visibility</i>	Sport pitches enclosed by woodland
<i>Scenic Quality</i>	Limited influence of development
<i>Intervisibility</i>	Enclosure restricts visibility from National Landscape with no public rights of way adjacent to assessment area
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Views enclosed by boundary vegetation located within National Landscape

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Shares some characteristics to nearby National Landscape • Not perceived as part of National Landscape due to land use <p>Assessment Area within setting of National Landscape</p>
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Amsh025	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
AM025	0.1km to nearby National Landscape	Hyde Heath	Misbourne Upper

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Small part of Deciduous Woodland Priority Habitat at the west • Ancient woodland adjacent to the boundary at west
<i>Landform and Hydrology</i>	Relatively flat
<i>Landcover, Land use and Boundaries</i>	Public recreation ground with bowls green, play area and sports pavilion. Woodland boundaries to south and west with mature trees along north and east boundaries. Public rights of way along eastern and northern boundaries
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Active use as sport pitches and appears in good condition
<i>General description of visibility</i>	Open views across the recreation ground
<i>Scenic Quality</i>	Limited influence from development as enclosed by mature vegetation.
<i>Intervisibility</i>	Woodland and railway to south with landform reduces visibility with National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Views enclosed by boundary vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Shares some characteristics with nearby National Landscape • Crossing railway along Public Right of Way acts as exit from National Landscape <p>Assessment Area outside setting of National Landscape</p>
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Amsh012	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
AM012	0.5km to nearby National Landscape	Hyde Heath	Misbourne Upper

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Strip of ancient woodland to south
<i>Landform and Hydrology</i>	Relatively flat
<i>Landcover, Land use and Boundaries</i>	Part of Amersham School containing school buildings and sports pitches. Public right of way crosses northeast corner.
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Clear function as school and well maintained
<i>General description of visibility</i>	Views enclosed by settlement to west and north and mature vegetation along boundaries
<i>Scenic Quality</i>	Influenced by development
<i>Intervisibility</i>	Potential views from high ground within National Landscape. Site would be seen as part of settlement
<i>Recognition and association</i>	Amersham School
<i>Purpose</i>	Open views enclosed by boundary housing and vegetation.

Summary and Conclusion	<ul style="list-style-type: none"> • Distant views from National Landscape. Seen as part of settlement. • Shares no characteristics with National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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Amsh015	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
AM015	Adjacent	Misbourne Upper	Misbourne Upper

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Ancient woodland along northwest boundary
<i>Landform and Hydrology</i>	Landform gently falling from 115m AOD to 110m AOD, falling from north to south towards A413 and River Misbourne outside assessment area.
<i>Landcover, Land use and Boundaries</i>	Agricultural field managed for arable some open boundaries to north and west. Partial open boundaries to east and south.
<i>Relationship to settlement</i>	On eastern edge of settlement with further development to the east. Cemetery to the north
<i>Function and condition</i>	Agricultural field in good condition
<i>General description of visibility</i>	Open views to south towards National Landscape and northwards into cemetery
<i>Scenic Quality</i>	Between development
<i>Intervisibility</i>	Partially visible from nearby area of National Landscape as land rises to the southwest. Seen as gap within existing settlement.
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Rural view of field between developed areas. View southwards to National Landscape

Summary and Conclusion	<ul style="list-style-type: none"> • Partially visible from National Landscape • Some characteristics similar to adjacent National Landscape • Not perceived as part of National Landscape. Field enclosed by development, separated from National Landscape by A413 <p>Assessment Area outside setting of National Landscape</p>
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OuterGB27-1	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB27-1	Adjacent	Misbourne Upper	Misbourne Upper

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Ancient woodland adjacent to the boundary at north and north east, both partly within site • Patches of traditional orchard Priority Habitat at the centre
<i>Landform and Hydrology</i>	Landform gently falling from 115m AOD to 110m AOD, falling from north to south, towards A413 and River Misbourne
<i>Landcover, Land use and Boundaries</i>	Mixed use with housing, small farmsteads and businesses. Boundaries vary with some well vegetated and other more open. A413 forms southern boundary
<i>Relationship to settlement</i>	Residential area separated from settlement by field of AM015. Outside main settlement.
<i>Function and condition</i>	Mixed function and condition. Residential areas appear in good condition.
<i>General description of visibility</i>	Views vary across the site depending on land use. Generally contained with occasional views south to National Landscape
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Parts of area visible from National Landscape depending on level of vegetation enclosure. Increased visibility as land rises to south within National Landscape.
<i>Recognition and association</i>	No known associations
<i>Purpose</i>	Mixed use, mostly residential views.

Summary and Conclusion	<ul style="list-style-type: none"> • Partly visible from National Landscape • No characteristics shared with National Landscape • Not perceived as part of National Landscape. A413 forms boundary of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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Amsh007	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
AM007	Partially adjacent	Hyde Heath	Hyde Heath

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Relatively flat
<i>Landcover, Land use and Boundaries</i>	Agricultural field managed as arable with from vegetated boundaries to west and south along adjacent railway and road and more open boundary to northeast
<i>Relationship to settlement</i>	Edge of settlement to west beyond railway
<i>Function and condition</i>	Agriculture and appears in good condition
<i>General description of visibility</i>	Open fields internally with views out interrupted by boundary vegetation
<i>Scenic Quality</i>	Boundary vegetation reduces influence of development to west
<i>Intervisibility</i>	Landform falls to north and east within National Landscape, resulting in no intervisibility
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Agricultural views across an open field enclosed by vegetation along its boundaries

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Shares some characteristics with nearby National Landscape • Perceived as part of National Landscape with railway forming boundary <p>Assessment Area within setting of National Landscape</p>
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OuterGB22a-3	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB22a-3	Adjacent	Hyde Heath	Hyde Heath

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Ancient woodland adjacent to the boundary at north
<i>Landform and Hydrology</i>	Relatively flat
<i>Landcover, Land use and Boundaries</i>	Farm buildings and adjacent pasture with small area of woodland. Mixed open and vegetated boundaries
<i>Relationship to settlement</i>	Separated from settlement by AM007 and railway
<i>Function and condition</i>	Agricultural buildings and appears in good condition
<i>General description of visibility</i>	Farmyard with enclosed views due to presence of buildings and vegetation
<i>Scenic Quality</i>	Occasional open views to surrounding area due to open boundaries
<i>Intervisibility</i>	Visible from adjacent National Landscape as no boundary screen
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose of the view</i>	Local views within farmyard

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Large shed modern agricultural development which is less characteristic of National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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Amsh004	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
AM004	Adjacent to east	Chess	Chess

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Ancient woodland adjacent to the boundary at north west • Deciduous woodland Priority Habitat adjacent to the boundary at north
<i>Landform and Hydrology</i>	Land falling from approximately 140m AOD to 120mAOD to north
<i>Landcover, Land use and Boundaries</i>	Agricultural field possibly managed as pasture. Enclosed by woodland and vegetated boundaries. Public rights of way along northern and eastern boundaries.
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Possibly agricultural but in relatively poor condition
<i>General description of visibility</i>	Enclosed field surrounded by vegetated boundaries
<i>Scenic Quality</i>	Limited influence of development due to enclosure
<i>Intervisibility</i>	Potential views from public right of way along eastern boundary adjacent to National Landscape with general views of area restricted by enclosure
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Local views within site and from public rights of way along boundaries

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape to east • Share characteristics with National Landscape • Railway acts as boundary to reduce perception forms part of National Landscape to north. Greater relationship with National Landscape to east <p>Assessment Area within setting of National Landscape</p>
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Amsh001-b	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
AM001-b	Adjacent	Chess	Chess

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Land falling from approximately 110m AOD to 90mAOD to north towards River Chess
<i>Landcover, Land use and Boundaries</i>	Agricultural field managed for arable. Vegetated boundaries enclose field. Public right of way – Chess Valley Walk along northern boundary
<i>Relationship to settlement</i>	Railway separates site from settlement. Edge of settlement
<i>Function and condition</i>	Agriculture in good condition
<i>General description of visibility</i>	Views across open field enclosed by vegetation
<i>Scenic Quality</i>	Limited influence of development. No relationship with adjacent settlement due to severance created by railway to southwest
<i>Intervisibility</i>	Views limited from southeast due to tall hedges. No visibility to National Landscape.
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Enclosed field with no distant views due to strong vegetated boundaries

Summary and Conclusion	<ul style="list-style-type: none"> • No visibility from National Landscape • Shares some characteristics to adjacent National Landscape • Perceived as part of National Landscape with railway forming boundary and Chess Valley Walk creating connection <p>Assessment Area within setting of National Landscape</p>
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Amsh014	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
AM014	226m	Hyde Heath	Misbourne Upper

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	Ancient woodland along southwest boundary
<i>Landform and Hydrology</i>	Land rising to the northeast
<i>Landcover, Land use and Boundaries</i>	Grounds of Amersham School, Stanley Hill Cemetery and area of the scrubland used as open space. Public rights of way criss-cross through the area.
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Mixed use in good condition
<i>General description of visibility</i>	Open views across different land uses with some enclosure between and woodland block to southeast
<i>Scenic Quality</i>	Partial influence of development.
<i>Intervisibility</i>	Partially visible in distant views from rising ground in National Landscape to south
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Mixed use open views related to land uses

Summary and Conclusion	<ul style="list-style-type: none"> Partially visible from National Landscape Few characteristics similar to adjacent National Landscape Not perceived as part of National Landscape as separated by A413 Assessment Area outside setting of National Landscape
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Amsh017-b	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
AM017-b	Adjacent	Misbourne Upper	Misbourne Upper

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No designations • Several listed buildings
<i>Landform and Hydrology</i>	Land rising to south
<i>Landcover, Land use and Boundaries</i>	Farm buildings and residential area with adjacent paddock. Public right of way along northern boundary, part of South Bucks Way. Site is part of slither of land enclosed by roads. Majority of slither within National Landscape
<i>Relationship to settlement</i>	Part of settlement
<i>Function and condition</i>	Mixed use, mostly residential in good condition
<i>General description of visibility</i>	Views dependant on land use with enclosure from buildings within residential area and more open in paddock
<i>Scenic Quality</i>	Influenced by development
<i>Intervisibility</i>	Visible from adjacent National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Mixed use views related to land uses

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB27-2-a	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB27-2-a	Adjacent	Hyde Heath	Misbourne Upper

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No designations • Patches of ancient woodland and deciduous woodland priority habitat
<i>Landform and Hydrology</i>	Land rising to the northeast
<i>Landcover, Land use and Boundaries</i>	Agricultural fields managed for arable and woodland, enclosed partially by hedgerows and woodland blocks. Public right of way along northern boundary
<i>Relationship to settlement</i>	Outside settlement
<i>Function and condition</i>	Agriculture and woodland in good condition
<i>General description of visibility</i>	Open views across fields and enclosed views within woodland
<i>Scenic Quality</i>	Limited influence of development.
<i>Intervisibility</i>	Partially visible in distant views from rising ground in National Landscape to south
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Mixed use open views related to land uses

Summary and Conclusion	<ul style="list-style-type: none"> • Partially visible from National Landscape • Some characteristics similar to adjacent National Landscape • Not perceived as part of National Landscape as separated by A413 <p>Assessment Area outside setting of National Landscape</p>
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Beaconsfield

Beacon019	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
BF019	0.1km to adjacent National Landscape	High Wycombe Valley	High Wycombe Valley

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> Local Nature Reserve (Holtspur Bank) adjacent to the west Small part at north overlap with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Eastern partially flat at 100mAOD, falling to the northwest corner at approximately 90m AOD
<i>Landcover, Land use and Boundaries</i>	Agricultural field managed for pasture. Public Right of Way along northern boundary, part of the Chiltern Way. Enclosed by woodland and dense tree belts on three sides and rear gardens to east and south.
<i>Relationship to settlement</i>	Edge of settlement. Rear gardens back on to site
<i>Function and condition</i>	Agricultural field with some scrub in reasonable condition
<i>General description of visibility</i>	Views from rear gardens and through trees from Public Right of Way of open field. Open views across field.
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Mature vegetation and landform minimises visibility from National Landscape to the north
<i>Purpose</i>	Open views across field enclosed by mature vegetation except along boundary with back gardens

Summary and Conclusion	<ul style="list-style-type: none"> Partially visible from National Landscape Shares some characteristics with nearby National Landscape Chiltern Way connects assessment area with National Landscape, creating perception that forms part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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Beacon020	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
BF020	Adjacent	High Wycombe Valley	High Wycombe Valley

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • South overlap with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Landform falls east to west from 90m AOD in southeast corner to approximately 60m AOD in southwest corner
<i>Landcover, Land use and Boundaries</i>	Woodland and agricultural field managed as pasture. Public Right of Way along southern boundary, part of the Chiltern Way.
<i>Relationship to settlement</i>	Edge of settlement. Rear gardens partially along eastern boundary
<i>Function and condition</i>	Woodland and agricultural field with some scrub in reasonable condition
<i>General description of visibility</i>	Views from rear gardens, from Public Right of Way and through gaps in hedgerow from Riding Lane. Open views across area interrupted by woodland
<i>Scenic Quality</i>	Limited influence of development
<i>Intervisibility</i>	Visible from the National Landscape as land rises to north.
<i>Purpose</i>	Assessment area is often not viewed in context of development due to landform and mature vegetation. Open views interrupted vegetation.

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to adjacent National Landscape • Perceived as part of National Landscape with Chiltern Way linking the areas <p>Assessment Area within setting of National Landscape</p>
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Beacon034-a	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
BF034-a	Adjacent	Penn & Beaconsfield (northern part)	Penn

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • East overlap with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Landform gently rises from 125m AOD on the eastern boundary to over 130m AOD to the west.
<i>Landcover, Land use and Boundaries</i>	School grounds and gardens with sports pitches, woodland pockets and mature trees. Public Right of Way along eastern boundary
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	School grounds and private gardens in reasonable condition
<i>General description of visibility</i>	Views for users of the school grounds and within private gardens. Views from public right of way restricted by woodland. Enclosed views due to presence of mature vegetation
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Mature vegetation along eastern boundary restricts views into the assessment area from National Landscape
<i>Purpose</i>	Lack of boundary vegetation beside settlement results in views through assessment area experiencing the presence of development.

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Shares few characteristics of adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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Beacon004	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
BF004	Adjacent	Beaconsfield	Penn
<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • 3 TPO at the north • West overlap with Deciduous Woodland Priority Habitat • 2 Listed Buildings at the centre 		
<i>Landform and Hydrology</i>	Landform forms small hill with highpoint approximately 100m AOD centred along western boundary with land falling to the east 85m AOD		
<i>Landcover, Land use and Boundaries</i>	Mixed use with agricultural fields managed as arable, private houses and paddocks and part of Beaconsfield Golf Course. Public Right of Way along eastern boundary. A335 along western boundary and railway along southern boundary.		
<i>Relationship to settlement</i>	Separated from Beaconsfield town centre by A335. Strong presence of roads and transport corridors. Important gap between settlements		
<i>Function and condition</i>	Reasonable condition with mature trees and large private properties.		
<i>General description of visibility</i>	Range of views available for variety of users of the assessment area from private houses and the golf course to the public right of way.		
<i>Scenic Quality</i>	Presence of roads and large properties provides limited influence of development although mature vegetation helps to enclose the assessment area.		
<i>Intervisibility</i>	Rising ground to the north and lack of vegetation on the northern boundary provides limited views from the edge of the National Landscape.		
<i>Purpose</i>	Due to the vegetation along the A335, this assessment area is not viewed in the context of development. The location of the view may be enjoyed by those present.		
Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares some characteristics of adjacent National Landscape • A335 could act as boundary of National Landscape so perceived as part. Assessment Area within setting of National Landscape		

Chalfont St. Giles

ChalStGi023	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
CG023	0.07k m to the adjacent National Landscape	Penn	Misbourne Upper and small part of Layters Green

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Relatively flat site with gentle rise east to west
<i>Landcover, Land use and Boundaries</i>	Several agricultural fields managed for pasture. Vegetated boundary and woodland to north with rear gardens of neighbouring properties to east and south. Mature trees with gaps along western boundary.
<i>Relationship to settlement</i>	Edge of settlement. Rear gardens back onto fields. To northeast large property results in site being relatively isolated open area within end of settlement.
<i>Function and condition</i>	Agriculture in reasonable condition
<i>General description of visibility</i>	Views within site of agricultural field enclosed by development and vegetation.
<i>Scenic Quality</i>	Some interruption by development with views to rear gardens and houses. Partial influence of development.
<i>Intervisibility</i>	Landform rises to west and falls to north, restricting views to National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Views across open fields partially enclosed by boundary vegetation with some views into rear gardens of adjacent settlement.

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Shares some characteristics with nearby National Landscape • No footpaths or routes connects to National Landscape. Woodland within National Landscape forms boundary to west. No perceived as part of National Landscape. <p>Assessment Area outside setting of National Landscape</p>
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ChalStGi024	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
CG024	Adjacent	Penn	Misbourne Upper and Layters Green

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Southwest to southeast overlap with Deciduous Woodland Priority Habitat • Part of centre overlap with Traditional Orchard Priority Habitat
<i>Landform and Hydrology</i>	Relatively flat site with gentle rise east to west
<i>Landcover, Land use and Boundaries</i>	Private residence enclosed by mature woodland
<i>Relationship to settlement</i>	Separated from main area of settlement by CG023
<i>Function and condition</i>	Residential and appears in good condition
<i>General description of visibility</i>	Private estate with views enclosed around property by dense woodland along boundaries
<i>Scenic Quality</i>	No influence from development although is private residence.
<i>Intervisibility</i>	Enclosed by mature vegetation with no visibility
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Mature vegetation encloses site, with no views to surrounding area.

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Shares some characteristics with nearby National Landscape • No footpaths or routes connects to National Landscape. Development on edge of National Landscape to northeast. Not perceived as part of National Landscape. <p>Assessment Area outside setting of National Landscape</p>
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ChalStGi006	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
CG006	Adjacent	Chalfont St Peter	Chalfont St. Peter

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Flat with land rising to north and west, falling to south and east
<i>Landcover, Land use and Boundaries</i>	Private house and agricultural fields managed as pasture, Vegetated boundaries provide enclosure. Public right of way along southern boundary.
<i>Relationship to settlement</i>	Limited relationship to settlement
<i>Function and condition</i>	Residential and agriculture in reasonable condition
<i>General description of visibility</i>	Mature vegetation along field boundaries and with garden of private house limited views across the site. Vegetated boundaries and woodland to northeast limit views out
<i>Scenic Quality</i>	Limited influence of development with rural views within agricultural fields and domestic views within garden of house.
<i>Intervisibility</i>	Woodland within National Landscape and vegetated boundaries restrict views from National Landscape.
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Domestic and agricultural views, enclosed by mature vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares some characteristics with nearby National Landscape • Routes connect to National Landscape create perception part of National Landscape. <p>Assessment Area within setting of National Landscape</p>
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OuterGB38a-1	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB38a-1	Adjacent	Chalfont St Peter	Lower Misbourne

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Ancient woodland to the north • Patches of Deciduous Woodland Priority Habitat and Traditional Orchard Priority Habitat
<i>Landform and Hydrology</i>	Land gently rises towards northwest corner
<i>Landcover, Land use and Boundaries</i>	Agricultural fields managed for arable and pasture with garden centre and small business park to the east. Public rights of way cross north-south and east west with the Chiltern Way crossing the northwest corner along a strong vegetated corridor. This continues into the National Landscape.
<i>Relationship to settlement</i>	No relationship with settlement.
<i>Function and condition</i>	Mixed function and appear in reasonable to good condition
<i>General description of visibility</i>	Views vary across the area depending on land use and vegetation coverage. Open views across the fields with more enclosed views in the garden centre, small business park and along the Chiltern Way
<i>Scenic Quality</i>	No intrusion from development except garden centre and small business park in the north, with some influence within the southern part of the site. Generally rural views throughout. New development to northeast within National Landscape.
<i>Intervisibility</i>	Some intervisibility from footpaths and roads along the edge of the National Landscape.
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Generally agricultural views interrupted by limited development and vegetation.

Summary and Conclusion	<ul style="list-style-type: none"> • Some visibility from National Landscape • Shares some characteristics with nearby National Landscape • Routes connect to National Landscape creation perception part of National Landscape. <p>Assessment Area within setting of National Landscape</p>
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ChalStGi009	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
CG009	Approximately 0.5km to National Landscape	Lower Misbourne	Misbourne Upper

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Ancient woodland along eastern and southern boundaries • Also identified as Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Land gently rises towards northeast corner
<i>Landcover, Land use and Boundaries</i>	Farm buildings and houses in large plots surrounded by paddocks and gardens. Woodland encloses space to east and south with woodland belt along west. Public right of way along northern boundary. Part of Chiltern Way. This continues to northeast into the National Landscape.
<i>Relationship to settlement</i>	Edge of settlement.
<i>Function and condition</i>	Residential and paddocks with large plots in good condition
<i>General description of visibility</i>	Open views across paddocks and gardens, with greater enclosure by buildings. Area enclosed by woodland
<i>Scenic Quality</i>	Limited intrusion of development
<i>Intervisibility</i>	Enclosure reduces visibility from National Landscape
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Generally mixed agricultural and residential views interrupted by limited development and vegetation.

Summary and Conclusion	<ul style="list-style-type: none"> • No visibility from National Landscape • Shares few characteristics with nearby National Landscape • Routes connect to National Landscape although area perceived as part of adjacent settlement <p>Assessment Area outside setting of National Landscape</p>
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Chesham

Chesh010-b	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
CH010-b	Adjacent	Chess	Chiltern Scarp

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Land rising to the north
<i>Landcover, Land use and Boundaries</i>	Mixed use with private house, gardens and woodland. Enclosed by vegetated boundaries. Rear gardens back on the area from north and west.
<i>Relationship to settlement</i>	Edge of settlement with rear gardens backing onto area
<i>Function and condition</i>	Mixed use in reasonable condition
<i>General description of visibility</i>	Views enclosed by boundary and internal vegetation with some views into rear gardens
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Strong vegetated boundary minimises views from National Landscape. Seen as part of settlement
<i>Recognition and association</i>	No known association or recognition.
<i>Purpose</i>	Views within site enclosed by boundary vegetation. Reflect mixed use of area.

Summary and Conclusion	<ul style="list-style-type: none"> • No visibility from National Landscape • Shares few characteristics of adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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Chesh019	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
CH019	Adjacent	Bellingdon	Bellingdon

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Current use as sport field
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Chesham United Football Ground enclosed by buildings and vegetation
<i>Relationship to settlement</i>	Part of settlement
<i>Function and condition</i>	Sports ground in good condition
<i>General description of visibility</i>	Views of football ground with open views across the pitch from surrounding stands
<i>Scenic Quality</i>	Strong influence of development
<i>Intervisibility</i>	Potential views from National Landscape as land rises to south
<i>Recognition and association</i>	No known associations or recognition.
<i>Purpose</i>	Views across an open football ground which forms part of the settlement

Summary and Conclusion	<ul style="list-style-type: none"> • Some visibility from National Landscape • Shares no characteristics of adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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Chesh018	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
CH018	Adjacent	Bellingdon	Bellingdon

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Chesham Cricket Club with strong vegetated boundaries
<i>Relationship to settlement</i>	Part of settlement
<i>Function and condition</i>	Sports pitch in good condition
<i>General description of visibility</i>	Views across a cricket pitch contained by vegetation boundaries
<i>Scenic Quality</i>	Strong influence of development
<i>Intervisibility</i>	Potential views from National Landscape as land rises to south
<i>Recognition and association</i>	No known associations or recognition.
<i>Purpose</i>	Views across an open cricket ground which forms part of the settlement

Summary and Conclusion	<ul style="list-style-type: none"> • Some visibility from National Landscape • Shares no characteristics of adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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Chesh026	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
CH026	0.09km to the adjacent National Landscape	Bellingdon	Bellingdon

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Gentle fall to east
<i>Landcover, Land use and Boundaries</i>	Sports pitches of Chiltern Hills Academy with dense woodland along the boundary to east and south and school buildings to west. Residential development to north.
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	School in reasonable condition
<i>General description of visibility</i>	Views within open sports field enclosed by buildings and woodland
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Potential views from National Landscape as land rises to south
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Views of sports field enclosed by buildings and woodland

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares no characteristics of adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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Chesh027	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
CH027	0.03km to the adjacent National Landscape	Bellingdon	Bellingdon

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Gentle fall to east
<i>Landcover, Land use and Boundaries</i>	School buildings and hard surfaced sport pitches of Chiltern Hills Academy with dense vegetated boundaries to west and south. Residential development to north.
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	School in reasonable condition
<i>General description of visibility</i>	Views of buildings and hard surfaced sport pitches
<i>Scenic Quality</i>	Influence of development
<i>Intervisibility</i>	Potential views form National Landscape as land rises to south
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Views between buildings

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares no characteristics of adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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Chesh007	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
CH007	Adjacent	Orchard Leigh	Orchard Leigh

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Listed building at the north • East overlap with Traditional Orchard Priority Habitat
<i>Landform and Hydrology</i>	Flat in the west, gently falling to the east
<i>Landcover, Land use and Boundaries</i>	Sports pitches of Chesham Leisure Centre and Chesham Grammer School and gardens and buildings of Hollybush Farm. Boundaries vary with many well vegetated. Public right of way along southern boundary and within site.
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Mixed use in reasonable condition
<i>General description of visibility</i>	Views across open sports pitches and more enclosed views across Hollybush Farm area.
<i>Scenic Quality</i>	Influence of development to the west. Limited to the east
<i>Intervisibility</i>	Views from public right of way along southern boundary
<i>Recognition and association</i>	No known association and recognition
<i>Purpose</i>	Views of sport pitches and gardens, partially enclosed

Summary and Conclusion	<ul style="list-style-type: none"> • Some visibility from National Landscape • Shares few characteristics of adjacent National Landscape in eastern part of site • Not perceived as part of National Landscape <p>Western part of Assessment Area outside setting of National Landscape. Eastern part within</p>
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Chesh006	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
CH006	Adjacent	Orchard Leigh	Orchard Leigh

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Listed building at the southeast • 2 TPO at south • Centre part of site overlap with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Generally flat with land gently rising to north
<i>Landcover, Land use and Boundaries</i>	Football ground, private house and agricultural fields managed for arable. Boundaries vary with hedges forming fields and woodland around private house. Public right of way along eastern boundary
<i>Relationship to settlement</i>	Between settlements
<i>Function and condition</i>	Mixed use in reasonable condition
<i>General description of visibility</i>	Views vary by land use. Enclosed by private house and open across football ground and agricultural fields.
<i>Scenic Quality</i>	Partial influence of development along edges adjacent to settlement
<i>Intervisibility</i>	Potential views from National Landscape as land rises to south
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Views across open areas interrupted by woodland and hedgerows. Some enclosure

Summary and Conclusion	<ul style="list-style-type: none"> • Some visibility from National Landscape • Shares some characteristics of adjacent National Landscape • Eastern part perceived as part of National Landscape <p>Western part of Assessment Area outside setting of National Landscape. Eastern part within</p>
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Chesh004	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
CH004	Adjacent	Orchard Leigh	Bellingdon

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Listed building at the north • 8 TPO at west • West part of site overlap with Deciduous Woodland Priority Habitat • East part of site overlap with Deciduous Woodland Priority Habitat • Historic Landfill Site at the east part, covered as woodland
<i>Landform and Hydrology</i>	Landform gradually falls north to south
<i>Landcover, Land use and Boundaries</i>	Mixed use with agricultural fields and woodland between areas of residential and other development. Boundaries vary becoming more vegetated to the west adjacent to National Landscape. Public rights of way in eastern part of site.
<i>Relationship to settlement</i>	Edge of settlement linking small parcels of development outside development.
<i>Function and condition</i>	Mixed use in reasonable condition
<i>General description of visibility</i>	Varied views depending on land use with open views across the agricultural fields and enclosed views in the patches of development and woodland.
<i>Scenic Quality</i>	Partial influence of development, especially to southwest
<i>Intervisibility</i>	Potential for limited visibility from raised ground to the west within National Landscape
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Views across open areas interrupted by woodland and occasional hedgerows. Some enclosure within residential areas and woodland

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares some characteristics of adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB11-5	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB11-5	Adjacent	Orchard Leigh & Chilterns	Bellingdon

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Relatively flat for small area
<i>Landcover, Land use and Boundaries</i>	Residential area with public right of way along western boundary
<i>Relationship to settlement</i>	Detached from settlement by A416. Edge of Settlement
<i>Function and condition</i>	Residential in reasonable condition
<i>General description of visibility</i>	Views within private gardens and of private houses
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Views from National Landscape and adjacent public right of way
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Views within private residential area enclosed by vegetation within gardens

Summary and Conclusion	<ul style="list-style-type: none"> • Some visibility from National Landscape • Shares few characteristics of adjacent National Landscape • Perceived as part of National Landscape as A416 forms defensible boundary of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB15	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB15	Adjacent	Orchard Leigh	Bellingdon

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • 9 Listed buildings • Centre of site overlap with Deciduous Woodland Priority Habitat • Historic Landfill Site at the east part, covered as woodland • Access land at the south
<i>Landform and Hydrology</i>	Large with landform falling to the south
<i>Landcover, Land use and Boundaries</i>	Mixed use with large agricultural fields managed for arable, small woodlands and residential areas along roads. Boundaries vary with some well vegetated others more open. Public rights of way criss-cross area.
<i>Relationship to settlement</i>	Outside major settlement with no direct connection. Between small villages of Orchard Leigh and Botley
<i>Function and condition</i>	Mixed use but primary agriculture in reasonable condition
<i>General description of visibility</i>	Open views across farmland with some interrupted by hedgerows around fields and woodland. Views become domestic within residential area.
<i>Scenic Quality</i>	Limited influence from development
<i>Intervisibility</i>	Potential distant views from high ground to south within National Landscape
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Views across open areas interrupted by woodland and occasional hedgerows. Some enclosure within residential areas and woodland

Summary and Conclusion	<ul style="list-style-type: none"> • Some visibility from National Landscape • Shares some characteristics of adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB14a-4	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB14a-4	Adjacent	Orchard Leigh & Codmore	Codmore

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Listed building at north east • More than half of the site was historic Landfill Site
<i>Landform and Hydrology</i>	Land falls northwest to southeast
<i>Landcover, Land use and Boundaries</i>	Mixed use with small paddocks, residential, woodland and car dealership. Public rights of way along southern boundary.
<i>Relationship to settlement</i>	Edge of small settlement of Botley
<i>Function and condition</i>	Mixed use in variable condition
<i>General description of visibility</i>	Variety of views depending on land use with open views across paddocks and enclosed views in residential and woodland areas.
<i>Scenic Quality</i>	Partially influenced by development
<i>Intervisibility</i>	Potential views from high ground to south and west within National Landscape
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Views across open areas interrupted by woodland and vegetation around rear gardens. Some enclosure within residential areas and woodland

Summary and Conclusion	<ul style="list-style-type: none"> • Some visibility from National Landscape • Shares some characteristics of adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB14a-5	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB14a-5	Adjacent	Codmore	Codmore

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • 10.28% of at south west of the site overlap with NL • 2 Listed buildings • Historic Landfill Site, current use as woodland and farmland • 3 TPO
<i>Landform and Hydrology</i>	Landform falling northwest to southeast
<i>Landcover, Land use and Boundaries</i>	Mixed use with mainly agricultural fields managed as arable. Private houses and sand and gravel quarry with patches of woodland and some hedgerows. Boundaries vary with some vegetated and others open. Public rights of way cross through area and along the boundaries.
<i>Relationship to settlement</i>	Outside settlement
<i>Function and condition</i>	Mixed use in variable condition
<i>General description of visibility</i>	Variety of views depending on land use with open views across fields and enclosed views in woodland areas.
<i>Scenic Quality</i>	Partially influenced by quarry not residential development
<i>Intervisibility</i>	Potential views to south and west from within National Landscape
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Views across open areas interrupted by woodland, mature hedgerows and tree belts where present. Some enclosure by tree belts and woodland
Summary and Conclusion	<ul style="list-style-type: none"> • Some visibility from National Landscape • Shares characteristics of adjacent National Landscape • Perceived as part of National Landscape Assessment Area within setting of National Landscape

Chesh033-b	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
CH033-b	Adjacent	Bellingdon	Bellingdon

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Small area of private house and woodland
<i>Relationship to settlement</i>	Part of settlement
<i>Function and condition</i>	Private house and woodland in reasonable condition
<i>General description of visibility</i>	Varied with residential view to north around private house and woodland enclosed views to south in woodland
<i>Scenic Quality</i>	Northern part influenced by development
<i>Intervisibility</i>	House and woodland visible from National Landscape
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Varied depending on use

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Southern part shares characteristics of adjacent National Landscape • Southern part perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB8f-2	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB8f-2	Adjacent	Bellingdon	Bellingdon

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Plateau along ridgeline
<i>Landcover, Land use and Boundaries</i>	Linear residential development along Chesham Road. Public rights of way along eastern and northern boundaries. Rear gardens back onto footpaths with vegetated boundary
<i>Relationship to settlement</i>	Edge of settlement along road
<i>Function and condition</i>	Residential
<i>General description of visibility</i>	Domestic views within private housing
<i>Scenic Quality</i>	Influenced by development
<i>Intervisibility</i>	Visible from National Landscape if vegetation within rear gardens removed.
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Domestic views

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Shares some characteristics of adjacent National Landscape with linear development along roads • Partially perceived as part of National Landscape as settlement is different to amin settlement <p>Assessment Area within setting of National Landscape</p>
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Chesh029	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
CH029	Adjacent	Bellingdon	Bellingson

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Ancient woodland to northwest • Patches of Traditional Orchard Priority Habitat to southeast
<i>Landform and Hydrology</i>	Land rising steeply to southwest
<i>Landcover, Land use and Boundaries</i>	Area of scrub and woodland at back of houses with public right of way along southwest boundary
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Woodland and scrub in reasonable condition
<i>General description of visibility</i>	Enclosed views within woodland and scrub
<i>Scenic Quality</i>	Partial influence by development
<i>Intervisibility</i>	Visible from adjacent National Landscape including public right of way running along boundary
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Woodland and scrub views

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Shares some characteristics of adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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Chessh044	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
CH044	Adjacent	Bellingdon	Bellingdon

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Enclosed by Captain's Wood Local Wildlife Site along southern boundary • Also deciduous woodland priority habitat
<i>Landform and Hydrology</i>	Land gradually rising to north towards ridgeline
<i>Landcover, Land use and Boundaries</i>	Recreation ground and playground enclosed by mature hedgerows and woodland. Public rights of way along eastern and northwestern boundaries
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Recreational in reasonable condition
<i>General description of visibility</i>	Open views across recreation ground enclosed by mature vegetation
<i>Scenic Quality</i>	Influenced by development
<i>Intervisibility</i>	Not visible from National Landscape except along edge of woodland
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Open views across recreation ground

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Shares a few characteristics of adjacent National Landscape • Not perceived as part of National Landscape due to enclosing woodland <p>Assessment Area outside setting of National Landscape</p>
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Chessh045	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
CH045	Adjacent	Bellingdon	Bellingdon

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Enclosed by Captain's Wood Local Wildlife Site along southern boundary • Also deciduous woodland priority habitat
<i>Landform and Hydrology</i>	Land gradually rising to northeast and ridgeline
<i>Landcover, Land use and Boundaries</i>	Agricultural fields managed for arable and farm in large plot. Public rights of way along southern, northern and western boundaries, and through centre.
<i>Relationship to settlement</i>	Edge of settlement but outside main settlement
<i>Function and condition</i>	Agricultural in good condition
<i>General description of visibility</i>	Open views across agricultural fields partially enclosed by mature vegetation
<i>Scenic Quality</i>	Some influence by development
<i>Intervisibility</i>	Visible from public right of way within National Landscape along edge of woodland
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Open views across agricultural fields

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Shares a few characteristics of adjacent National Landscape • Partially perceived as part of National Landscape due to separation from main settlement and enclosing woodland <p>Assessment Area within setting of National Landscape</p>
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OuterGB8e-2	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB8e-2	Adjacent	Bellingdon	Bellingdon

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Enclosed by Captain's Wood Local Wildlife Site along southern boundary • Also deciduous woodland priority habitat
<i>Landform and Hydrology</i>	Land gradually rising to east towards ridgeline
<i>Landcover, Land use and Boundaries</i>	Agricultural fields managed for arable and houses with long gardens. Public right of way between houses. Woodland encloses to east
<i>Relationship to settlement</i>	Edge of settlement but separate from main settlement. Linear development along road
<i>Function and condition</i>	Agricultural and residential in good condition
<i>General description of visibility</i>	Mixed views with some open across farmland and some enclosed within gardens
<i>Scenic Quality</i>	Influenced by development
<i>Intervisibility</i>	Not visible from National Landscape if woodland retained to east
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Mixed views depending on land use

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Shares some characteristics of adjacent National Landscape with linear development along road • Partially perceived as part of National Landscape as linear development and fields separate from main settlement to south <p>Assessment Area within setting of National Landscape</p>
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OuterGB11-2	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB11-2	Adjacent	Orchard Leigh	Bellingdon

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Listed buildings in Ashley Green • Ancient woodland to northeast and small patch within area to northwest • Francis Wood Local Wildlife Site along southwest boundary • Patches of deciduous woodland priority habitat
<i>Landform and Hydrology</i>	Plateau gradually rising to north
<i>Landcover, Land use and Boundaries</i>	Mostly agricultural fields managed for mix of pasture and arable interspersed with isolated properties and small village of Ashley Green. Woodland encloses to northeast. Public rights of way and National Cycle Trail pass through area
<i>Relationship to settlement</i>	Outside settlement
<i>Function and condition</i>	Agricultural in reasonable condition
<i>General description of visibility</i>	Open views across farmland, enclosed vegetation of field boundaries and woodland outside area
<i>Scenic Quality</i>	No influence of development
<i>Intervisibility</i>	Visible from public rights of way along edge of National Landscape and from high ground in National Landscape
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Open views across farmland

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to adjacent National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB13b	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB13b	0.15km to adjacent National Landscape	Orchard Leigh	Bellingdon

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Contains patches of ancient woodland and traditional orchard priority habitat • Listed buildings and scheduled monuments within area
<i>Landform and Hydrology</i>	Undulating with valley rising to hill in southeast
<i>Landcover, Land use and Boundaries</i>	Mostly agricultural fields managed as arable with a few isolated properties. Public rights of way to the southeast
<i>Relationship to settlement</i>	Outside settlement
<i>Function and condition</i>	Agricultural in reasonable condition
<i>General description of visibility</i>	Open views across farmland with few hedgerows and small patches of woodland.
<i>Scenic Quality</i>	No influence of development
<i>Intervisibility</i>	Not visible from National Landscape due to landform and vegetation.
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Open views across farmland

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Shares some characteristics of nearby National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB14a-1	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB14a-1	Adjacent	Orchard Leigh & Codmore	Codmore

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Ancient woodland to south designated as Tyler's Hill and Cowcroft Wood Local Wildlife Site • Listed building on southern edge
<i>Landform and Hydrology</i>	Land gently rising to southwest
<i>Landcover, Land use and Boundaries</i>	Agricultural fields managed as pasture and open access, criss-crossed with public rights of ways. Some private houses in large plots. Large woodland to south.
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Agricultural and public open space
<i>General description of visibility</i>	Open views across farmland enclosed by houses to north and woodland to south
<i>Scenic Quality</i>	Limited influence of development
<i>Intervisibility</i>	Partially visible from public rights of way along edge of National Landscape to west
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Open agricultural and open space views

Summary and Conclusion	<ul style="list-style-type: none"> • Partially visible from National Landscape • Shares some characteristics of adjacent National Landscape • Footpaths connect with National Landscape create perception part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB14a-6	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB14a-6	Adjacent	Orchard Leigh	Codmore

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Area is Leyhill Common Local Wildlife Site
<i>Landform and Hydrology</i>	Land falls to northeast
<i>Landcover, Land use and Boundaries</i>	Golf course crossed by public rights of way which are also along boundaries
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Golf course in good condition
<i>General description of visibility</i>	Open views along fairways with mature trees and scrub between fairways
<i>Scenic Quality</i>	Limited influence of development
<i>Intervisibility</i>	Visible from public right of way along edge of National Landscape but not from further into National Landscape
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Views across golf course

Summary and Conclusion	<ul style="list-style-type: none"> • Partially visible from National Landscape • Shares few characteristics of adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB10e-2	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB10e-2	Adjacent	Bellingdon	Bellingdon

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Land falls to southwest
<i>Landcover, Land use and Boundaries</i>	Public open space. Public right of way that is the Chiltern Link along southwest boundary. Woodland also to southwest enclosing area.
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Public open space in good condition
<i>General description of visibility</i>	Open views across open space enclosed by woodland to southwest
<i>Scenic Quality</i>	Limited influence of development
<i>Intervisibility</i>	Woodland reduces views from National Landscape although Chiltern Link along boundary
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Open views within public open space

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from Chiltern Link along edge of National Landscape • Shares some characteristics of adjacent National Landscape • Partially perceived as part of National Landscape with Chiltern Link connecting into National Landscape <p>Assessment Area within setting of National Landscape</p>
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Hazlemere

OuterGB21b	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB21b	Adjacent	Great Kingshill	Great Kingshill

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Small part of north boundary connects to Deciduous woodland Priority Habitat within National Landscape • Small part of north boundary connects to Traditional orchard Priority Habitat within National Landscape
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Agricultural fields managed as arable with two private houses. Boundaries mixed with hedgerows and tree belts. Public right of way crosses site.
<i>Relationship to settlement</i>	Outside settlement
<i>Function and condition</i>	Agriculture in reasonable condition
<i>General description of visibility</i>	Open views across farmland with some enclosure around private houses.
<i>Scenic Quality</i>	Limited influence by development
<i>Intervisibility</i>	Potential views from National Landscape to west and north
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Agricultural views

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to adjacent National Landscape • Perceived as part of agricultural landscape in National Landscape <p>Assessment Area within setting of National Landscape</p>
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HighWyc019	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW019	Adjacent	Great Kingshill	Great Kingshill

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Listed buildings in adjacent area
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Agricultural field managed for arable with some farm buildings. Vegetation boundaries except to southeast
<i>Relationship to settlement</i>	Edge and outside of settlement with Primrose Hill acting as settlement edge to southwest
<i>Function and condition</i>	Farmland in reasonable condition
<i>General description of visibility</i>	Open views across farmland, curtailed by boundary planting
<i>Scenic Quality</i>	Limited influence by development
<i>Intervisibility</i>	Strong vegetated boundary limit views from National Landscape
<i>Recognition and association</i>	No known associations or associations
<i>Purpose</i>	Farmland

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Similar character to adjacent National Landscape • Perceived as part of National Landscape due to presence of strong settlement edge <p>Assessment Area within setting of National Landscape</p>
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HighWyc020	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW020	0.1km to the adjacent National Landscape	Great Kingshill	Chiltern Scarp

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Listed buildings to northwest • Deciduous woodland Priority Habitat and Traditional orchard Priority Habitat across the site, approximately 30%
<i>Landform and Hydrology</i>	Undulating, rising to northwest and northeast
<i>Landcover, Land use and Boundaries</i>	Mixed use with agricultural fields managed for both arable and mostly pasture, woodland, allotments and a few houses. Public right of way in western part of site
<i>Relationship to settlement</i>	Edge and outside of settlement with Primrose Hill acting as settlement edge to southwest
<i>Function and condition</i>	Mixed use in reasonable condition
<i>General description of visibility</i>	Varied depending on land use with some enclosure from woodland and tree belts
<i>Scenic Quality</i>	Some influence of development along settlement edge
<i>Intervisibility</i>	Limited to no visibility from National Landscape
<i>Recognition and association</i>	No known associations or associations
<i>Purpose</i>	Varied

Summary and Conclusion	<ul style="list-style-type: none"> • Limited to no visibility from National Landscape • Shares some characteristics with adjacent National Landscape • Perceived as part of National Landscape due to presence of strong settlement edge <p>Assessment Area within setting of National Landscape</p>
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HighWyc021	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW021	Adjacent	Great Kingshill	Great Kingshill

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Mixed use with mostly sport pitches. Some houses. Boundaries vary.
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Sport pitches in good condition
<i>General description of visibility</i>	Open views across sport pitches
<i>Scenic Quality</i>	Influenced by development
<i>Intervisibility</i>	Limited visibility from National Landscape to north as land falls
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Views across sport pitches

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares some characteristics of adjacent National Landscape • Not perceived as part of National Landscape as sport pitches <p>Assessment Area within setting of National Landscape</p>
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HighWyc030	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW030	Adjacent	Great Kingshill	Penn

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Approximate area of 550m² at east overlap with NL (11.79%)
<i>Landform and Hydrology</i>	Flat for small area
<i>Landcover, Land use and Boundaries</i>	Residential plot with two houses. Thin vegetated boundaries.
<i>Relationship to settlement</i>	Last house of linear development on edge of settlement.
<i>Function and condition</i>	Residential
<i>General description of visibility</i>	Views within private housing and gardens
<i>Scenic Quality</i>	Influenced by development
<i>Intervisibility</i>	Potential limited visibility from National Landscape as land rises to east and south
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Domestic views

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares no characteristics of adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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HighWyc033	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW033	Adjacent	Penn	Penn

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	
<i>Landcover, Land use and Boundaries</i>	Allotments and small park with vegetated boundaries
<i>Relationship to settlement</i>	Part of settlement
<i>Function and condition</i>	Public open space in reasonable condition
<i>General description of visibility</i>	Views across small park and allotments
<i>Scenic Quality</i>	Influenced by development
<i>Intervisibility</i>	Limited visibility from National Park due to enclosure
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	View across public open space

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares no characteristics of adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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HighWyc034	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW034	Adjacent	Penn	Penn

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Pockets of Traditional Orchard Priority Habitat
<i>Landform and Hydrology</i>	Generally flat with slight rise to northeast
<i>Landcover, Land use and Boundaries</i>	Mixed use of traveller's site, private house, scrub and small holding. Boundaries vegetated.
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Mixed use in variable condition, generally poor
<i>General description of visibility</i>	Varied views depending on land use and vegetation
<i>Scenic Quality</i>	Influenced by development
<i>Intervisibility</i>	Limited visibility from National Landscape with A404 forming edge
<i>Recognition and association</i>	No known associations and recognition
<i>Purpose</i>	Varied views depending on land use

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares limited characteristics of adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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HighWyc035	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW035	Adjacent	Penn	Penn

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Pockets of Traditional Orchard Priority Habitat at the centre • Pockets of Traditional Orchard Priority Habitat at the northwest
<i>Landform and Hydrology</i>	Generally flat with slight fall to southeast
<i>Landcover, Land use and Boundaries</i>	Open grassland and scrub with builders yard in corner. Boundaries vary. Mostly vegetated.
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Unknown and in variable condition
<i>General description of visibility</i>	Open views across grassland
<i>Scenic Quality</i>	Influenced by development
<i>Intervisibility</i>	Limited visibility from National Landscape with A404 forming edge
<i>Recognition and association</i>	No known associations and recognition
<i>Purpose</i>	Open views across grassland

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares limited characteristics of adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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High Wycombe

HighWyc083-b	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW083-b	Adjacent	Bledlow Ridge	Bledlow Ridge

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Small part of north boundary connects to Deciduous Woodland Priority Habitat • West Boundary connects to Sunters Wood, an Ancient woodland.
<i>Landform and Hydrology</i>	Land rising to west
<i>Landcover, Land use and Boundaries</i>	Farm buildings and part of agricultural field. No boundary along southern edge with woodland to west and development to north. Public right of way through southeast corner of site
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Farm in reasonable condition
<i>General description of visibility</i>	Open views across field and more enclosed within farmyard
<i>Scenic Quality</i>	Partially influenced by development
<i>Intervisibility</i>	Visible from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Farmyard views and agriculture

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to adjacent National Landscape • Perceived as part of National Landscape with public right of way connecting into National Landscape <p>Assessment Area within setting of National Landscape</p>
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HighWyc100	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW100	Adjacent	Great Marlow	Great Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • West Boundary connects to Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Generally flat with gradual fall to west
<i>Landcover, Land use and Boundaries</i>	Mixed use with housing, storage yards and tree belts. Boundaries variable.
<i>Relationship to settlement</i>	Outside settlement
<i>Function and condition</i>	Mixed use in variable condition
<i>General description of visibility</i>	Varied views related to land use and tree belts providing some enclosure
<i>Scenic Quality</i>	Partially influenced by development
<i>Intervisibility</i>	Limited visibility from higher ground in National Landscape to east
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Varied views due to mixed land use with some enclosure

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares a few characteristics to adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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HighWyc105	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW105	Adjacent	Great Marlow	Great Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Airfield with public right of way along northern boundary
<i>Relationship to settlement</i>	Outside settlement
<i>Function and condition</i>	Airfield in reasonable condition
<i>General description of visibility</i>	Open views as no vegetation except along some boundaries
<i>Scenic Quality</i>	Not influenced by development
<i>Intervisibility</i>	Visible from adjacent National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Open views across airfield

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Shares a few characteristics to adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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HighWyc048	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW048	Adjacent	Great Kingshill	Penn

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Land rising to east
<i>Landcover, Land use and Boundaries</i>	Rear gardens of houses along road to west with public right of way to north
<i>Relationship to settlement</i>	Part of settlement
<i>Function and condition</i>	Gardens in good condition
<i>General description of visibility</i>	Domestic views across gardens enclosed by vegetation along eastern boundary
<i>Scenic Quality</i>	Partially influenced by development as end of back gardens
<i>Intervisibility</i>	Limited visibility from higher ground in National Landscape to east
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Garden views enclosed by boundary vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares a few characteristics to adjacent National Landscape • Partially perceived as part of National Landscape small area between parts of the National landscape <p>Assessment Area within setting of National Landscape</p>
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HighWyc054	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW054	Adjacent	Great Kingshill	Great Kingshill

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Land rises to south
<i>Landcover, Land use and Boundaries</i>	Large residential plots with gardens and outbuildings and woodland. Boundaries variable with mature trees.
<i>Relationship to settlement</i>	Part of settlement
<i>Function and condition</i>	Residential area
<i>General description of visibility</i>	Domestic views within gardens with some enclosure from mature trees and woodland
<i>Scenic Quality</i>	Influenced by development
<i>Intervisibility</i>	Limited visibility from National Landscape due to vegetated boundary
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Domestic views enclosed by vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares a few characteristics to adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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HighWyc056	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW056	Adjacent	Great Kingshill & High Wycombe Valley	Great Kingshill

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Patches of traditional orchard and deciduous woodland priority habitat
<i>Landform and Hydrology</i>	Land rises to northeast
<i>Landcover, Land use and Boundaries</i>	Large residential plots with gardens and outbuildings, woodland and paddocks. Boundaries variable with mature trees. Public right of way passes through area
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Residential area
<i>General description of visibility</i>	Domestic views within large gardens with some enclosure from mature trees and woodland. More open views within paddocks.
<i>Scenic Quality</i>	Partially influenced by development
<i>Intervisibility</i>	Partial visibility from National Landscape as land rises to the east onto Beacon Hill. Public right of way through area continues to Beacon Hill
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Domestic and small paddock views enclosed by vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Partial visibility from National Landscape • Shares some characteristics to adjacent National Landscape • Perceived as part of National Landscape as result of connecting public right of way <p>Assessment Area within setting of National Landscape</p>
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HighWyc078	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW078	0.37 km to National Landscape	Great Marlow	Great Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Several listed buildings
<i>Landform and Hydrology</i>	Land rises to southwest
<i>Landcover, Land use and Boundaries</i>	Farm buildings and business centre with some mature trees
<i>Relationship to settlement</i>	Outside settlement
<i>Function and condition</i>	Farm complex in reasonable condition
<i>General description of visibility</i>	Farmyard views with enclosure from buildings and vegetation
<i>Scenic Quality</i>	Influenced by development
<i>Intervisibility</i>	Limited distant views from high ground in south in National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Farmyard views enclosed by vegetation and buildings

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares a few characteristics to adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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OuterGB46b-1	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB46b-1	Adjacent	Great Marlow	Great Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • North facing highway • Small part of northwest overlap with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Land falling to south
<i>Landcover, Land use and Boundaries</i>	Agricultural field managed as arable with strong vegetated boundaries
<i>Relationship to settlement</i>	Outside settlement with M40 forming strong barrier to settlement
<i>Function and condition</i>	Agriculture in good condition
<i>General description of visibility</i>	Open views across field enclosed by boundary vegetation
<i>Scenic Quality</i>	No influence of development
<i>Intervisibility</i>	Limited visibility from National Landscape due to boundary vegetation
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Agricultural views enclosed by vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Similar character to adjacent National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB46b-2	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB46b-2	Adjacent	Great Marlow	Great Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • North facing highway
<i>Landform and Hydrology</i>	Land falling to south
<i>Landcover, Land use and Boundaries</i>	Mixed use with majority agricultural fields managed as arable with vegetated boundaries
<i>Relationship to settlement</i>	Outside settlement with M40 forming strong barrier to settlement
<i>Function and condition</i>	Agriculture and motorcycle circuit in good condition
<i>General description of visibility</i>	Open views across fields and motorcycle circuit enclosed by boundary vegetation
<i>Scenic Quality</i>	No influence of development
<i>Intervisibility</i>	Limited visibility from National Landscape due to boundary vegetation
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Agricultural views enclosed by vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Similar character to adjacent National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB46b-3	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB46b-3	0.17km to adjacent National Landscape	Great Marlow	Great Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Land falling to south
<i>Landcover, Land use and Boundaries</i>	Agricultural field managed as arable with vegetated boundaries
<i>Relationship to settlement</i>	Outside settlement with M40 forming strong barrier to settlement
<i>Function and condition</i>	Agriculture in good condition
<i>General description of visibility</i>	Open views across field enclosed by boundary vegetation
<i>Scenic Quality</i>	No influence of development
<i>Intervisibility</i>	No visibility from National Landscape due to boundary vegetation
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Agricultural views enclosed by vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • No visibility from National Landscape • Similar character to adjacent National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB46b-4	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB46b-4	Adjacent	Great Marlow	Great Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Land falling to south
<i>Landcover, Land use and Boundaries</i>	Grounds and buildings of Buckingham College with varied boundaries.
<i>Relationship to settlement</i>	Outside settlement with M40 forming strong barrier to settlement
<i>Function and condition</i>	Educational in good condition
<i>General description of visibility</i>	Open views across sports field with enclosed views within buildings
<i>Scenic Quality</i>	Influence of development
<i>Intervisibility</i>	Limited visibility from National Landscape due to boundary vegetation
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Open views enclosed by vegetation and buildings

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Share a few characteristics to adjacent National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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FlackHe014	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
FH014	40.34 m to the nearest NL	Great Marlow	Great Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Ancient woodland adjacent to the north east of the site
<i>Landform and Hydrology</i>	Land falling to south
<i>Landcover, Land use and Boundaries</i>	Farm with associated paddocks. Vegetated boundaries with gap along Heath End Road
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Agriculture in reasonable condition
<i>General description of visibility</i>	Open views across paddocks partially enclosed by mature
<i>Scenic Quality</i>	Limited influence of development
<i>Intervisibility</i>	Limited visibility from National Landscape due to boundary vegetation
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Open views enclosed by vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Similar character to adjacent National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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FlackHe013-b	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
FH013-b	Adjacent	Great Marlow	Great Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Land falling to south
<i>Landcover, Land use and Boundaries</i>	Linear housing along road with small area of woodland. Rear gardens face National Landscape
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Residential in reasonable condition
<i>General description of visibility</i>	Domestic views within gardens with some enclosure from mature trees and woodland
<i>Scenic Quality</i>	Influenced by development
<i>Intervisibility</i>	Potential visibility from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Domestic views enclosed partially by vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Potential visibility from National Landscape • Shares no characteristics to adjacent National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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HighWyc059-a	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW059-a	Adjacent	High Wycombe Valley	High Wycombe Valley

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • South to northeast overlap with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Land rising steeply to northeast
<i>Landcover, Land use and Boundaries</i>	Mixed use with residential trailer park, woodland and large houses. Dense vegetated boundaries. Chiltern Way along western boundary
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Residential and woodland in reasonable condition
<i>General description of visibility</i>	Enclosed views from mature vegetation
<i>Scenic Quality</i>	Partial influence of development. Railway acts as barrier between area and main settlement
<i>Intervisibility</i>	Limited due to dense vegetation with potential distant views within National Landscape as land rises to northeast
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Enclosed domestic and woodland views

Summary and Conclusion	<ul style="list-style-type: none"> • Potential visibility from National Landscape • Shares a few characteristics to adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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HighWyc059-b	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW059-b	Adjacent	High Wycombe Valley	High Wycombe Valley

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Area of Ancient Woodland • All Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Land rising steeply to northeast
<i>Landcover, Land use and Boundaries</i>	Woodland. Chiltern Way along eastern boundary
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Woodland in reasonable condition
<i>General description of visibility</i>	Enclosed views within woodland
<i>Scenic Quality</i>	Partial influence of development along woodland edge
<i>Intervisibility</i>	Limited due to dense vegetation with potential distant views within National Landscape as land rises to northeast
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Enclosed woodland views

Summary and Conclusion	<ul style="list-style-type: none"> • Potential visibility from National Landscape • Shares some characteristics to adjacent National Landscape • Not perceived as part of National Landscape due to housing to southeast <p>Assessment Area within setting of National Landscape</p>
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OuterGB42-2-a	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB42-2-a	Adjacent	High Wycombe Valley	High Wycombe Valley

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Centre part of site overlap with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Land rises to plateau in northeast
<i>Landcover, Land use and Boundaries</i>	Mixed use with electricity sub-station on plateau with no boundary vegetation to north and residential properties to south. Public right of way between connecting into National Landscape
<i>Relationship to settlement</i>	Outside of settlement
<i>Function and condition</i>	Mixed use in variable condition
<i>General description of visibility</i>	Varied views depending on land use and enclosure. Domestic views enclosed
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Visible from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Varied views related to land use with residential area enclosed

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Shares some characteristics to adjacent National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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HighWyc061	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW061	Adjacent	High Wycombe Valley	High Wycombe Valley

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Southwest overlap with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Land rises to northeast
<i>Landcover, Land use and Boundaries</i>	Residential with variable boundaries. Area appears to include railway and woodland planting along railway
<i>Relationship to settlement</i>	Edge of settlement. Separated by railway
<i>Function and condition</i>	Residential if exclude railway in reasonable condition
<i>General description of visibility</i>	Domestic views enclosed
<i>Scenic Quality</i>	Partial influence of development. Railway acts as barrier between area and main settlement
<i>Intervisibility</i>	Partially visible from National Landscape depending on boundary vegetation
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Enclosed residential views

Summary and Conclusion	<ul style="list-style-type: none"> • Partially visible from National Landscape • Shares some characteristics to adjacent National Landscape • Perceived as part of National Landscape as railway potential boundary <p>Assessment Area within setting of National Landscape</p>
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HighWyc062	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW062	Adjacent	High Wycombe Valley	High Wycombe Valley

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Cemetery at the north of site • East overlap with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Land rises to northeast
<i>Landcover, Land use and Boundaries</i>	Cemetery and agricultural fields managed for pasture. Boundaries vary with some open boundaries.
<i>Relationship to settlement</i>	Edge of settlement. Separated by railway
<i>Function and condition</i>	Mixed use in reasonable condition
<i>General description of visibility</i>	Varied views depending on land use and enclosure. Generally open views curtailed by vegetation
<i>Scenic Quality</i>	Limited influence of development. Railway acts as barrier between area and main settlement
<i>Intervisibility</i>	Visible from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Open varied views related to land use enclosed by vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to adjacent National Landscape • Perceived as part of National Landscape as railway potential boundary <p>Assessment Area within setting of National Landscape</p>
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HighWyc063	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW063	Adjacent	High Wycombe Valley	High Wycombe Valley

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Historic landfill site at northeast • South overlap with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Land rises to east
<i>Landcover, Land use and Boundaries</i>	Mixed use with agriculture managed as pasture, housing, woodland and farmyard. Boundaries vary. Public right of way north-south
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Mixed use in reasonable condition
<i>General description of visibility</i>	Varied views due to mixed land use with open views across farmland, curtailed by mature trees and woodland. Domestic views enclosed
<i>Scenic Quality</i>	Partially influenced by development
<i>Intervisibility</i>	Potential visibility from high ground in National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Varied views enclosed by vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to adjacent National Landscape • Not perceived as part of National Landscape as railway potential boundary <p>Assessment Area within setting of National Landscape</p>
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HighWyc064	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW064	Adjacent	High Wycombe Valley	High Wycombe Valley

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • East overlap with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Land rises to east
<i>Landcover, Land use and Boundaries</i>	Agricultural field managed as arable and house with patches of woodland. Strong vegetated boundaries. Public right of way along eastern boundary
<i>Relationship to settlement</i>	Outside settlement
<i>Function and condition</i>	Agriculture in good condition
<i>General description of visibility</i>	Open views across field enclosed by woodland and mature trees along boundaries. House enclosed by vegetated boundaries.
<i>Scenic Quality</i>	Not influenced by development
<i>Intervisibility</i>	Potential visibility from high ground in National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Open views enclosed by vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to adjacent National Landscape • Perceived as part of National Landscape as railway less pronounced <p>Assessment Area within setting of National Landscape</p>
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HighWyc065	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
HW065	Adjacent	High Wycombe Valley	High Wycombe Valley

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • South overlap with Traditional Orchard Priority Habitat
<i>Landform and Hydrology</i>	Land rises to east
<i>Landcover, Land use and Boundaries</i>	Agricultural fields managed for pasture and tree nursery. A few houses. Varied boundaries, open to north. Public right of way along western boundary
<i>Relationship to settlement</i>	Outside settlement
<i>Function and condition</i>	Agriculture in variable condition
<i>General description of visibility</i>	Open views across field partially enclosed by hedgerows along some boundaries. Open to north. Houses partially enclosed by vegetated boundaries.
<i>Scenic Quality</i>	Not influenced by development
<i>Intervisibility</i>	Potential visibility from high ground in National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Open views partially enclosed by vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to adjacent National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB55	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB55	1km to adjacent National Landscape	High Wycombe Valley	High Wycombe Valley

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Several listed buildings
<i>Landform and Hydrology</i>	Land steeply rising to northeast
<i>Landcover, Land use and Boundaries</i>	Private estate with gardens, woodland and large open grass area used for recreation or paddocks. Public right of way along northern boundary
<i>Relationship to settlement</i>	Outside settlement
<i>Function and condition</i>	Private estate in reasonable condition
<i>General description of visibility</i>	Varied views with open views across paddocks and gardens with more enclosure within woodland and around buildings
<i>Scenic Quality</i>	Partially influenced by development
<i>Intervisibility</i>	No visibility from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Varied views due to mixed land use with some enclosure

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Shares a few characteristics to adjacent National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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Little Chalfont

LitChal015-b	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
LC015-b	0.24km to the adjacent National Landscape	Little Chalfont	Hyde Heath

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Patches of traditional orchard priority habitat and deciduous priority habitat within area • Listed buildings with area
<i>Landform and Hydrology</i>	Flat with gentle rise to west
<i>Landcover, Land use and Boundaries</i>	Large house in grounds with estate cottages. Mature trees and open paddocks partially enclosed by woodland
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Residential in good condition
<i>General description of visibility</i>	Domestic views within large plot for main house and small plots for estate cottages. Open views across paddocks enclosed by woodland
<i>Scenic Quality</i>	Limited influence of development
<i>Intervisibility</i>	Limited visibility from National Landscape
<i>Recognition and association</i>	Previous home of Dirk Bogarde
<i>Purpose</i>	Mixed views within domestic area, partially enclosed by woodland

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape to east • Share a few characteristics with National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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LitChal017-b	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
LC017-b	0.35km to the adjacent National Landscape	Little Chalfont	Hyde Heath

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Listed buildings with area
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Church and grounds with patches of woodland
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Church grounds in good condition
<i>General description of visibility</i>	Enclosed views within church precinct and surrounding woodland
<i>Scenic Quality</i>	Limited influence of development
<i>Intervisibility</i>	Not visible from National Landscape
<i>Recognition and association</i>	Association as a Catholic Church
<i>Purpose</i>	Enclosed views within church precinct

Summary and Conclusion	<ul style="list-style-type: none"> • No visibility from National Landscape to east • Share a few characteristics with National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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LitChal018-b	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
LC018-b	Adjacent	Little Chalfont & Hyde Heath	Hyde Heath

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • South east part overlap with Traditional Orchard Priority Habitat • Linear Deciduous Woodland Priority Habitat part at centre
<i>Landform and Hydrology</i>	Land rising to west
<i>Landcover, Land use and Boundaries</i>	Large houses in grounds with mature trees and variable boundaries. Public right of way along northern boundary.
<i>Relationship to settlement</i>	Outside settlement
<i>Function and condition</i>	Residential in good condition
<i>General description of visibility</i>	Domestic views within enclosed area
<i>Scenic Quality</i>	Limited influence of development
<i>Intervisibility</i>	Visible from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Domestic views enclosed by mature vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape to east • Share some characteristics with National Landscape • Footpath connects with site creating perception of part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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LitChal018-a	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
LC018-a	Adjacent	Little Chalfont & Hyde Heath	Hyde Heath

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Small part overlap with Traditional Orchard Priority Habitat
<i>Landform and Hydrology</i>	Generally flat
<i>Landcover, Land use and Boundaries</i>	Large house and grounds with paddock with vegetated boundaries. Public right of way along southern boundary.
<i>Relationship to settlement</i>	Outside settlement
<i>Function and condition</i>	Residential in good condition
<i>General description of visibility</i>	Domestic views within enclosed views by house opening out in paddock
<i>Scenic Quality</i>	Limited influence of development
<i>Intervisibility</i>	Visible from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Domestic views enclosed by mature vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to National Landscape • Footpath connects with site creating perception of part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB27-3-b	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB27-3-b	Adjacent	Hyde Heath	Hyde Heath

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Generally flat
<i>Landcover, Land use and Boundaries</i>	Large house and grounds with paddock with vegetated boundaries. Public right of way along southern boundary.
<i>Relationship to settlement</i>	Outside settlement
<i>Function and condition</i>	Residential in reasonable condition
<i>General description of visibility</i>	Domestic views within enclosed views by house opening out in paddock
<i>Scenic Quality</i>	Limited influence of development
<i>Intervisibility</i>	Visible from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Domestic views enclosed by mature vegetation and more open views in paddock

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to National Landscape • Footpath connects with site creating perception of part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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LitChal013	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
LC013	Adjacent	Hyde Heath	Chiltern Scarp

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Agricultural field managed as pasture with variable boundary, mostly vegetated. Public right of way along western boundary
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Agricultural in reasonable condition
<i>General description of visibility</i>	Open views across field curtailed by boundary vegetation and houses in southeast corner
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Visible from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Agricultural open views enclosed by mature vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to National Landscape • Footpath connects with site creating perception of part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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LitChal014	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
LC014	0.07km to adjacent National Landscape	Hyde Heath	Hyde Heath

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • South part belongs to other LCA, Little Chalfont
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Extended rear gardens and paddock with variable boundaries
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Residential gardens in reasonable condition
<i>General description of visibility</i>	Open views across gardens with occasional mature trees and boundary vegetation to north, west and east
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Limited visibility from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Residential open views enclosed partially by mature vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares some characteristics of National Landscape • Not perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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LitChal012	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
LC012	Adjacent	Hyde Heath	Hyde Heath

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Majority of site cover with Traditional Orchard Priority Habitat
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Area of scrub with some open grassland. Public right of way along western boundary
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Scrub in reasonable condition
<i>General description of visibility</i>	Interrupted views across scrubland area with several mature trees
<i>Scenic Quality</i>	Partial influence of development. Surrounded on three sides
<i>Intervisibility</i>	Limited visibility from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Semi-enclosed views of scrubland

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares few characteristics of adjacent National Landscape • Partially perceived as part of National Landscape as footpath connects to National Landscape and development to south is typical large residential plots seen within National Landscape <p>Assessment Area within setting of National Landscape</p>
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LitChal019	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
LC019	Adjacent	Hyde Heath & Little Chalfont	Chess

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • South overlap with Deciduous Woodland Priority Habitat • Ancient Woodland adjacent to the north boundary • Small part at south east belongs to Little Chalfont LCA
<i>Landform and Hydrology</i>	Local high point centrally on western side with land falling to north and south
<i>Landcover, Land use and Boundaries</i>	Agricultural fields managed for arable with no field boundaries. Primary school in southern corner. Public right of way through site east to west, through woodland along southern boundary and along northern boundary. Woodland outside on northern edge and within site on southwest boundary. Other boundaries relatively open
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Mostly agriculture with school in corner in reasonable condition
<i>General description of visibility</i>	Open views across farmland with woodland to north and south. School enclosed by tree belt.
<i>Scenic Quality</i>	Limited influence by development
<i>Intervisibility</i>	Limited visibility within National Landscape due to land falling to north
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Open views across farmland

Summary and Conclusion	<ul style="list-style-type: none"> • Limited visibility from National Landscape • Shares some characteristics of nearby National Landscape • Perceived as part of National Landscape with connecting public rights of way <p>Assessment Area within setting of National Landscape</p>
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Marlow

OuterGB50b-2	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB50b-2	Adjacent	Marlow	Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Listed buildings at south
<i>Landform and Hydrology</i>	Relatively flat with land rising to northeast and west
<i>Landcover, Land use and Boundaries</i>	Residential. Village of Bovingdon. Two Public Rights of way including waymarked Chiltern Way connect into southwest corner
<i>Relationship to settlement</i>	Part of settlement
<i>Function and condition</i>	Residential in good condition
<i>General description of visibility</i>	Domestic views within village setting, partially enclosed by buildings and mature vegetation
<i>Scenic Quality</i>	Influenced by development
<i>Intervisibility</i>	Visible from rising ground within National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Domestic views enclosed by vegetation and buildings

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape to east • Share some characteristics with National Landscape • Footpaths connects with site creating perception as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB50b-3	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB50b-3	Adjacent	Marlow	Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • 2 Access Land within • Listed buildings at west
<i>Landform and Hydrology</i>	Relatively flat with land rising to northeast
<i>Landcover, Land use and Boundaries</i>	Residential with large Green. Village of Bovingdon Green. Public Rights of Way identified as waymarked Chiltern Way pass through site
<i>Relationship to settlement</i>	Part of settlement
<i>Function and condition</i>	Residential in good condition
<i>General description of visibility</i>	Domestic views within village setting, partially enclosed by buildings and mature vegetation. Open views across village green.
<i>Scenic Quality</i>	Influenced by development
<i>Intervisibility</i>	Visible from rising ground within National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Domestic views and open village green views enclosed by vegetation and buildings

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape to east • Similar character to settlement within National Landscape • Footpaths connect with site creating perception of part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB50b-4	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB50b-4	0.06km to the adjacent National Landscape	Marlow	Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Agricultural field managed for pasture
<i>Relationship to settlement</i>	Edge of settlement – part of gap between Bovingdon Green and Marlow
<i>Function and condition</i>	Agricultural in reasonable condition
<i>General description of visibility</i>	Open views across field partially enclosed by mature hedgerows and trees.
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Visible from rising ground within National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Agricultural views enclosed by vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape to east • Similar character to National Landscape • Perceived as part of Bovingdon village which has perception of village within National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB50b-5	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB50b-5	Adjacent	Marlow	Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Access Land at west • Listed buildings at west
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Partly residential with large plots and agricultural field management for pasture enclosed by mature hedgerows and trees
<i>Relationship to settlement</i>	Edge of settlement – part of gap between Bovingdon Green and Marlow
<i>Function and condition</i>	Residential and agricultural in good condition
<i>General description of visibility</i>	Varies with land use with enclosed domestic views around buildings opening up within gardens and open views across field. Enclosed by vegetation
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Visible from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Mixed views enclosed by vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape to east • Similar character to National Landscape • Perceived as part of Bovingdon village which has perception of village within National Landscape <p>Assessment Area within setting of National Landscape</p>
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Marl019	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
ML019	Adjacent	Marlow	Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Party at south overlaps with other LCA, Thames
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Farm buildings with open paddocks enclosed by mature trees and hedgerows
<i>Relationship to settlement</i>	Edge of settlement – part of gap between Bovingdon Green and Marlow
<i>Function and condition</i>	Agricultural in reasonable condition
<i>General description of visibility</i>	Open views across paddocks partially enclosed by mature hedgerows and trees.
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Visible from rising ground within National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Agricultural views enclosed by vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape to east • Similar character to National Landscape • Perceived as part of Bovingdon village which has perception of village within National Landscape <p>Assessment Area within setting of National Landscape</p>
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Marl020	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
ML020	0.085km to adjacent National Park	Marlow	Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Party at south east overlaps with other LCA, Thames
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Agricultural field with limited hedgerows. Gappy hedgerows on the outer edge.
<i>Relationship to settlement</i>	Edge of settlement – part of gap between Bovingdon Green and Marlow
<i>Function and condition</i>	Agricultural in reasonable condition
<i>General description of visibility</i>	Open views across field. Only partially enclosed on edge
<i>Scenic Quality</i>	Slight influence of development
<i>Intervisibility</i>	Partially visible from rising ground within National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Agricultural views enclosed partially by vegetation

Summary and Conclusion	<ul style="list-style-type: none"> • Partially visible from National Landscape • Similar character to National Landscape • Perceived as part of gap between Bovingdon village and Marlow with Bovingdon village perceived as village within National Landscape <p>Assessment Area within setting of National Landscape</p>
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Marl021	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
ML021	Adjacent	Thames	Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Small part of east overlap with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Land rises gently to southeast
<i>Landcover, Land use and Boundaries</i>	Residential with houses in large plots surrounded by mature trees
<i>Relationship to settlement</i>	Part of settlement
<i>Function and condition</i>	Residential in good condition
<i>General description of visibility</i>	Domestic views enclosed by buildings and mature vegetation.
<i>Scenic Quality</i>	Influenced by development
<i>Intervisibility</i>	Visible from rising ground within National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Domestic views enclosed by vegetation and buildings

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape to east • Similar character to settlement with National Landscape • Partially perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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Marl009	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
ML009	Adjacent	Thames	Thames

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Large part of area is historic landfill site • Small part of south overlap with Deciduous Woodland Priority Habitat • 2 Listed Buildings at south
<i>Landform and Hydrology</i>	Flat with gentle rise to northwest
<i>Landcover, Land use and Boundaries</i>	Agricultural fields managed for pasture with limited vegetation between fields and outer edge mature trees and shrubs. Public right of way along southern boundary
<i>Relationship to settlement</i>	Outside settlement. A404 acts as settlement boundary to west
<i>Function and condition</i>	Agricultural in reasonable condition
<i>General description of visibility</i>	Open views across agricultural land with limited vegetation interrupting views except at edges
<i>Scenic Quality</i>	No influence of development
<i>Intervisibility</i>	Visible from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Agricultural open views

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB60-1	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB60-1	Adjacent	Thames	Thames

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • East part overlap with Conservation Area • Small part of south overlap with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Flat with gentle rise to northwest
<i>Landcover, Land use and Boundaries</i>	Agricultural fields managed for pasture and athletic track with some vegetation between fields and outer edge mature trees and shrubs. Public right of way passes through southern boundary
<i>Relationship to settlement</i>	Outside settlement. A404 acts as settlement boundary to west
<i>Function and condition</i>	Agricultural and sports field in reasonable condition
<i>General description of visibility</i>	Open views across fields and sports field, enclosed by vegetation
<i>Scenic Quality</i>	Some influence of development
<i>Intervisibility</i>	Visible from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Agricultural and sports open views

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Shares characteristics with National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB60-3	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB60-3	Adjacent	Thames	Thames

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> Small part of south overlap with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Flat with gentle rise to north
<i>Landcover, Land use and Boundaries</i>	Agricultural fields managed for arable with some vegetation between fields and outer edge mature trees, shrubs and woodland.
<i>Relationship to settlement</i>	Outside settlement – gap between Little Marlow and Well End
<i>Function and condition</i>	Agricultural fields in good condition
<i>General description of visibility</i>	Open views across fields, enclosed by vegetation
<i>Scenic Quality</i>	Some minor influence of development
<i>Intervisibility</i>	Visible from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Agricultural open views

Summary and Conclusion	<ul style="list-style-type: none"> Visible from National Landscape Similar character to National Landscape Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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BouEndWoodb021	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
BW021	Adjacent	Thames	Thames

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • South boundary connects with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Flat with gentle rise to north
<i>Landcover, Land use and Boundaries</i>	Large agricultural fields managed for arable enclosed by mature trees, shrubs and woodland.
<i>Relationship to settlement</i>	Outside settlement – gap between Little Marlow and Well End
<i>Function and condition</i>	Agricultural field in good condition
<i>General description of visibility</i>	Open view across field, enclosed by vegetation
<i>Scenic Quality</i>	Some minor influence of development
<i>Intervisibility</i>	Visible from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Agricultural open views

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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BouEndWoodb020	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
BW020	0.07km to the adjacent National Landscape	Thames	Thames

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Small part of south overlap with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Flat with gentle rise to north
<i>Landcover, Land use and Boundaries</i>	Agricultural fields managed for pasture partially enclosed by mature vegetation
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Agricultural fields in reasonable condition
<i>General description of visibility</i>	Open views across fields, enclosed partially by vegetation
<i>Scenic Quality</i>	Some minor influence of development
<i>Intervisibility</i>	Visible from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Agricultural open views

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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BouEndWoodb023	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
BW023	Adjacent	Thames	Thames

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Deciduous Woodland Priority Habitat at the west
<i>Landform and Hydrology</i>	Land rises to northeast
<i>Landcover, Land use and Boundaries</i>	Residential with houses in large plots and woodland
<i>Relationship to settlement</i>	Part of settlement
<i>Function and condition</i>	Mostly residential in good condition
<i>General description of visibility</i>	Enclosed domestic views within housing plots interrupted by vegetation and mature trees and woodland
<i>Scenic Quality</i>	Influence of development
<i>Intervisibility</i>	Enclosure reduces views from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Enclosed domestic views

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Shares some characteristics with National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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BouEndWoodb024	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
BW024	Partially adjacent	Thames & Marlow	Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Allotment at southwest
<i>Landform and Hydrology</i>	Land rises to northeast
<i>Landcover, Land use and Boundaries</i>	Allotments and mostly agricultural managed as pasture with only limited enclosure by vegetation. Rear gardens back onto area
<i>Relationship to settlement</i>	Field within settlement
<i>Function and condition</i>	Agricultural in reasonable condition
<i>General description of visibility</i>	Open agricultural views enclosed by rear gardens of houses and vegetation.
<i>Scenic Quality</i>	Influence of development
<i>Intervisibility</i>	Enclosure reduces views from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Open agricultural views
Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Similar character to National Landscape • Perceived as part of National Landscape Assessment Area within setting of National Landscape

OuterGB52a-2	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB52a-2	Adjacent	Thames	Thames & Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Small part of north and east belong to Marlow LCA
<i>Landform and Hydrology</i>	Land rises to northeast
<i>Landcover, Land use and Boundaries</i>	Residential with houses in large plots
<i>Relationship to settlement</i>	Part of settlement
<i>Function and condition</i>	Residential in good condition
<i>General description of visibility</i>	Enclosed domestic views within housing plots interrupted by vegetation and mature trees and woodland
<i>Scenic Quality</i>	Influence of development
<i>Intervisibility</i>	Partially visible from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Enclosed domestic views

Summary and Conclusion	<ul style="list-style-type: none"> • Partially visible from National Landscape • Shares some characteristics with National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB52a-3	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB52a-3	Adjacent	Marlow	Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • South west cover with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Land rises to northeast
<i>Landcover, Land use and Boundaries</i>	Residential with house in large plot
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Residential in good condition
<i>General description of visibility</i>	Enclosed domestic views within housing plot interrupted by vegetation and mature trees and woodland
<i>Scenic Quality</i>	Influence of development
<i>Intervisibility</i>	Enclosure reduces views from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Enclosed domestic views

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Shares some characteristics with National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB52a-4	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB52a-4	Adjacent	Marlow	Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Majority of the site on north and east overlap with Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Land rises to northeast
<i>Landcover, Land use and Boundaries</i>	Woodland and agricultural fields managed as paddocks
<i>Relationship to settlement</i>	Outside settlement
<i>Function and condition</i>	Mixed us in reasonable condition
<i>General description of visibility</i>	Enclosed views in woodland which open out within paddocks
<i>Scenic Quality</i>	No influence of development
<i>Intervisibility</i>	Enclosure reduces views from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Enclosed woodland views which open within paddocks

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Similar character to National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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FlackHe007	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
FH007	Adjacent	Marlow	Marlow & Great Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Sports field of Flackwell Heath Football Club, enclosed by mature vegetation
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Sports in good condition
<i>General description of visibility</i>	Open views across sports field enclosed by vegetation
<i>Scenic Quality</i>	Some influence of development
<i>Intervisibility</i>	Enclosure reduces views from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Open views across sports field

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Shares some characteristics to adjacent National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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FlackHe008	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
FH008	Adjacent	Great Marlow	Great Marlow

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations
<i>Landform and Hydrology</i>	Flat
<i>Landcover, Land use and Boundaries</i>	Small area of public open space with large mature trees
<i>Relationship to settlement</i>	Part of settlement
<i>Function and condition</i>	Public open space in reasonable condition
<i>General description of visibility</i>	Enclosed within woodland with open views on edge
<i>Scenic Quality</i>	Influence of development
<i>Intervisibility</i>	Visible from National Landscape
<i>Recognition and association</i>	No known associations or recognition
<i>Purpose</i>	Enclosed views within woodland

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Similar character to National Landscape • Perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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Seer Green

SeerGr002-a-a	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
SG002-a-a	0.33km to the adjacent National Landscape	Layters Green	Penn

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Listed buildings on edge of area • Patches of traditional orchard priority habitat
<i>Landform and Hydrology</i>	Shallow valley
<i>Landcover, Land use and Boundaries</i>	Mixed use residential, recreation ground and agricultural fields managed for mix of arable and pasture. Some mature trees and hedgerows. Public rights of way crossing through area
<i>Relationship to settlement</i>	Between settlements
<i>Function and condition</i>	Mostly farmland with some residential development in reasonable condition
<i>General description of visibility</i>	Varied views related to land use with enclosed domestic views and open views across farmland
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Not visible from National Landscape
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Farmland views with domestic views on edge of area

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Shares some characteristics to nearby National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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SeerGr004	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
SG004	Adjacent	Beaconsfield & Alder Bourne	Penn

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Patches of ancient woodland and deciduous woodland priority habitat
<i>Landform and Hydrology</i>	Land falls to north
<i>Landcover, Land use and Boundaries</i>	Beaconsfield Golf Course. Large areas of woodland. Public right of way along eastern boundary
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Golf course in good condition
<i>General description of visibility</i>	Enclosed views within woodland. More open along fairways.
<i>Scenic Quality</i>	No influence of development
<i>Intervisibility</i>	Not visible from National Landscape
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Views associated with a golf course and woodland

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Shares few characteristics to nearby National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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Outer GB47b-1b	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
Outer GB47b-1b	0.33km to adjacent National Landscape	Beaconsfield	Penn

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Patches of ancient woodland and deciduous woodland priority habitat
<i>Landform and Hydrology</i>	Land falls to north
<i>Landcover, Land use and Boundaries</i>	Beaconsfield Golf Course and adjacent house in large plot. Large areas of woodland. Public rights of way cross through area and along eastern boundary
<i>Relationship to settlement</i>	Outside settlement
<i>Function and condition</i>	Golf course in good condition
<i>General description of visibility</i>	Enclosed views within woodland. More open along fairways.
<i>Scenic Quality</i>	No influence of development
<i>Intervisibility</i>	Not visible from National Landscape
<i>Recognition and association</i>	No known association or recognition
<i>Purpose</i>	Views associated with a golf course and woodland

Summary and Conclusion	<ul style="list-style-type: none"> • Not visible from National Landscape • Shares few characteristics to nearby National Landscape • Not perceived as part of National Landscape <p>Assessment Area outside setting of National Landscape</p>
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Wendover

Wend-04	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
WD004	Adjacent	Wendover Foothills (East)	Chiltern Scarp (Wendover East)

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Small part of Wendover Woods Local Wildlife Site (NL) within • Pockets of Deciduous Woodland Priority Habitat • Listed buildings to north
<i>Landform and Hydrology</i>	Land rising to east
<i>Landcover, Land use and Boundaries</i>	Mixed use as part of RAF Halton with accommodation, car parking and larger buildings. Woodland to south and along western boundary of site. Woodland surrounds site to east and north
<i>Relationship to settlement</i>	Outside of settlement
<i>Function and condition</i>	Former RAF base accommodation within woodland setting in reasonable condition
<i>General description of visibility</i>	Interrupted views across accommodation area of RAF base with enclosing woodland limited views out.
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Visible from celebrated viewpoints and ridgelines within National Landscape
<i>Recognition and association</i>	Views from viewpoints celebrated in local literature
<i>Purpose</i>	Mixed interrupted views

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Shares few characteristics to nearby National Landscape • Not perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB7a-2	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB7a-2	0.5km to the adjacent National Landscape	Wendover Foothills (East)	Chiltern Scarp (Wendover East)

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • 7.5 ha Ancient woodland in the middle of the site • 1/3 of west area as Deciduous Woodland Priority Habitat
<i>Landform and Hydrology</i>	Land rising to east
<i>Landcover, Land use and Boundaries</i>	Buildings, open areas and woodland associated with RAF Halton. Boundaries variable
<i>Relationship to settlement</i>	Outside of settlement
<i>Function and condition</i>	Former RAF base accommodation within woodland setting in reasonable condition
<i>General description of visibility</i>	Interrupted views across RAF base with views out feasible in some locations.
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Visible from celebrated viewpoints and ridgelines within National Landscape
<i>Recognition and association</i>	Views from viewpoints celebrated in local literature
<i>Purpose</i>	Mixed interrupted views

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Shares few characteristics to nearby National Landscape • Not perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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OuterGB7a-1	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
OGB7a-1	0.5km to the adjacent National Landscape	Wendover Foothills (East)	Chiltern Scarp (Wendover East)

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Conservation Area and listed buildings within area • Grade II registered landscape to northeast along boundary • Patches of Ancient Woodland and deciduous woodland priority habitat
<i>Landform and Hydrology</i>	Land falling gently to north towards Grand Union Canal
<i>Landcover, Land use and Boundaries</i>	Mixed use residential, sports pitches and civic buildings within formal landscape pattern with avenues of trees. Grand Union Canal along northern and eastern boundary, public right of way through area connects Halton to Wendover
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Part of Halton village and sports grounds of RAF base in good condition
<i>General description of visibility</i>	Varied views related to land use with enclosed domestic views and more open views across sports pitches
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Visible from celebrated viewpoints and ridgelines within National Landscape
<i>Recognition and association</i>	Views from viewpoints celebrated in local literature
<i>Purpose</i>	Mixed views

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Shares few characteristics to nearby National Landscape • Not perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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Wend003	Relationship to National Landscape	LCA of Assessment Area	LCA of adjacent National Landscape
WD003	0.325km to the adjacent National Landscape	Wendover Foothills (East)	Wendover Gap

<i>National and Local Designations of AA (landscape, ecology & heritage)</i>	<ul style="list-style-type: none"> • No landscape designations • Small Deciduous Woodland Priority Habitat at the west • Grand Union Canal along the western boundary
<i>Landform and Hydrology</i>	Land rising to east
<i>Landcover, Land use and Boundaries</i>	Large agricultural field managed for arable, quarry, part of school playing fields and woodland with variable boundaries. Public rights of way across site.
<i>Relationship to settlement</i>	Edge of settlement
<i>Function and condition</i>	Mixed use but mostly agriculture in reasonable condition
<i>General description of visibility</i>	Open views across farmland with boundary vegetation including onsite woodland curtailing views. Views within school ground open to school buildings as no boundary.
<i>Scenic Quality</i>	Partial influence of development
<i>Intervisibility</i>	Visible from celebrated viewpoints and ridgelines within National Landscape
<i>Recognition and association</i>	Views from viewpoints celebrated in local literature
<i>Purpose</i>	Agricultural open views

Summary and Conclusion	<ul style="list-style-type: none"> • Visible from National Landscape • Shares few characteristics to nearby National Landscape • Not perceived as part of National Landscape <p>Assessment Area within setting of National Landscape</p>
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