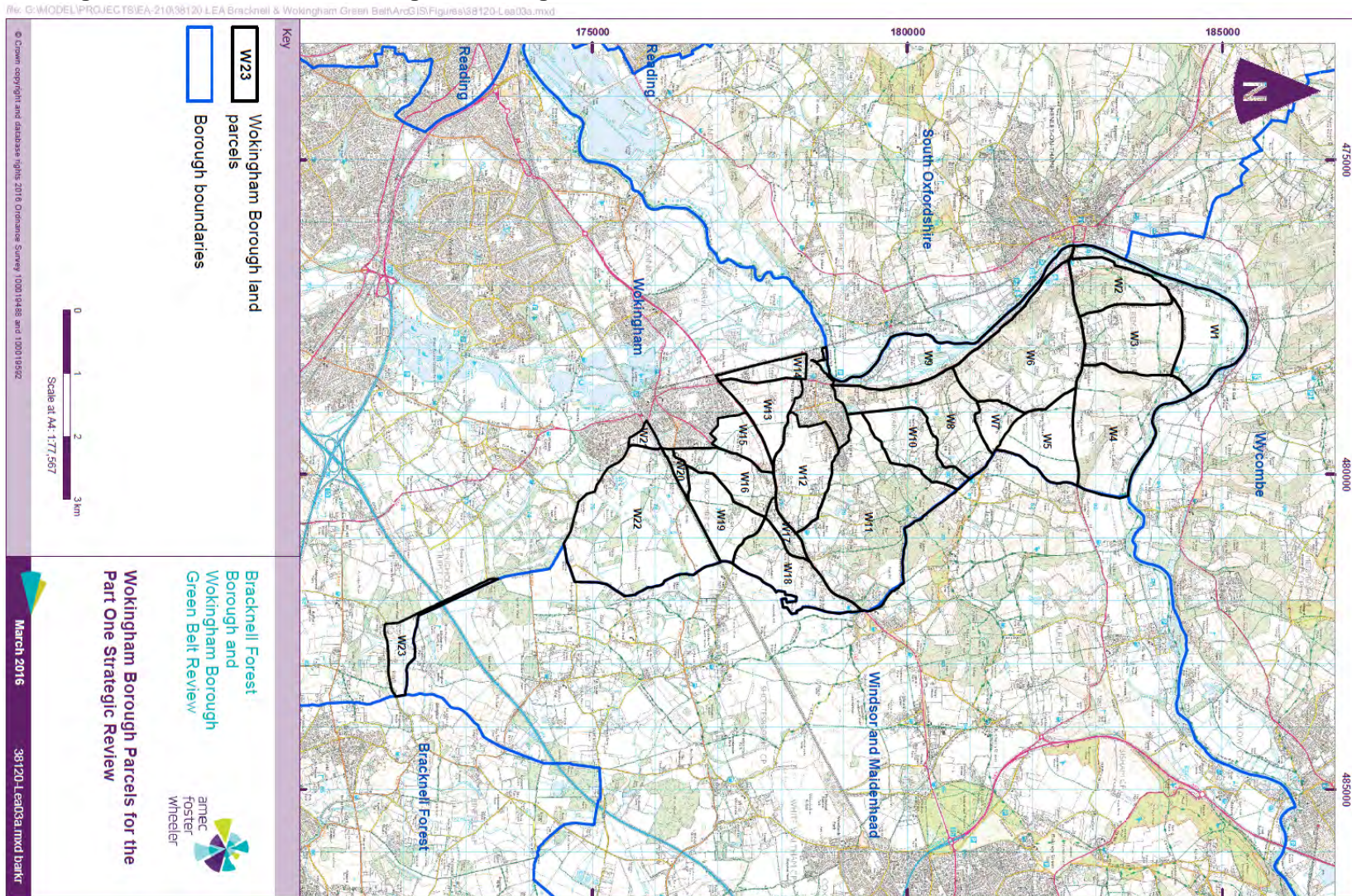


## Appendix A: Wokingham Borough Strategic Parcel Assessment

This Appendix sets out the results of the assessment of the contribution to Green Belt purposes of land within Wokingham Borough. A summary table is presented accompanied by maps illustrating the geography of the purpose-by-purpose analysis.

**Figure A1: Strategic Green Belt Parcels in Wokingham Borough**



## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel		Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Summary commentary on overall contribution to Green Belt purposes
W1	Land between the River Thames and Remenham Lane	C	LC	SC	SC	LC	SC	The southern extent of the parcel forms a significant part of the setting of Henley-on-Thames, also preventing incremental change to relatively remote open countryside to the north.
W2	Land between Remenham and the A4130 White Hill	C	LC	SC	SC	LC	SC	Forms a significant part of the easterly setting of Henley-on-Thames, preventing incremental change to open countryside.
W3	Land between Aston and the A4130 White Hill	LC	LC	C	C	LC	C	Partially intruded by development along White Hill, this parcel has a largely rural character and makes a contribution to maintaining this in an accessible location off the A4130. Part of the open countryside to the east forming the setting for Henley-on-Thames.
W4	Land between the River Thames and the A4130 White Hill	LC	LC	C	C	LC	C	Relatively remote rural land forming an important part of the southerly context for the Chiltern Hills AONB. Makes a contribution to maintaining rural character in an accessible location off the A4130. Part of the rural gateway from the east to Henley-on-Thames.
W5	Land between the A4130 Henley Road and Culham Lane	LC	LC	C	C	LC	C	Protects the open countryside which is sensitive to development from encroachment and forms part of the wider rural area between Henley-on-Thames and Maidenhead.
W6	Land between the A421 Wargrave Road, the A4130 White Hill and Culham Lane/Kentons Lane	C	LC	SC	SC	LC	SC	Forming an important part of the easterly context for Henley-on-Thames, this heavily wooded parcel makes a significant contribution to the rural character of the area, both as the landscape backdrop to Henley and part of the easterly and southerly entrances to the town.
W7	Land between Culham Lane, Kentons Lane and Worleys Lane	LC	LC	C	LC	LC	C	A relatively small parcel which is part of the open rural landscape of the plateau above the River Thames, and makes a contribution to keeping this land open. Part of the wider rural context for more sensitive land to the west.
W8	Land between the A421 Wargrave Road, Crazies Hill and Kentons Lane/Worleys Lane	LC	LC	SC	C	LC	C	A complex landscape which is part of the land rising eastward from the River Thames, clearly making a contribution to maintaining the rural character of the land and the southerly entrance to Henley-on-Thames. Locally helps to check development at Wargrave, although there is existing development restraint in the form of the Wargrave Conservation Area. Whilst the parcel makes a significant contribution to preventing encroachment, overall, the parcel is judged to make a

## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel		Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Summary commentary on overall contribution to Green Belt purposes
								contribution to Green Belt purposes, reflecting the current extent of built development and connection with the open countryside to the east.
W9	Land between the A421 Wargrave Road and the River Thames	C	LC	SC	SC	LC	SC	The valley bottom floodplain for the River Thames and Hennerton Backwater, visually this is a highly sensitive landscape which maintains the open aspect of land to the east of Henley-on-Thames (albeit very narrow for over half its length between the A321 and the River Thames). Forms a very significant part of the local context for the River Thames from Lower Shiplake to Henley-on-Thames.
W10	Land between Crazies Hill and Highfield Road	LC	LC	C	LC	LC	C	A plateau landscape with an open character which is sensitive to change. Keeps land open and complements the wider rural landscape to the east beyond Cockpole Green and Holly Cross. Part of the context for the hamlets of Cockpole Green, Crazies Hill and Holly Cross.
W11	Land to the north east of Wargrave between Highfield Road, Blakes Lane and the A4 Bath Road	LC	LC	C	LC	LC	C	Prevents encroachment into an extensive landscape of greatly varying land uses and which is part of the wider countryside toward Maidenhead. Makes a contribution to keeping this land open. Locally helps to contain the north eastern fringes of Wargrave which is potentially vulnerable to incremental change.
W12	Land to the south east of Wargrave between the B477 Mumbery Hill and Blakes Lane	LC	LC	C	LC	LC	C	Prevents encroachment into an extensive landscape which is part of a transition to remoter countryside towards Maidenhead. Makes a contribution to keeping this land open particularly where it abuts Wargrave. Locally forms the south easterly setting for Wargrave and helps maintain the identity of Hare Hatch.
W13	Land to the south of Wargrave north of the A4 New Bath Road	LC	SC	LC	C	LC	SC	Whilst being visually enclosed as a result of its market garden use, the parcel helps to contain Twyford and retain the undeveloped gap between Twyford and Wargrave, helping to retain their separate identities.
W14	Land to the south west of Wargrave between the A321 High Street	LC	SC	C	C	LC	SC	Although built development occupies around half of the parcel, it nevertheless retains and contributes to maintaining the openness of the land in the narrow gap between Twyford and Wargrave, helping to retain their separate identities and linking with the wider countryside beyond the railway line to the west.
W15	Land to the north east of Twyford between the A4 new Bath Road and the A3032 London Road	C	C	C	C	LC	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town.

## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel		Sprawl	Merger	Encroachment	Historic Towns	Regeneration	Overall	Summary commentary on overall contribution to Green Belt purposes
W16	Land to the east of Twyford between the A3032 London Road and Castle End Road	C	C	C	C	LC	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Sensitive to urban encroachment given topography and accessibility. Locally, an important part of the context for Ruscombe and Twyford as approached along the B3024 Waltham Road. Helps maintain the identity of Hare Hatch to the north east.
W17	Land between the A4 Bath Road and Scarletts Lane	LC	LC	C	LC	LC	C	Despite being intruded by various types of development, the parcel retains a reasonably open aspect, and locally helps maintain the identity of Hare Hatch.
W18	Land between the A4 Bath Road, Scarletts Lane and Milley Lane	LC	LC	C	LC	LC	C	Open countryside which is part of the wider Green Belt extending to Maidenhead. Locally helps maintain the identity of Hare Hatch.
W19	Land between Castle End Road and Milley Lane	LC	LC	C	C	LC	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the easterly context for the town. Sensitive to urban encroachment given topography and accessibility. Locally is an important part of the context for Ruscombe and Twyford as approached along the B3024 Waltham Road and the identity of Hare Hatch to the north east.
W20	Land to the north east of Roscombe south of Waltham Road	C	LC	C	SC	LC	C	Part of the eastern context of Twyford in conjunction with larger parcels to the north and south. Locally, despite its limited size, forms part of the gateway to and context for Ruscombe. Whilst the parcel makes a significant contribution to the setting of Ruscombe, strategically the parcel is judged to make a contribution to Green Belt purposes, in combination with adjacent parcels.
W21	Land to the east of Twyford, west of Stanlake Lane	C	LC	C	C	LC	C	Part of the south eastern context of Twyford, notwithstanding size, single use (sports field) and high degree of containment.
W22	Land to the east of Twyford, north of the B3018 Waltham Road	C	LC	C	SC	LC	C	Contains the south eastern edge of Twyford, being part of the extensive open countryside to the east. Whilst the parcel makes a significant contribution to the setting of Twyford along the B3018, strategically the parcel is judged to make a contribution to Green Belt purposes, in combination with adjacent parcels.
W23	Land to the north west of Binfield, north of Maidenhead Road	LC	LC	C	LC	LC	C	Part of the outer edge of the Green Belt which is relatively accessible and sensitive to urbanisation. Helps to maintain open countryside in the vicinity of Binfield and north west Bracknell more generally.

### Commentary

The Green Belt in Wokingham Borough fulfils its role as part of the outer extent of the Metropolitan Green Belt and performs a number of specific roles: protecting the countryside from urban encroachment across its extent, maintaining the setting of Henley-on-Thames to the east of the River Thames (and more generally the Chiltern Hills AONB to the north), and also a significant separation role between Twyford and Wargrave whilst also protecting the setting of Twyford. There are no instances where the overall role of the Green Belt is limited to the extent that it makes no contribution to Green Belt purposes as defined in the NPPF. In summary, the role of the Green Belt in Wokingham Borough is as follows:

- ▶ **Checking the sprawl of large built-up areas** – the Green Belt makes at least a contribution, and in some cases a significant contribution, to containing development within its current boundaries, relating to Twyford and Wargrave and to a lesser extent Henley-on-Thames which is bounded to the east by the River Thames.
- ▶ **Preventing neighbouring towns from merging** – The Green Belt generally makes a limited contribution in this respect, although in some places there is a greater contribution reflecting the separation of Twyford and Wargrave (acknowledging this to be of more local significance given that Wargrave is not formally a town<sup>1</sup>).
- ▶ **Safeguarding the countryside from encroachment** – the Green Belt makes at least a contribution, and in some cases a significant contribution, to limiting development in the open countryside, maintaining its openness. This widely applicable role reflects pressures for change associated with increased accessibility to nearby towns.
- ▶ **Preserving the setting and character of historic towns** – the Green Belt makes a significant contribution for both Henley-on-Thames and to a lesser extent Twyford which has significant amounts of new development on its outskirts which largely conceals the historic core.
- ▶ **Assisting in urban regeneration** – the Green Belt makes a limited contribution to urban regeneration, reflecting the character of the settlements within or adjacent to the Green Belt.

Overall, whilst the Green Belt is on the periphery of the Metropolitan Green Belt it is no less important in meeting certain strategic purposes, although these are often more generalised. The nature of the Green Belt in these areas means that protection against encroachment is its prime function, and to a lesser extent separation, sprawl and historic setting, which in common with other areas of the Metropolitan Green Belt (and indeed country-wide), the accessibility of rural and semi-rural areas through high levels of car ownership creates development pressure which is likely to be increasing. The Green Belt is considered to be fulfilling its overall function and no areas have been identified that warrant removal of the designation.

Figures A2 – A7 illustrate the fulfilment of Green Belt purposes, overall and by individual purpose.

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<sup>1</sup> In the Wokingham Borough Core Strategy Policy CP9, Wargrave is referred to as a ‘modest development location’, reflecting the level of existing or proposed services.

Figure A2: Overall Contribution to Green Belt Purposes

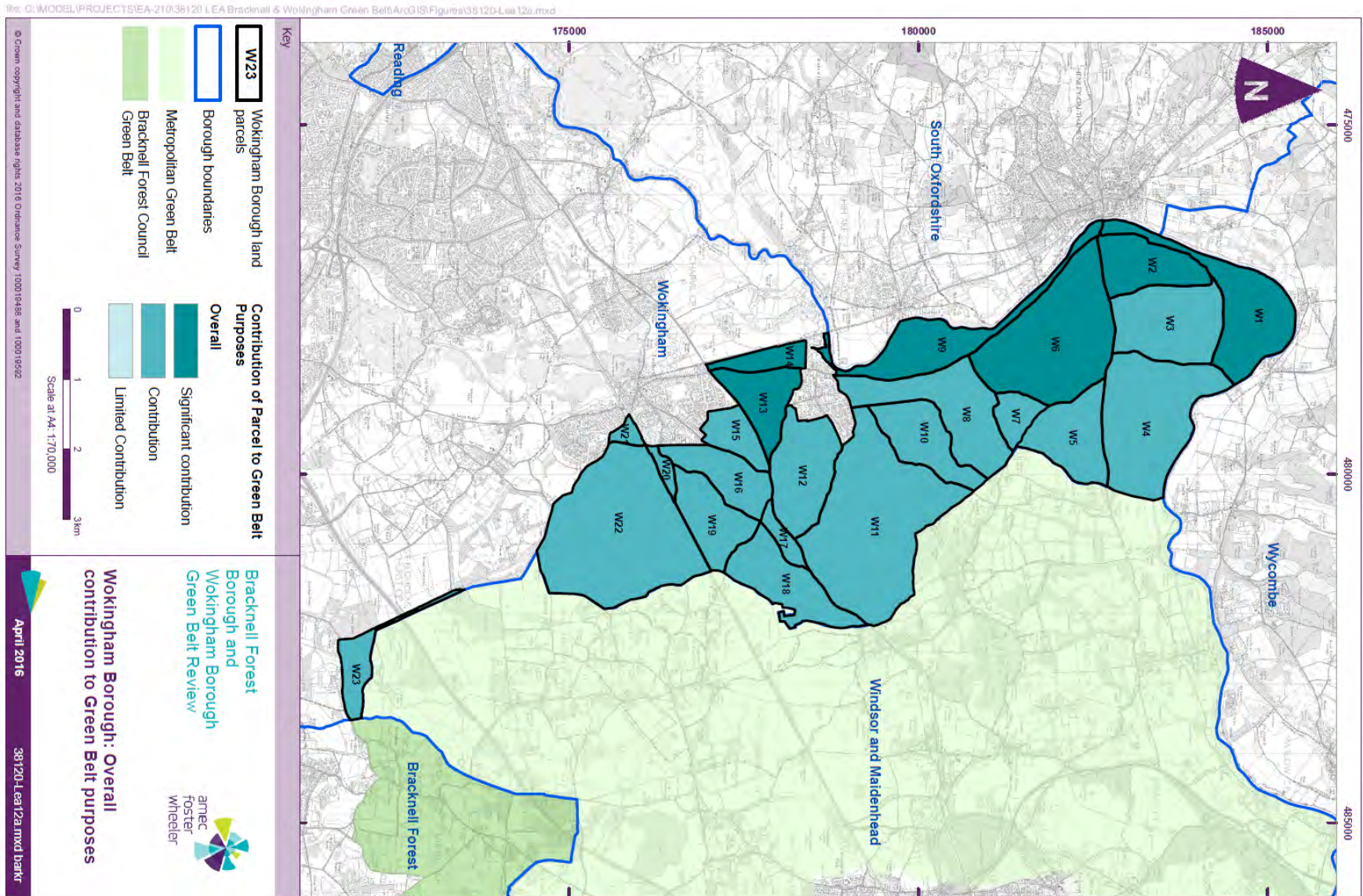


Figure A3: Contribution to Restricting the Sprawl of Large Built-up Areas

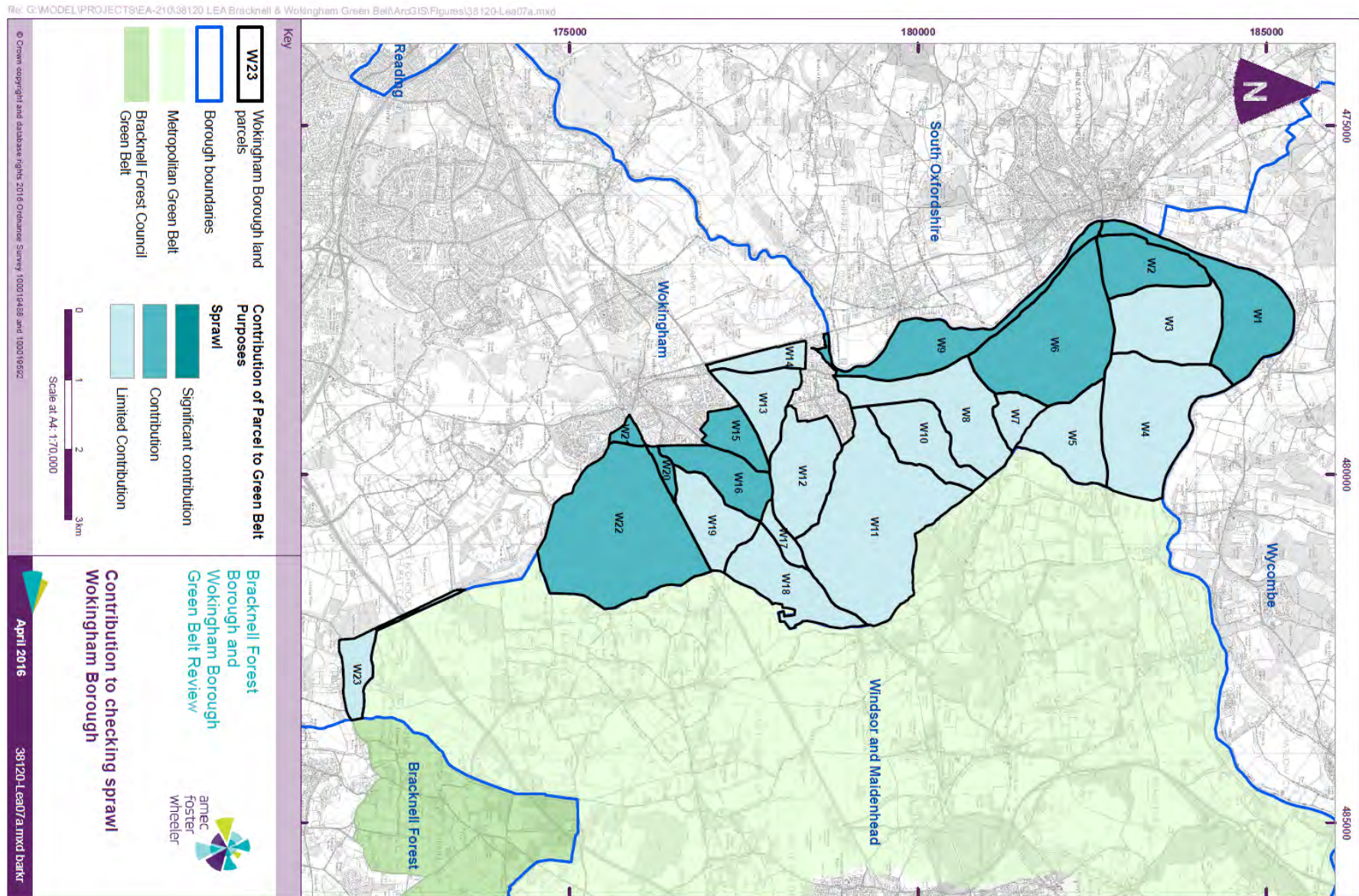


Figure A4: Contribution to Preventing Neighbouring Towns Merging

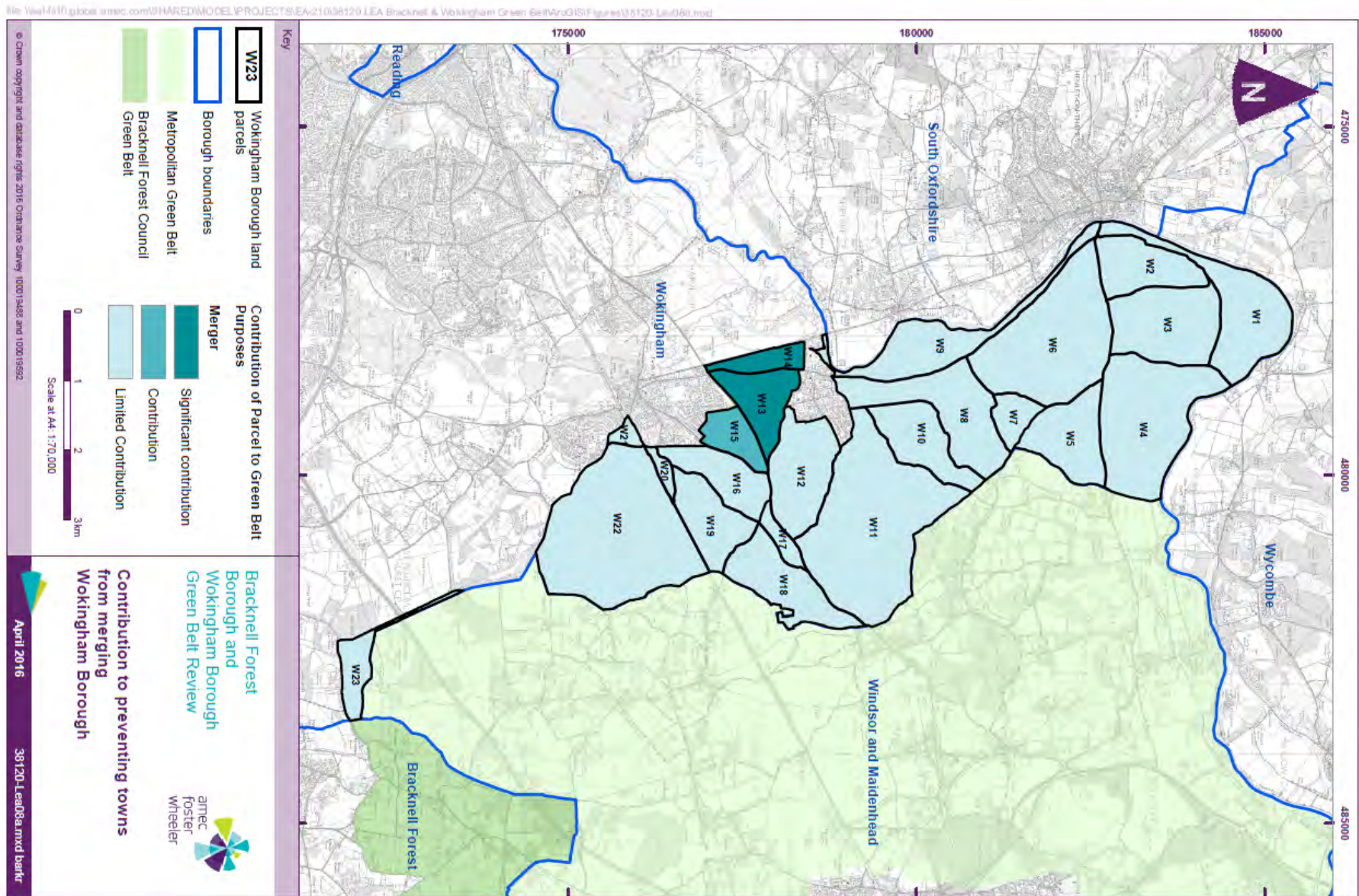




Figure A5: Contribution to Safeguarding the Countryside from Encroachment

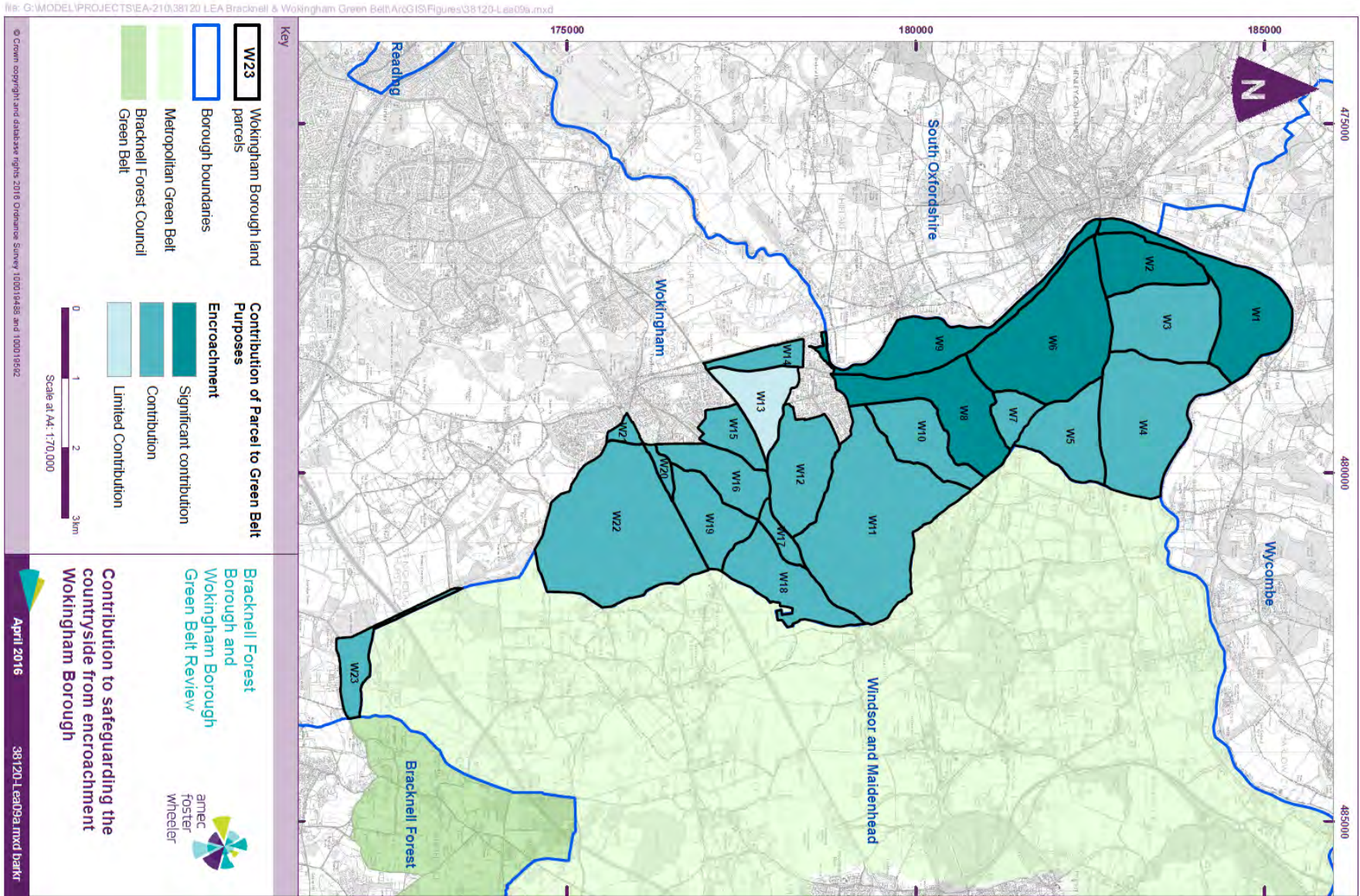


Figure A6: Contribution to Preserving the Setting and Special Character of Historic Towns

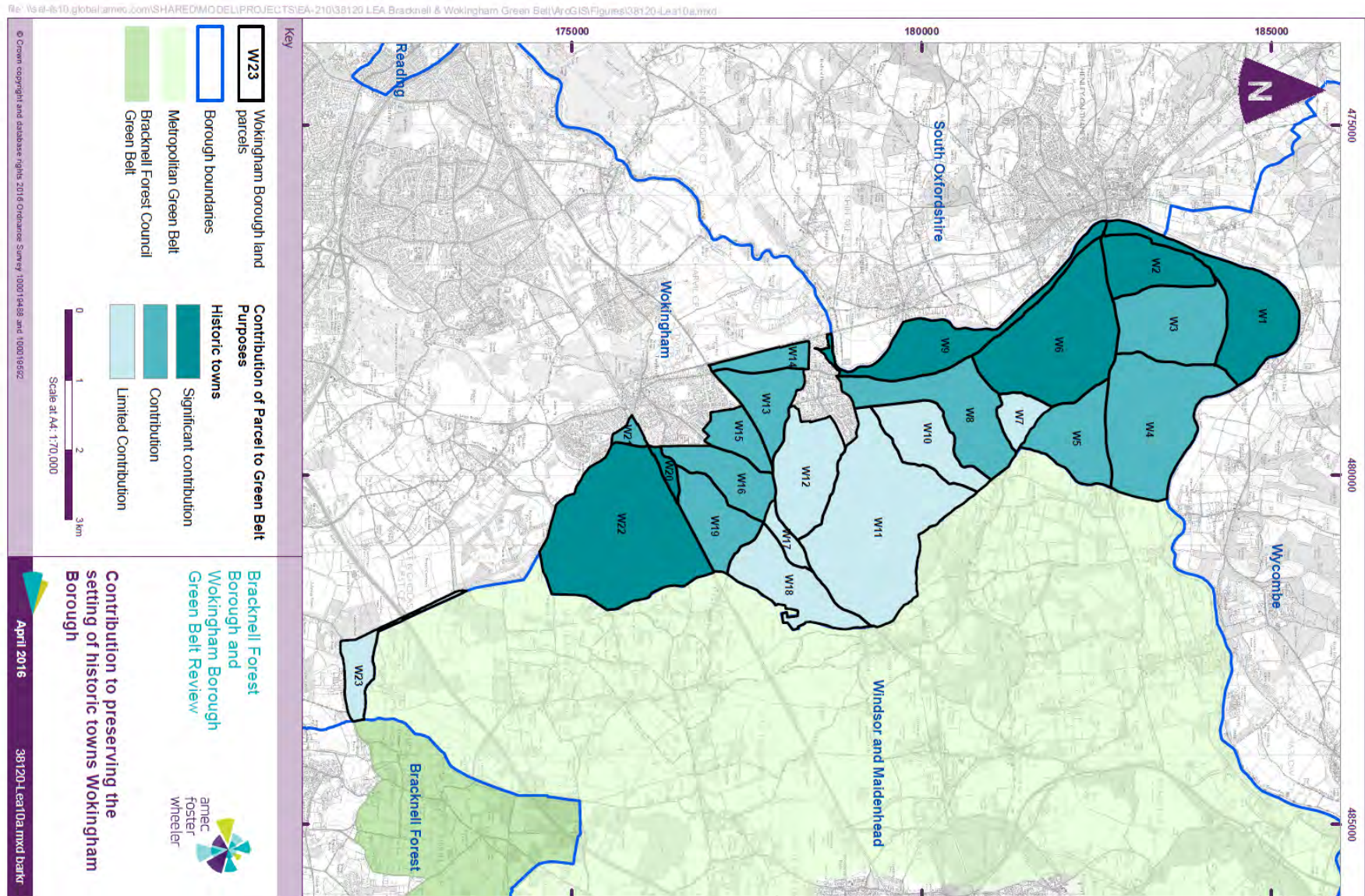
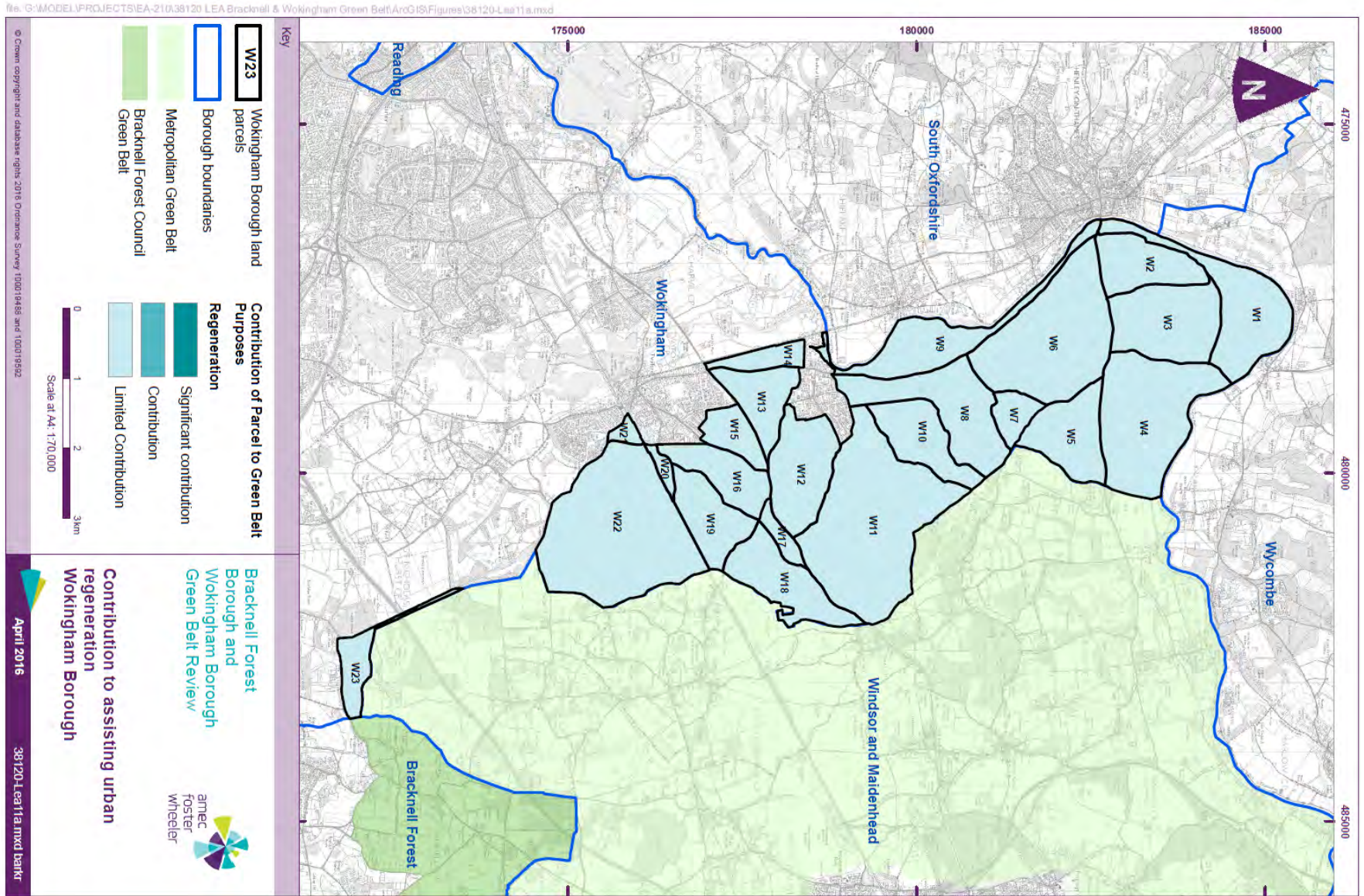


Figure A7: Contribution to Assisting Urban Regeneration

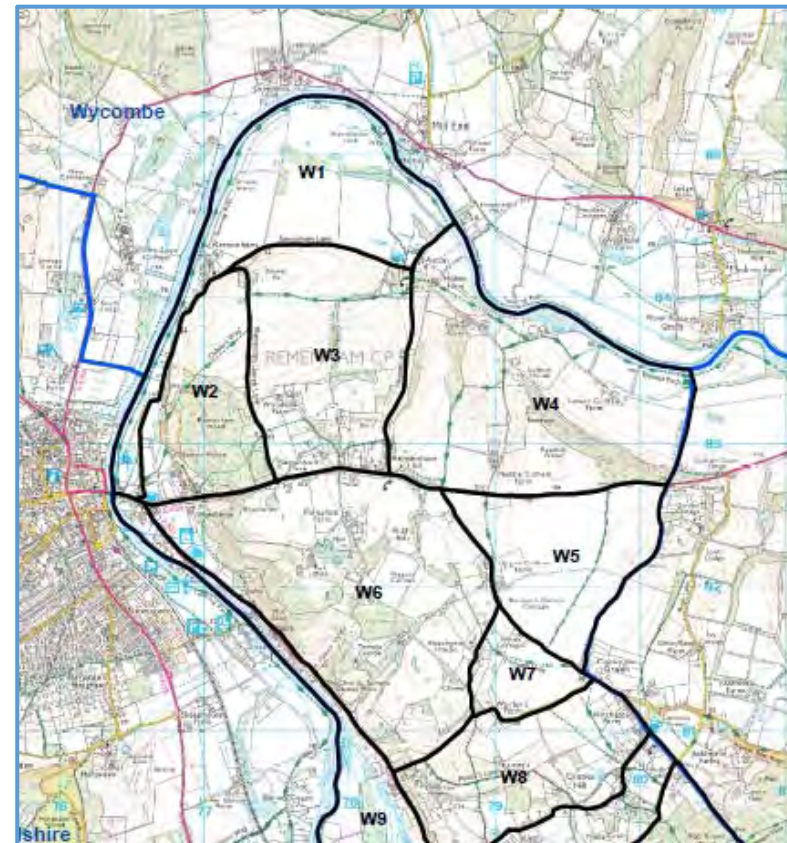
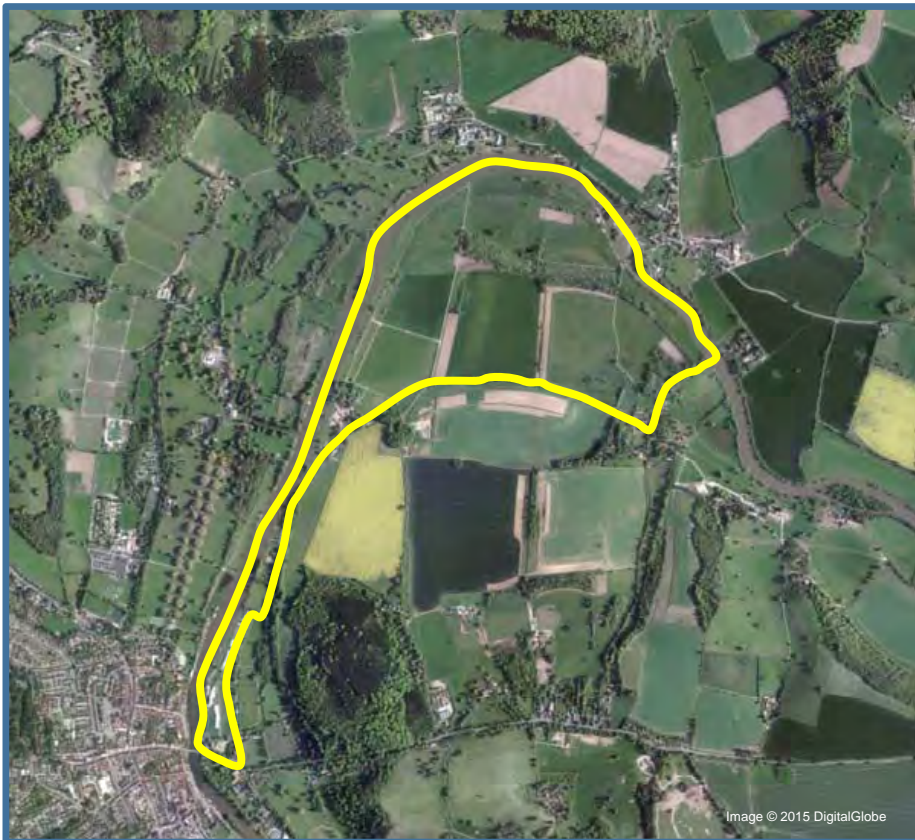


## Appendix A: Wokingham Borough Strategic Parcel Assessment

NOTE: THE AERIAL PHOTOGRAPHS AND THE PARCEL BOUNDARIES THEREON ARE DESIGNED FOR REFERENCE TO LAND USE AND FIELD SIZE ONLY. PLEASE REFER TO THE ORDNANCE SURVEY EXTRACT FOR PRECISE PARCEL BOUNDARIES.

### PARCEL W1: Land between the River Thames and Remenham Lane

Flat, riverside and floodplain topography dominated by arable cultivation with extensive views northward towards Temple Island and the Chiltern Hills AONB, and rough grazing with sporadic built form along the river edge in the immediate vicinity of Henley-on-Thames. Bordered by rising topography from Remenham Lane to the south/south east.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

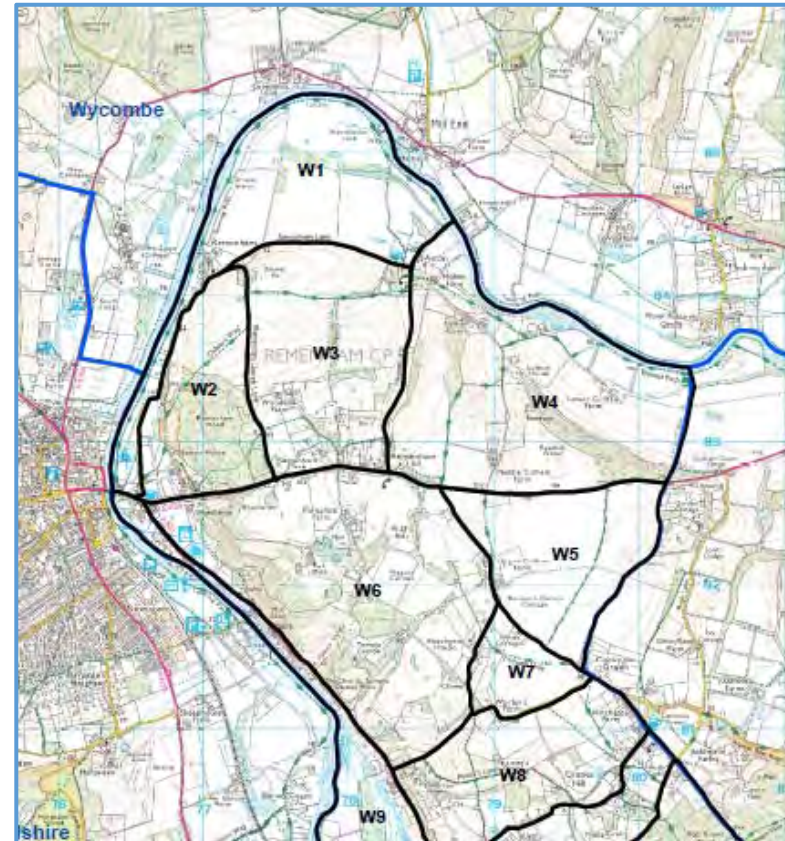
Parcel W1		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>Contributes to maintaining the open aspect of land along the River Thames immediately opposite Henley-on-Thames. Further development would alter the character of this sensitive location.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given separation from the built-up area, which is bounded by the River Thames.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>A visually sensitive riverside landscape which has a largely open character, particularly to the north, and to the south is part of the eastern context for Henley-on-Thames. Incremental urbanisation would significantly change the character and sense of openness.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>An important part of the riverside setting of Henley-on-Thames and its broader rural context to the east.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W1		Assessment
<b>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>There are clear, logical and long-term boundaries to the parcel, being the River Thames and Remenham Lane.</p>
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	<p>Whilst being in proximity to Henley-on-Thames with development associated with leisure on the River Thames, the land retains an open character separate from the town.</p>
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<p>Primarily the Thames Path long distance footpath.</p>
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<p>Largely associated with access to and along the River Thames.</p>
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p>Yes, being the southerly visual context for the Chiltern Hills AONB directly across the River Thames</p>
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	<p>No</p>
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p>No</p>

**PARCEL W2: Land between Remenham and the A4130 White Hill**

Dominated by Remenham Wood and an extensive arable field, this parcel forms part of the open countryside to the east of Henley-on-Thames, being part of the backdrop to the town. The parcel is part of rising land from the River Thames towards Remenham Hill.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W2		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>Contributes to maintaining the open aspect of land along the River Thames immediately opposite Henley-on-Thames. Whilst not sprawl <i>per se</i>, additional development would create such an impression in this sensitive location.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given separation from the built-up area, which is bounded by the River Thames.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>There is modest past development off Remenham Lane, but this is not intrusive and the parcel is predominantly rural in character and thus sensitive to change.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>Being part of the easterly backdrop to Henley-on-Thames, there are glimpsed views across the River Thames and from PRoW around Remenham Court.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>

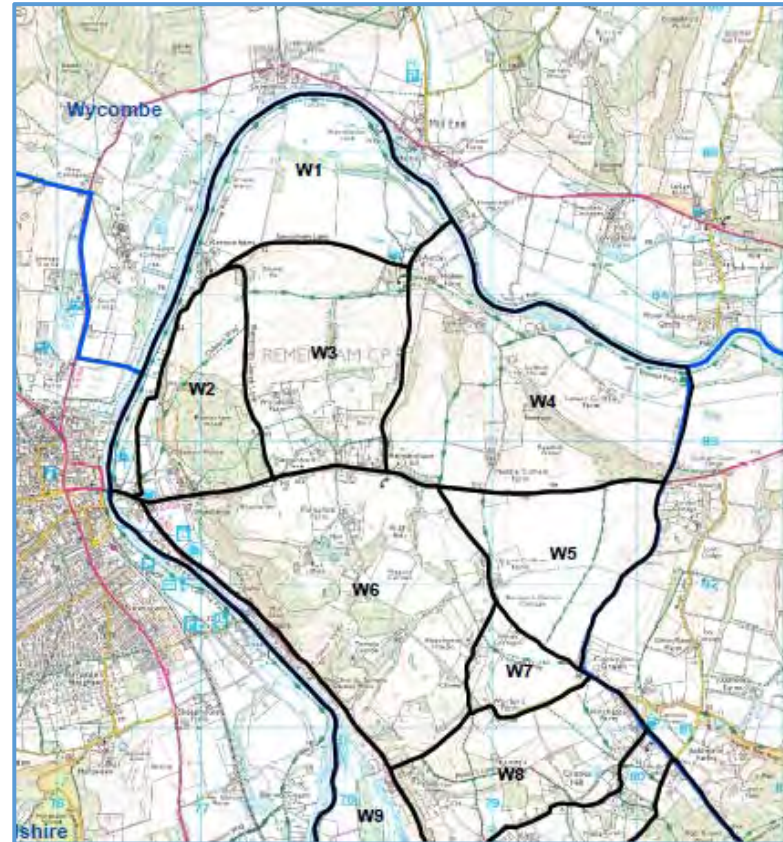


## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W2		Assessment
<b>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>Permanence of the Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>There are clear, logical and long-term boundaries to the parcel, being Remenham Lane, White Hill and Remenham Church Lane.</p>
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	<p>Whilst being in proximity to Henley-on-Thames the land retains an open character separate from the town. Development would strongly affect this character.</p>
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<p>PRoW crossing North – South.</p>
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<p>No</p>
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p>Yes, being the southerly visual context for the Chiltern Hills AONB directly across the River Thames, and easterly backdrop to Henley-on-Thames.</p>
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	<p>Ancient Woodland covers over half the parcel.</p>
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p>No</p>

**PARCEL W3: Land between Aston and the A4130 White Hill**

Characterised by extensive arable cultivation over the bulk of the parcel and the nucleated settlement of Aston to the north and more fragmented development at Remenham Hill to the south. This parcel is part of the land rising up from Remenham Lane and the River Thames. Forms part of the southerly context for the Chiltern Hills ANOB across the River Thames.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

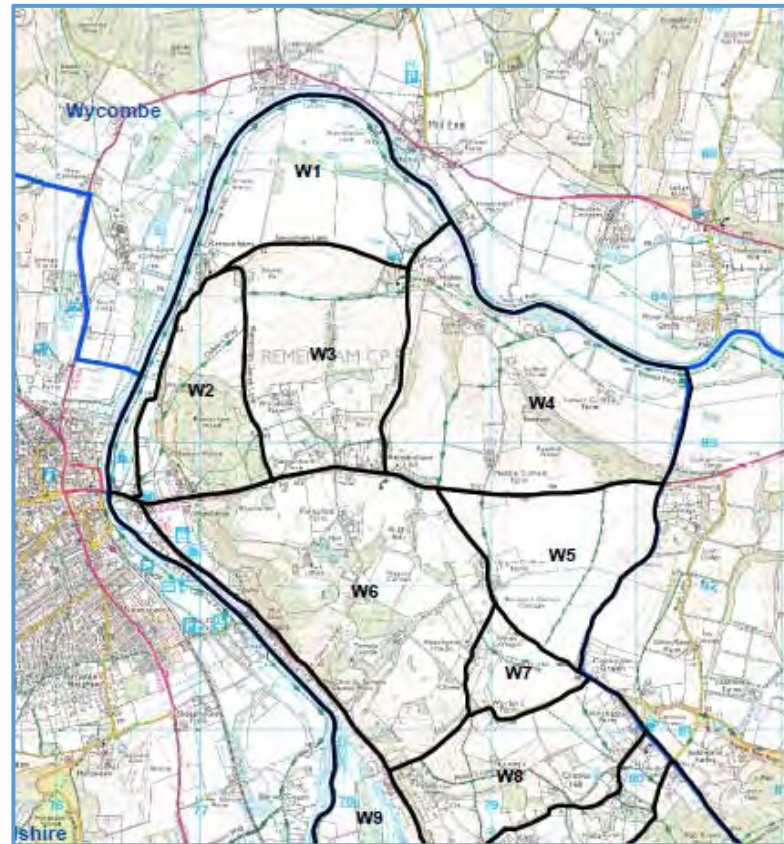
Parcel W3		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>No clear role given separation from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Modest development at Remenham Hill at Aston is not intrusive to land which is predominantly rural in character and thus sensitive to change.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>Part of the easterly entrance to Henley-on-Thames, descending White Hill into the town.</p> <p><b>CONTRIBUTION</b></p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W3		Assessment
<b>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>There are clear, logical and long-term boundaries to the parcel, being Remenham Lane, Remenham Church Lane, White Hill and Aston Lane.</p>
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	<p>No, given distance from Henley-on-Thames.</p>
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<p>PRoW crossing East - West</p>
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<p>No</p>
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p>Yes, being the southerly visual context for the Chiltern Hills AONB directly across the River Thames.</p>
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	<p>No</p>
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p>No</p>

**PARCEL W4: Land between the River Thames and the A4130 White Hill**

Mixed arable and woodland dominate this rural parcel which has only limited development at Remenham Hill, otherwise isolated farmsteads and Culham Court. Forms part of the southerly context for the Chiltern Hills ANOB across the River Thames.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

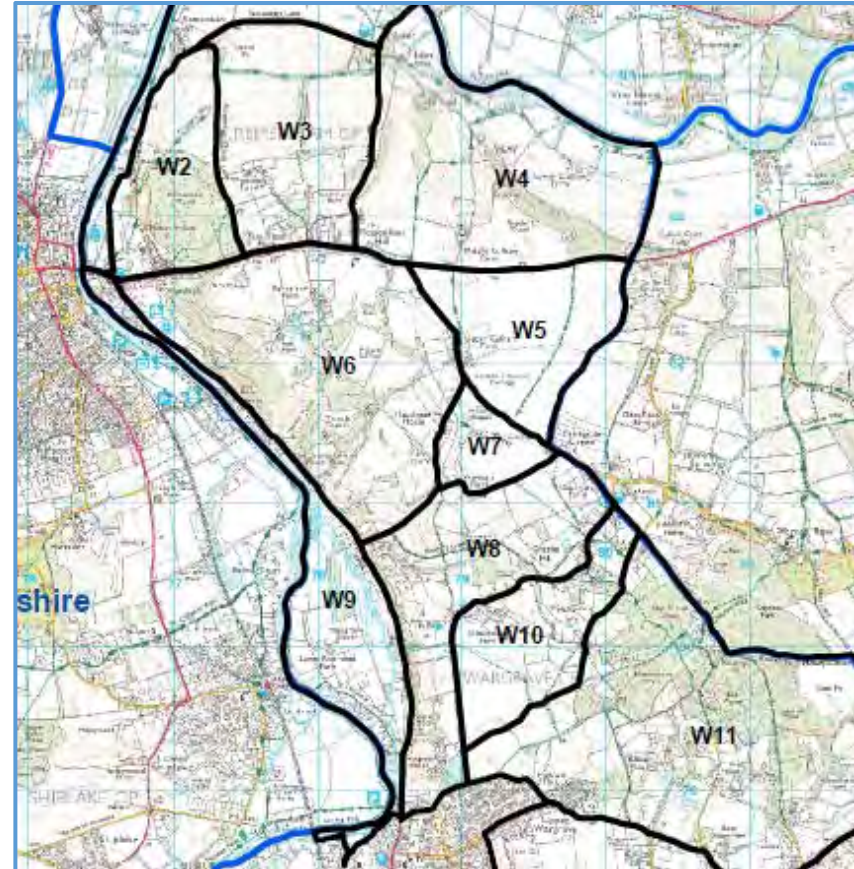
Parcel W4		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>No clear role given separation from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Modest development at Remenham Hill at Aston is not intrusive to land which is predominantly rural in character and thus sensitive to change.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>Part of the easterly entrance to Henley-on-Thames, descending White Hill into the town.</p> <p><b>CONTRIBUTION</b></p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W4		Assessment
<b>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>There are clear, logical and long-term boundaries to the parcel, being the River Thames, the A4130 Henley Road and Aston Lane, although there is no clear boundary to the east, as this is the Borough boundary shared with Windsor &amp; Maidenhead.</p>
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	<p>No given distance from Henley-on-Thames.</p>
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<p>PRoW crossing East - West</p>
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<p>No</p>
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p>Yes, being the southerly visual context for the Chiltern Hills AONB directly across the River Thames.</p>
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	<p>Ancient woodlands covers almost half the parcel.</p>
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p>No</p>

**PARCEL W5: Land between the A4130 Henley Road and Culham Lane**

Dominated by extensive arable cultivation, this is open land with extensive views eastward and a sense of openness and connection with the remoter rural area toward Maidenhead.





## Appendix A: Wokingham Borough Strategic Parcel Assessment

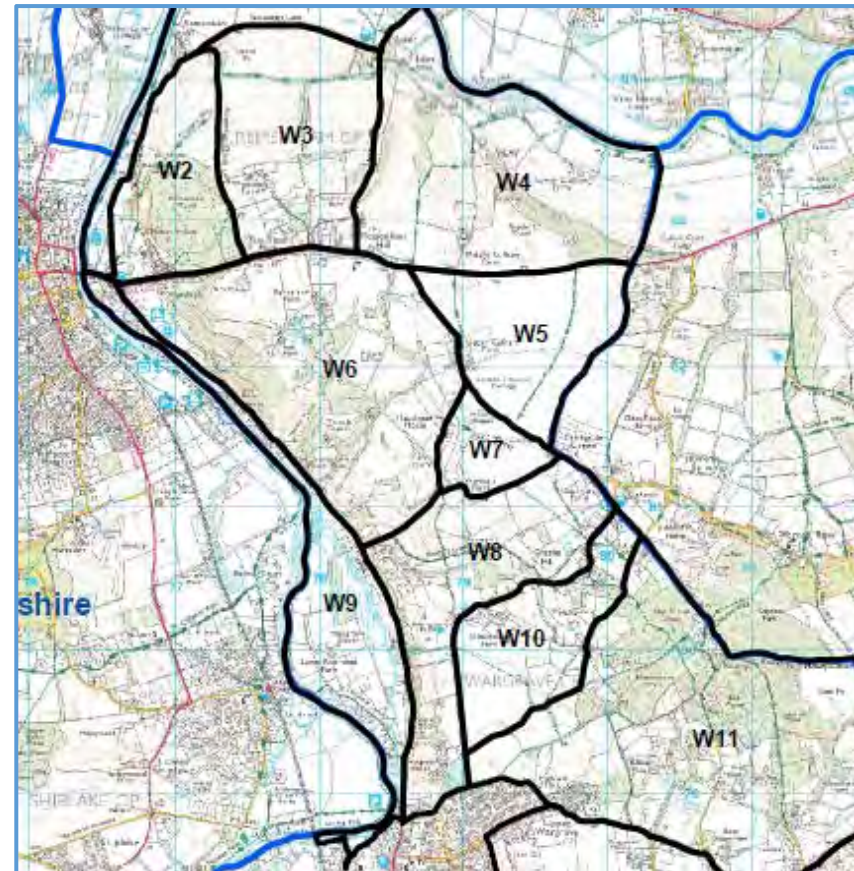
Parcel W5		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>No clear role given separation from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Protects land which is open in aspect and sensitive to change.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>Part of the easterly entrance to Henley-on-Thames.</p> <p><b>CONTRIBUTION</b></p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W5		Assessment
<b>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>There are clear, logical and long-term boundaries to the parcel, being the A4130 Henley Road and Culham Lane. Westerly extent is the Borough with no defining feature along much of its extent, shared with Windsor &amp; Maidenhead.</p>
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	<p>No given distance from Henley-on-Thames</p>
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<p>PRoW crossing North - South</p>
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<p>No</p>
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p>No</p>
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	<p>No</p>
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p>No</p>

**PARCEL W6: Land between the A421 Wargrave Road, the A4130 White Hill and Culhams Lane/ Kentons Lane**

Forming the eastern scarp slope rising from the River Thames, the land is a complex arrangement of dense and fragmented woodland, pasture and a golf course, with a several large isolated dwellings. The land forms the wooded backdrop to the River Thames viewed from Henley-on-Thames.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

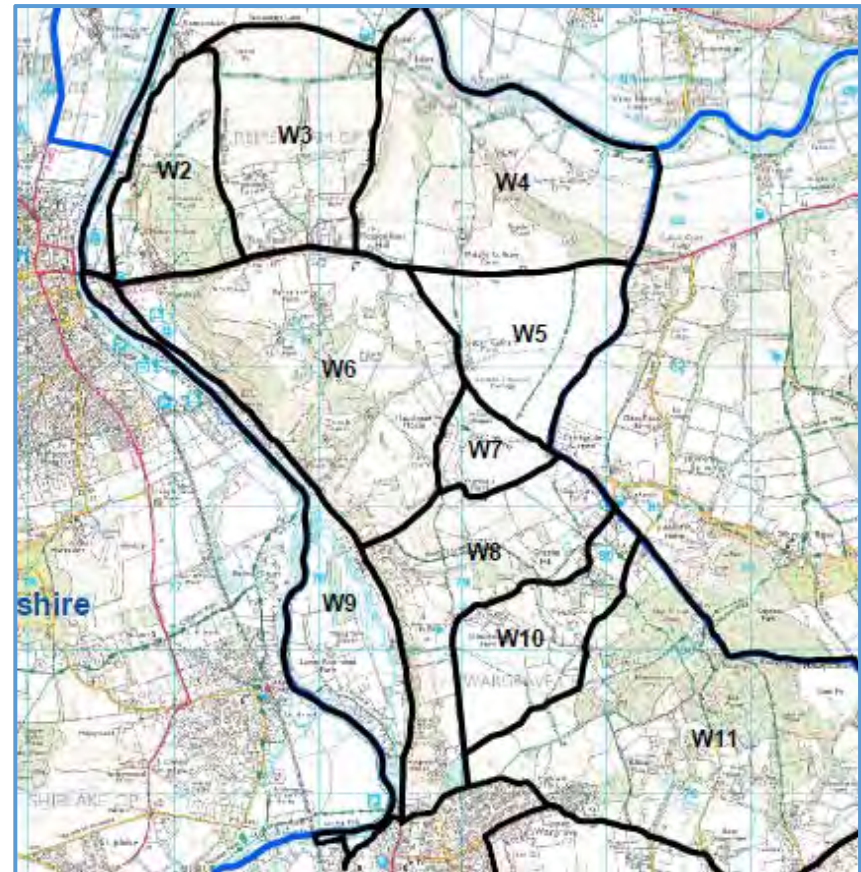
Parcel W6		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>Helps contain any pressures for easterly expansion of Henley-on-Thames.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Protects land which is open in aspect and sensitive to change.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>Part of the easterly and southerly entrances to Henley-on-Thames.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>
<p><b>To assist in urban regeneration by encouraging the</b></p>	<ul style="list-style-type: none"> <li>• Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

<b>Parcel W6</b>		<b>Assessment</b>
<b>recycling of derelict and other urban land</b>		<b>LIMITED CONTRIBUTION</b>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	There are clear, logical and long-term boundaries to the parcel, being the A421 Wargrave Road, A4130 White Hill and Culham Lane/Kentons Lane.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Whilst being in proximity to Henley-on-Thames the land retains an open character separate from the town. Development would strongly affect this character.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	No public access.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	Forms part of the easterly backdrop to Henley-on-Thames.
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	Ancient Woodland and local wildlife sites cover around half the parcel.
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**PARCEL W7: Land between Culham Lane, Kentons Lane and Worleys Lane**

Grazing and recreational land on a plateau with irregular open fields and several large dwellings on its periphery. Extensive views from Culham Lane across the parcel.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W7		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>No clear role given separation from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given the location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Protects land which is open in aspect and sensitive to change.</p> <p><b>CONTRIBUTION</b></p>

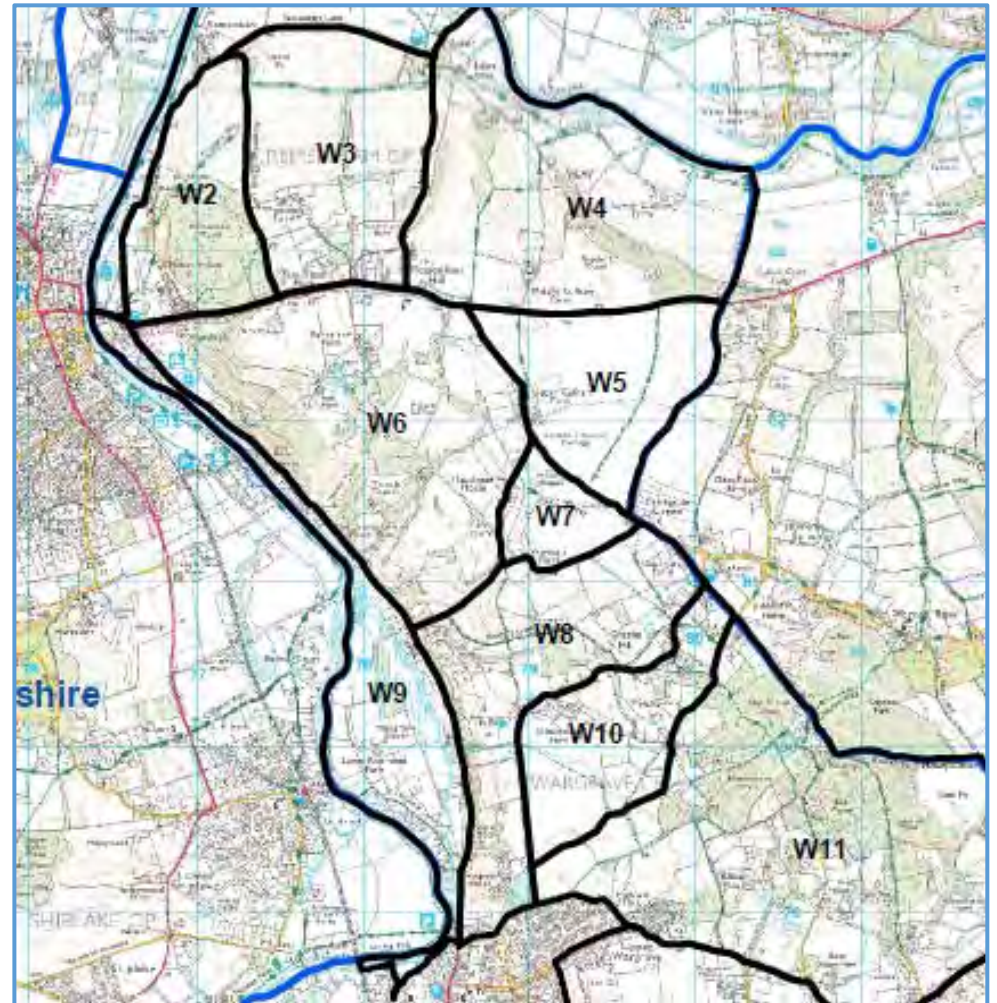
## Appendix A: Wokingham Borough Strategic Parcel Assessment

<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel which is relatively distant from an historic town.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b></p>	<ul style="list-style-type: none"> <li>• Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b></p>	<ul style="list-style-type: none"> <li>• Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>• Are the current boundaries logical?</li> <li>• Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>There are clear, logical and long-term boundaries to the parcel, being Culham Lane, Kentons Lane and Worleys Lane.</p>
<p><b>Sustainable patterns of development (NPPF paragraph 84)</b></p>	<ul style="list-style-type: none"> <li>• Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	<p>No, given the distance from a service centre.</p>
<p><b>Promoting Positive Use of the Green Belt</b></p>		
<p><b>Opportunities for Public Access or to provide access</b></p>	<ul style="list-style-type: none"> <li>• What is the degree of existing public access?</li> </ul>	<p>PRoW crossing West - East</p>
<p><b>Opportunities for outdoor sport and recreation</b></p>	<ul style="list-style-type: none"> <li>• Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<p>No</p>
<p><b>Enhancing landscapes and visual amenity</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p>No</p>
<p><b>Enhancing biodiversity</b></p>	<ul style="list-style-type: none"> <li>• Are there any national or local biodiversity designations within the parcel?</li> </ul>	<p>No</p>
<p><b>Improving derelict and damaged land</b></p>	<ul style="list-style-type: none"> <li>• Is there any derelict land in the parcel?</li> <li>• Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p>No</p>



**PARCEL W8: Land between the A421 Wargrave Road and Crazies Hill**

Land rising steeply from the Thames floodplain onto a plateau, with a complex variety of land uses comprising Hennerton golf club and a horse racing circuit and paddocks associated with Napier Place to the west, large scale arable to the north and woodland/grazing to the south around Crazies Hill. Built form outside the hamlet of Crazies Hill is contained by topography, dense hedgerows and woodland cover.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

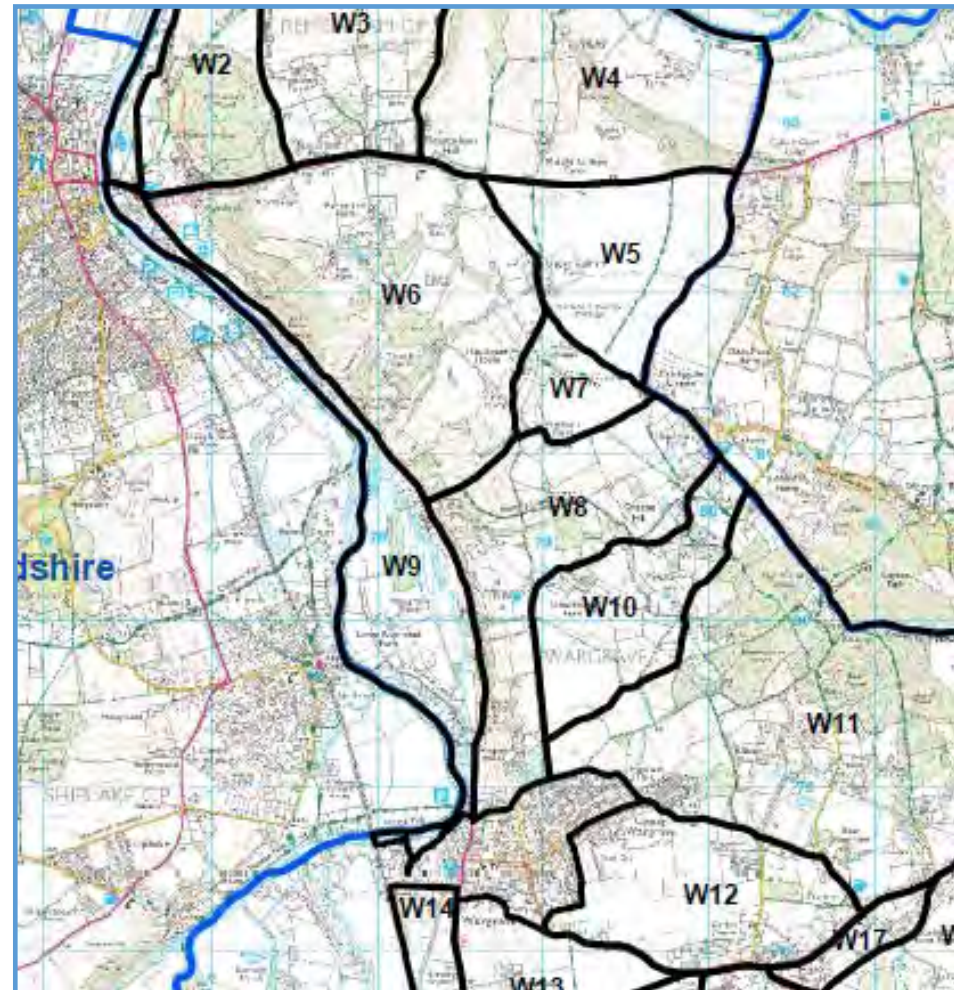
Parcel W8		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>Largely comprising open countryside which is separated from a large built-up area, the strategic role of limiting sprawl is limited, notwithstanding the edge of Wargrave immediately to the south.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Protects land which is open in aspect and sensitive to change. Dominated by estate, large-scale agricultural and golf course uses, the parcel has limited evidence of encroachment and forms an important part of the open countryside to the east of the River Thames.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>Part of the southerly entrance to Henley-on-Thames.</p> <p><b>CONTRIBUTION</b></p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W8		Assessment
<b>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>There are clear, logical and long-term boundaries to the parcel, being the A421 Wargrave Road, Crazies Hill and Kentons Lane/Worleys Lane.</p>
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	<p>No, given the distance of the majority of the parcel from a service centre, although adjacent to Wargrave in southern reaches.</p>
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<p>PRoW Running east-west.</p>
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<p>No</p>
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p>Forms the easterly backdrop to the River Thames.</p>
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	<p>Ancient Woodland on around one tenth of the parcel.</p>
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p>No</p>

**PARCEL W9: Land between the A421 Wargrave Road and the River Thames**

Woodland and grazing on the floodplain of the River Thames and Hennerton Backwater, with a number of very large dwellings off Willow Lane, visually well contained by the flat topography and tree cover. Dominated by recreational buildings as parcel narrows towards Henley on Thames



## Appendix A: Wokingham Borough Strategic Parcel Assessment

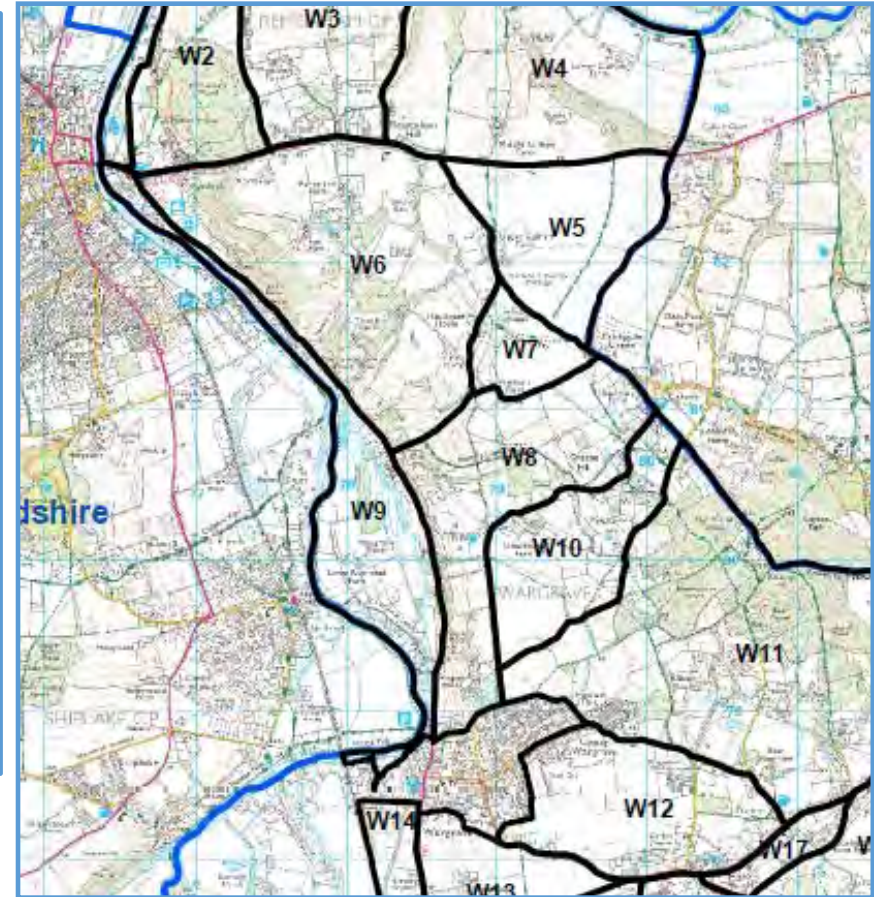
Parcel W9		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>Contributes to the protection of a visually sensitive landscape.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Protects land which is open in aspect and sensitive to change.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>Part of the southerly entrance to Henley-on-Thames.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W9		Assessment
<b>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	There are clear, logical and long-term boundaries to the parcel, being the A421 Wargrave Road and the River Thames.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Whilst being in proximity to Henley-on-Thames with development associated with leisure on the River Thames, the land retains an open character separate from the town.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	Public access along Willow Lane and then along the River Thames.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	Forms the easterly backdrop to the River Thames.
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	Local Wildlife Site (Wargrave Marsh) to the through the centre of the parcel.
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**PARCEL W10: Land between Crazies Hill and Highfield Road**

A plateau landscape with extensive arable to the south and pasture/fragmented woodland to the north, with isolated dwellings associated with the hamlet of Crazies Hill to the north. Glimpsed long distance views through hedgerows and woodland.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W10		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>No clear role given separation from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Protects land which is open in aspect and sensitive to change.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel which is relatively distant from an historic town.</p> <p><b>LIMITED CONTRIBUTION</b></p>

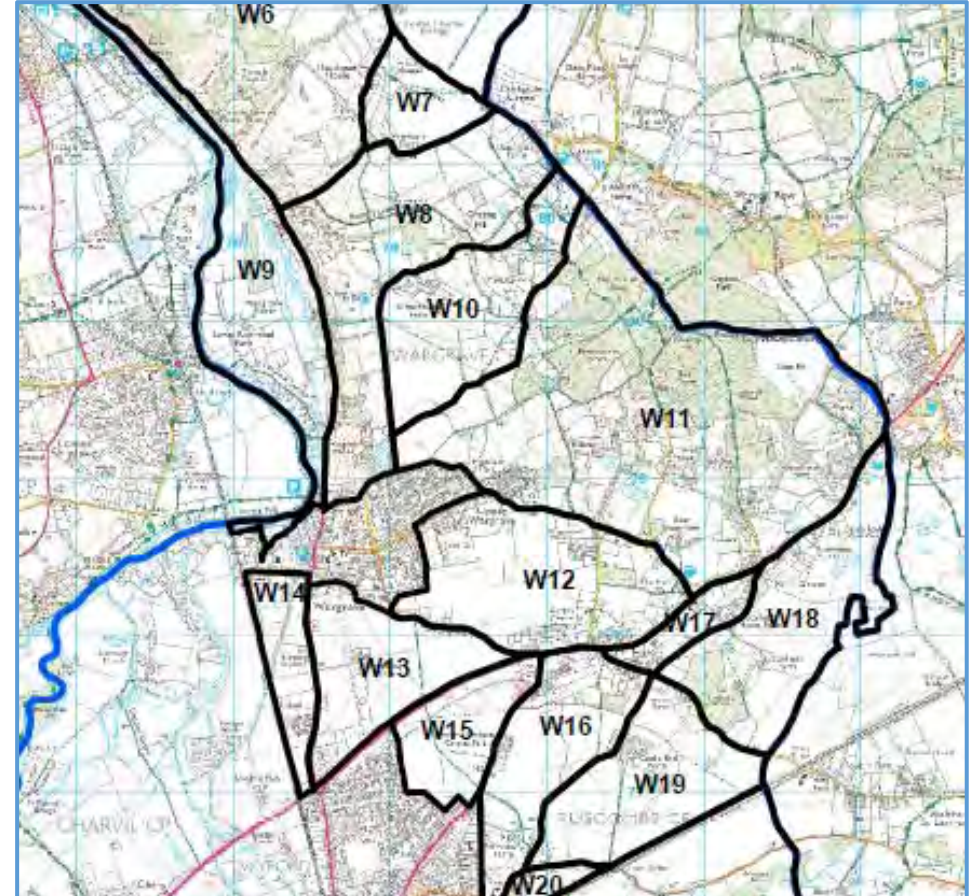
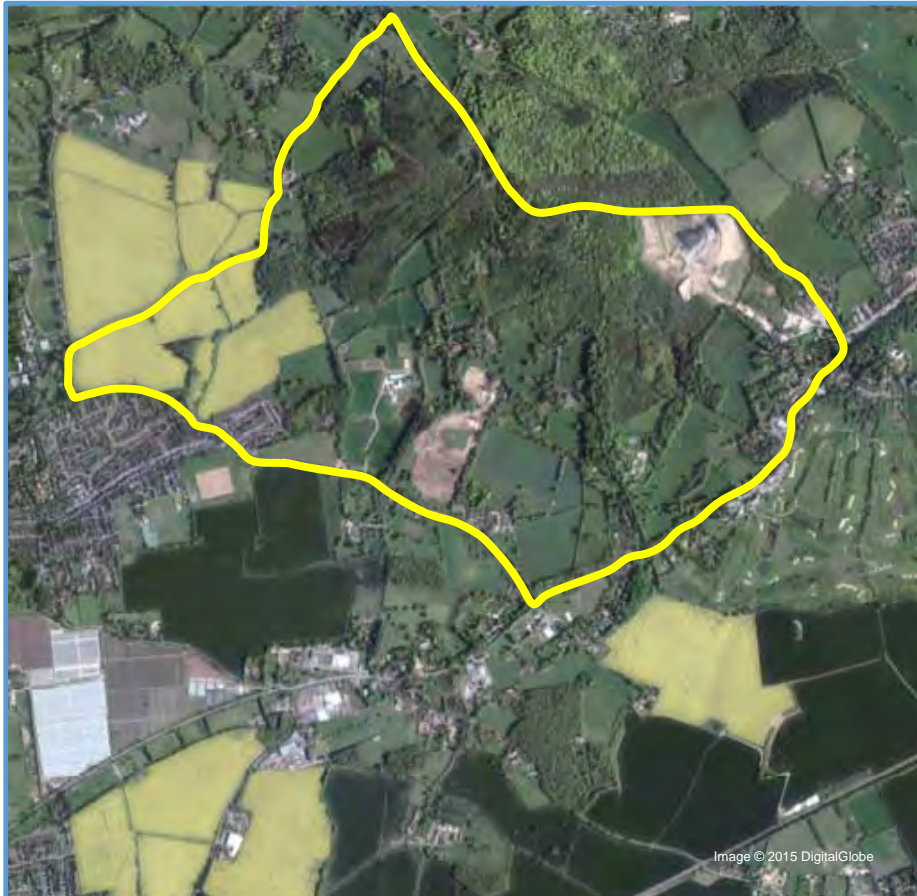


## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W10		Assessment
<b>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	There are clear, logical and long-term boundaries to the parcel, being Crazies Hill and Highfield Road.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the distance of the parcel from a service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	Various PRoW running North West – South East.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**PARCEL W11: Land to the north east of Wargrave between Highfield Road and the A4 Bath Road**

Land rising up to Bowsey Hill, dominated by extensive dense woodlands, mixed arable and grazing land on the periphery with various isolated dwellings and clusters of dwellings towards Knowl Hill. Complex views ranging from the extensive from Highfield Road to the medium scale interrupted where woodland cover and mature hedgerows are characteristic such as along Bear Lane. A large disused sand pit occupies the north east corner.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

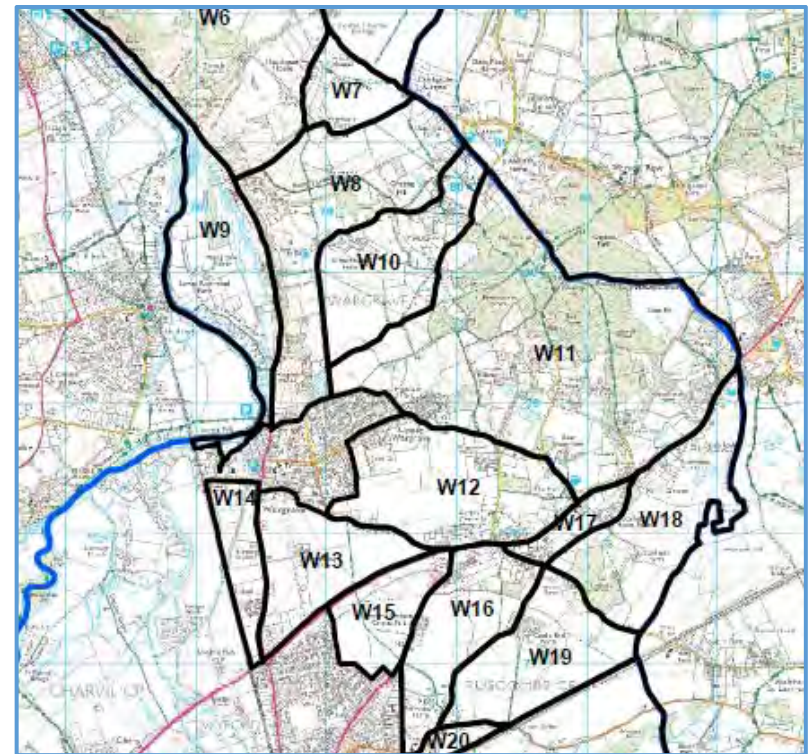
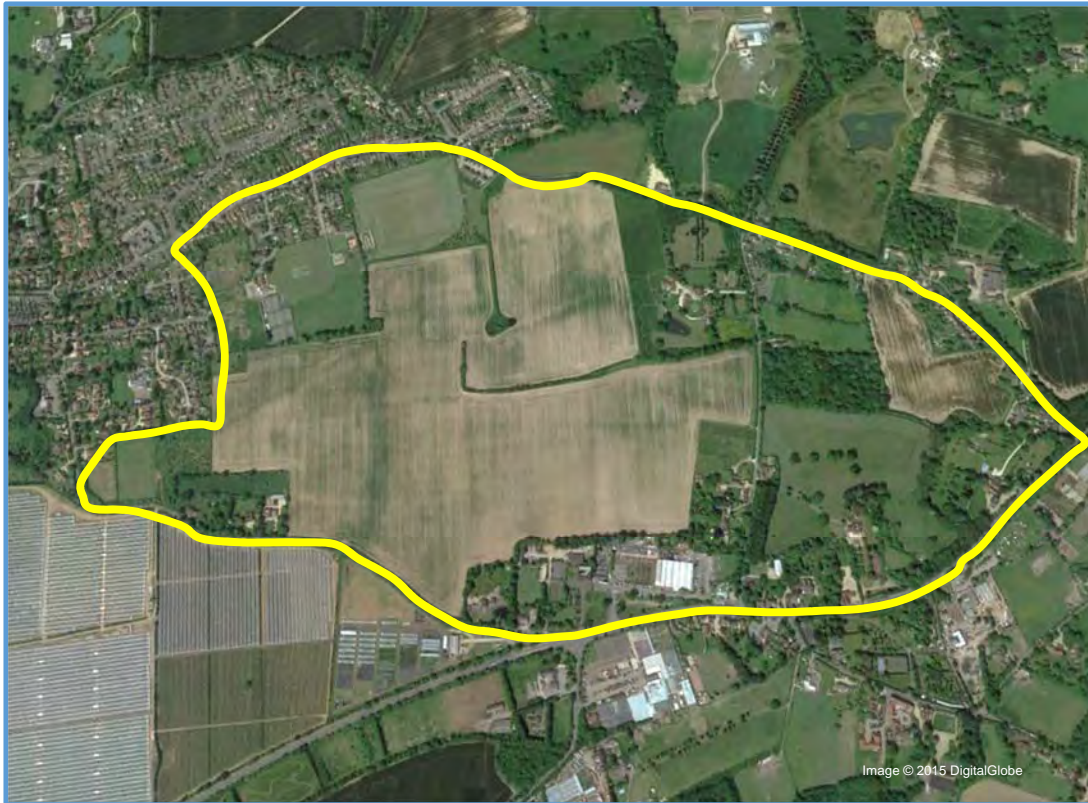
Parcel W11		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>No clear role given separation from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Protects land which is open in aspect and sensitive to change.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel which is relatively distant from an historic town.</p> <p><b>LIMITED CONTRIBUTION</b></p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W11		Assessment
<b>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>There are clear, logical and long-term boundaries to the parcel, being Highfield Road, Blakes Lane, the A4 Bath Road, and a bridleway to the east.</p>
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	<p>No, given the distance of the majority of the parcel from a service centre, although adjacent to Wargrave in western reaches.</p>
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<p>Various PRoW running North West – South East.</p>
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<p>No</p>
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p>No</p>
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	<p>No</p>
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p>No</p>

**PARCEL W12: Land to the south east of Wargrave between the B477 Mumbery Hill and Blakes Lane**

Flat extensive arable to the west, mixed pasture and woodland to the east associated with Monks Mead House. Long distance views across to Wargrave, interrupted views and a variety of built form, including a garden centre, to the east around The Holt, Blakes Lane and along the A4 Bath Road.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

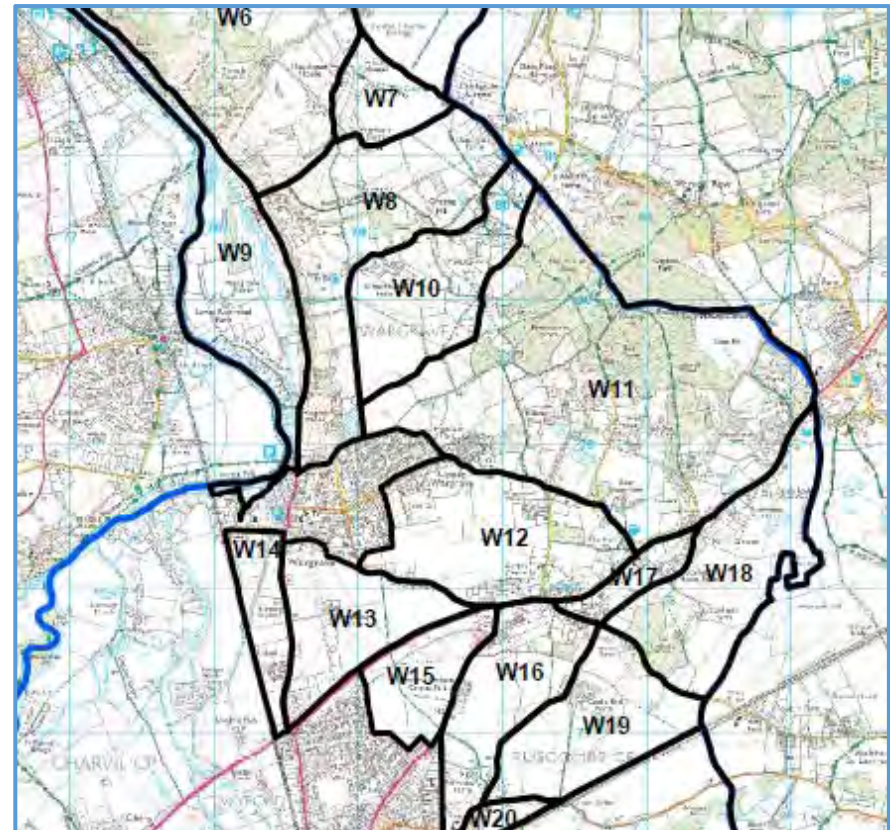
Parcel W12		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>No clear role given separation from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Protects land which is open in aspect and sensitive to change.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel which is relatively distant from an historic town.</p> <p><b>LIMITED CONTRIBUTION</b></p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W12		Assessment
<b>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	<p>There are clear, logical and long-term boundaries to the parcel, being the B477 Mumbery Hill and Blakes Lane. Any extension of development to the east would not be contained until Tag Lane is reached.</p>
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	<p>Adjacent to Wargrave in western reaches.</p>
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	<p>PRoW running east – west, to the east of Tag Lane.</p>
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	<p>No</p>
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	<p>No</p>
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	<p>Ancient Woodland toward The Holt, east of Tag Lane.</p>
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	<p>No</p>

**PARCEL W13: Land to the south of Wargrave north of the A4 New Bath Road**

Dominated by a market gardening enterprise at Sheeplands Farm, this parcel has an urbanised character, albeit softened by arable cultivation along its frontage with the A321 Wargrave Road.





## Appendix A: Wokingham Borough Strategic Parcel Assessment

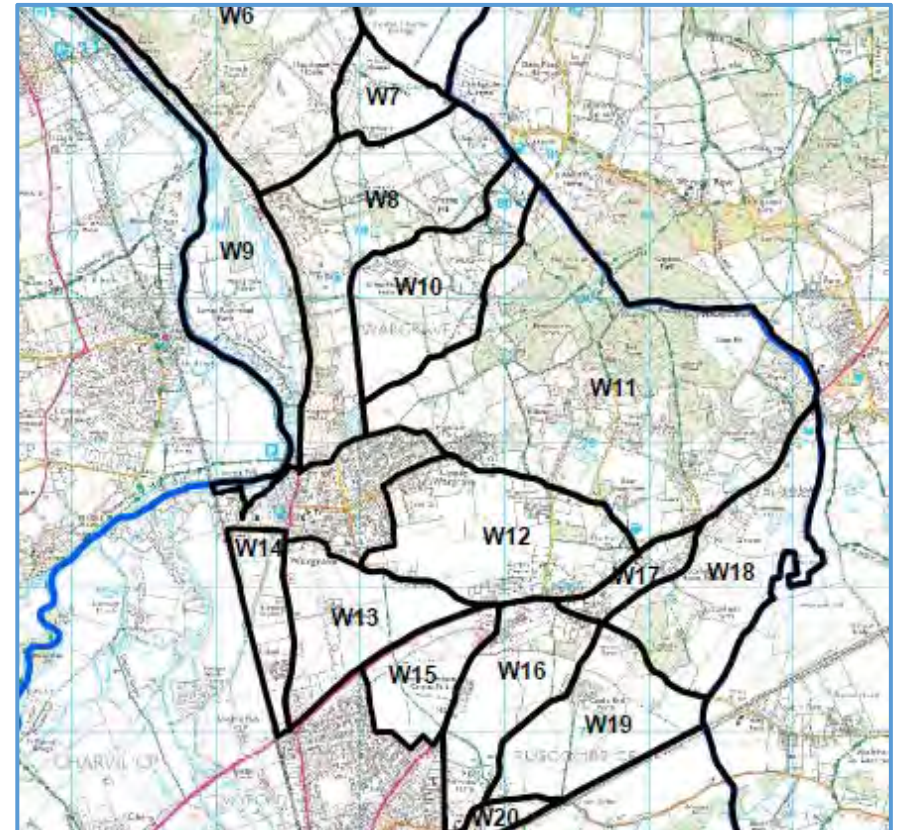
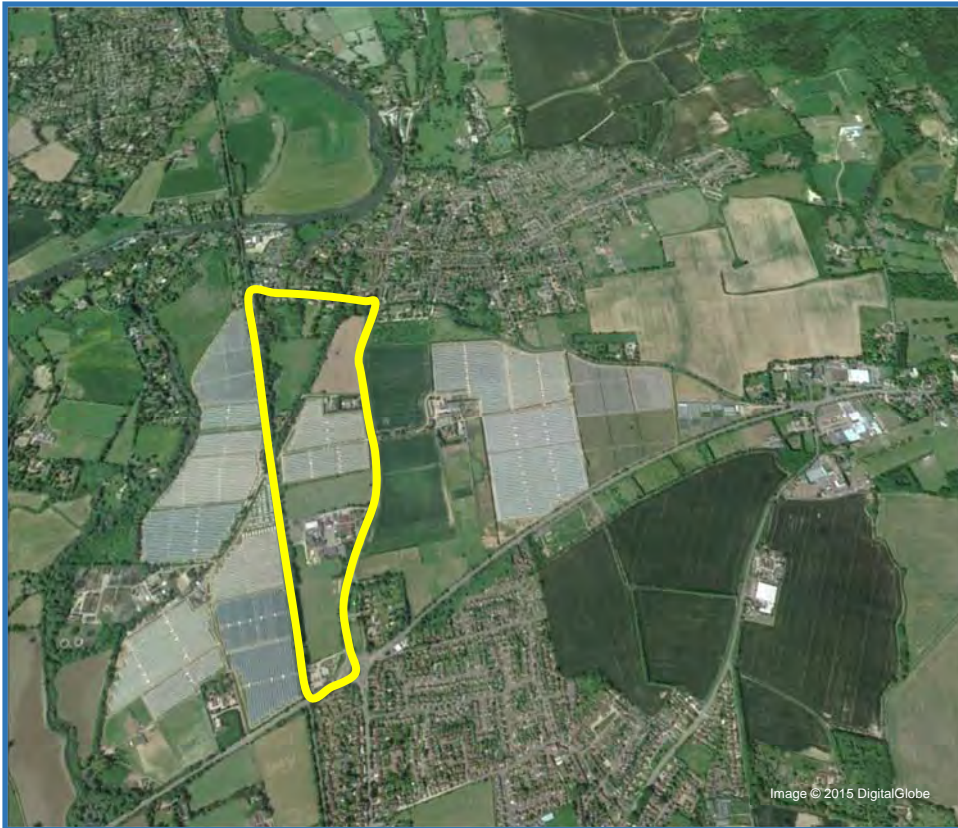
Parcel W13		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>No clear role given separation from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>Forms part of the remaining gap between Twyford and Wargrave, which is locally significant. Incremental change of this agricultural enterprise has strongly affected the openness of this parcel, presenting a visual barrier in the form of polytunnel metal and plastic sheeting.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>No direct role given the character of the parcel being 'semi-urbanised' under intensive horticultural production.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>Contributes to the identity of Twyford, although the northerly aspect of the town is of modern development.</p> <p><b>CONTRIBUTION</b></p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W13		Assessment
<b>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	There are clear, logical and long-term boundaries to the parcel, being the A421 High Street, A4 New Bath Road and Mumbery Hill.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Adjacent to both Twyford and Wargrave.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	One PRoW running north – south.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**PARCEL W14: Land to the south west of Wargrave between the A321 High Street**

Comprising market garden and education uses to the south and arable and pasture to the north, the parcel presents a semi-urbanised character.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

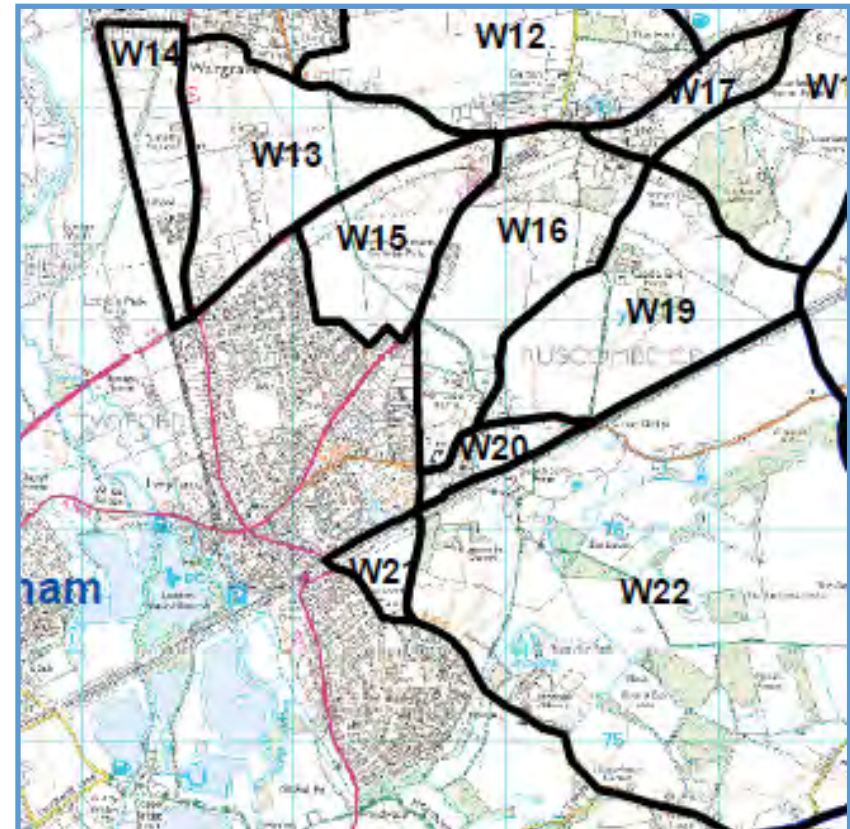
Parcel W14		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>No clear role given separation from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>Forms part of the remaining gap between Twyford and Wargrave, which is locally significant. Incremental change associated with the agricultural enterprise has strongly affected the character of the parcel.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Notwithstanding the intensity of uses and strong enclosure by the railway line, the northerly extent of the parcel has a character akin to that to the west, whilst also protecting the western edges of Wargrave.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>Contributes to the identity of Twyford, although the northerly aspect of the town is of modern development.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To assist in urban regeneration by encouraging the</b></p>	<ul style="list-style-type: none"> <li>• Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

<b>Parcel W14</b>		<b>Assessment</b>
recycling of derelict and other urban land		<b>LIMITED CONTRIBUTION</b>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	There are clear, logical and long-term boundaries to the parcel, being the A321 High Street and the railway line, and to a lesser extent School Lane to the north.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Adjacent to both Twyford and Wargrave.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**PARCEL W15: Land to the north east of Twyford between the A4 new Bath Road and the A3032 London Road**

Three large arable fields with a series of small holdings along the boundary with the A4 New Bath Road, from which views are restricted by overgrown hedgerows. Extensive views across the parcel are available from the A3032 London Road.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W15		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>In combination with adjacent parcels, contains the easterly edge of Twyford.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>Forms part of the remaining gap between Twyford and Wargrave, which is locally (although probably not strategically) significant.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Part of the arc of open countryside to east of Twyford.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>Contributes to the easterly setting of Twyford.</p> <p><b>CONTRIBUTION</b></p>

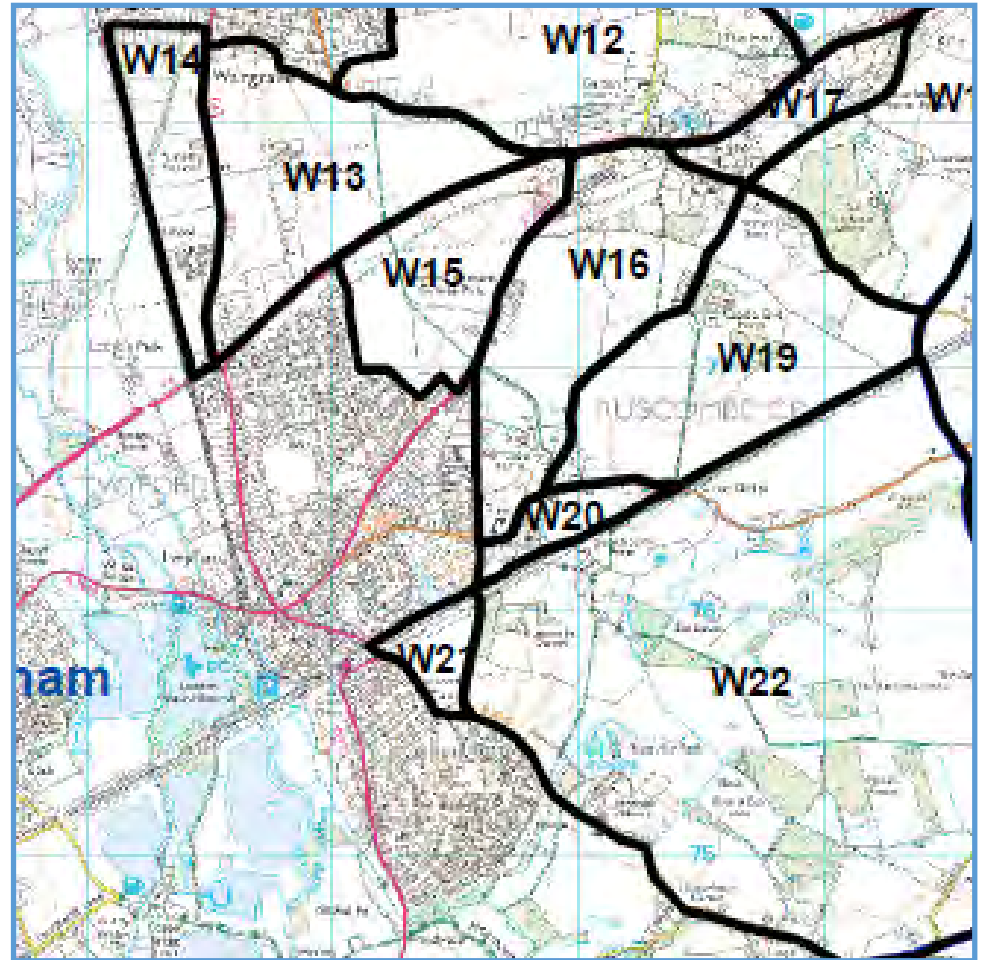
## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W15		Assessment
<b>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	There are clear, logical and long-term boundaries to the parcel, being the A4 New Bath Road, the A3032 and the built edge of Twyford.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Adjacent to Twyford.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	One PRoW running North – South.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No



**PARCEL W16: Land to the east of Twyford between the A3032 London Road and Castle End Road**

Large-scale arable landscape with fragmented settlement towards Hare Hatch.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

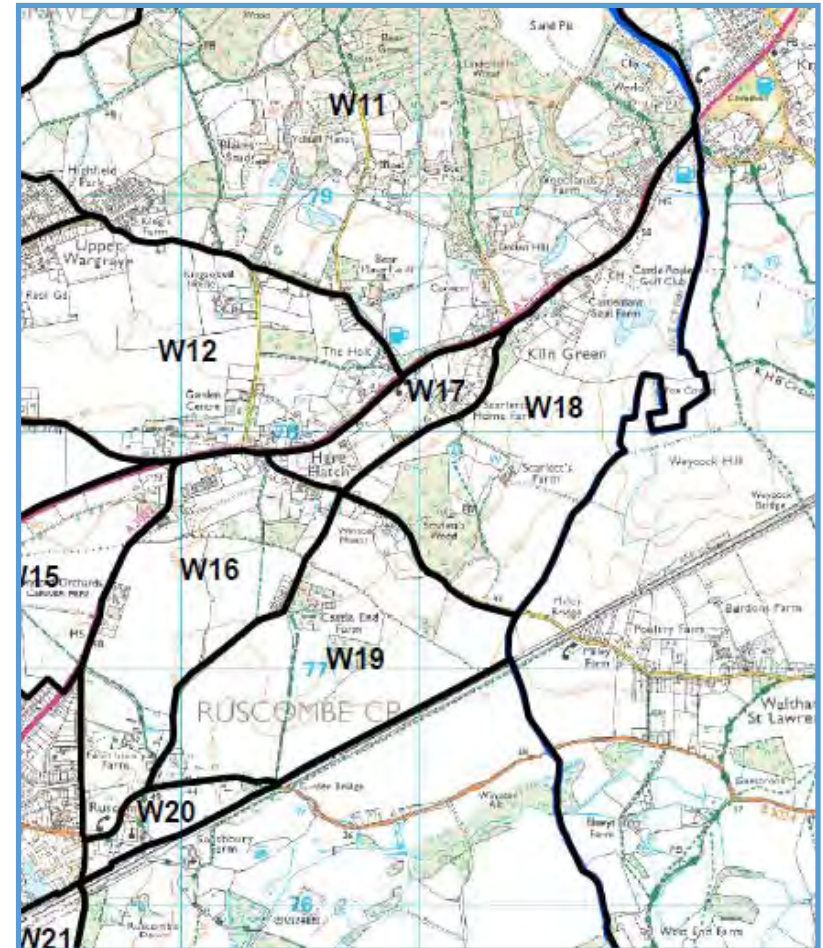
Parcel W16		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>In combination with adjacent parcels, contains the easterly edge of Twyford.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>Forms part of the remaining gap between Twyford and Wargrave, which is locally (although probably not strategically) significant.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Part of the arc of open countryside to east of Twyford.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>Contributes to the easterly setting of Twyford.</p> <p><b>CONTRIBUTION</b></p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W16		Assessment
<b>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	There are clear, logical and long-term boundaries to the parcel, being the A4 New Bath Road, the A3032 London Road and Castle End Road and Milley Lane.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Adjacent to Twyford in southern reaches.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	Small parcel of Ancient Woodland to the south.
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**PARCEL W17: Land between the A4 Bath Road and Scarletts Lane**

Complex, fragmented land uses comprising market garden, garden centre, large dwellings in extensive grounds and remnant pasture land. Glimpsed views through, interrupted by hedges and built structures.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

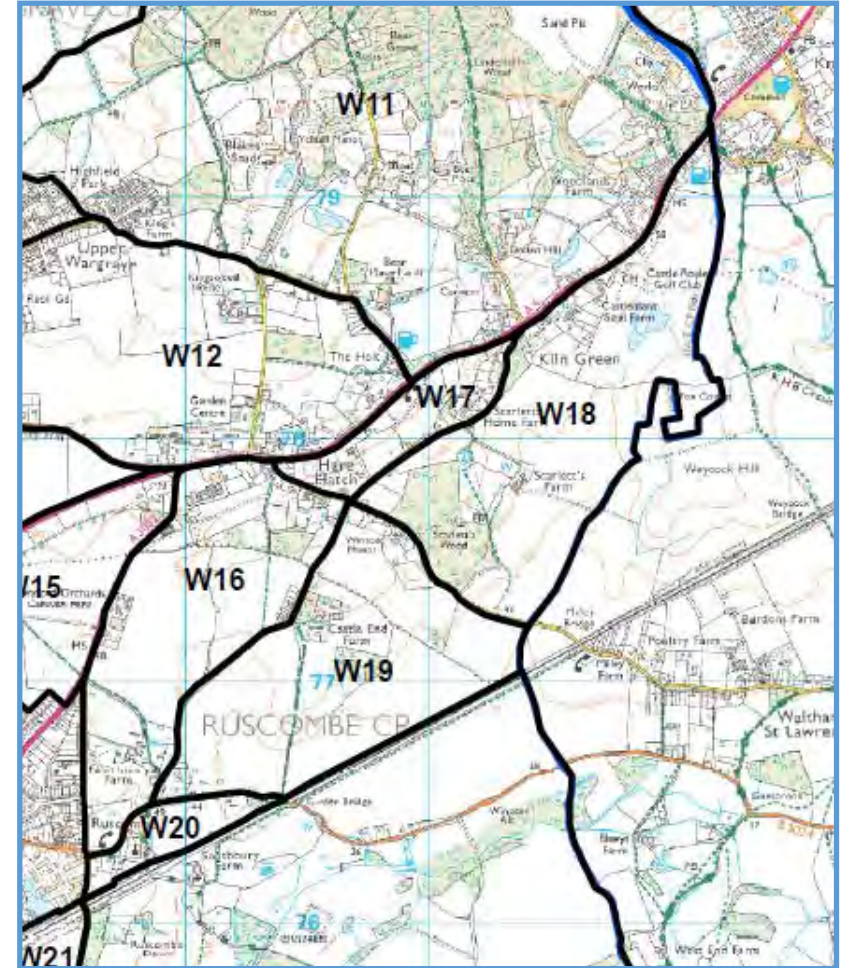
Parcel W17		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>No clear role given separation from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Part of broadly open countryside to the east of Twyford.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel which is relatively distant from an historic town.</p> <p><b>LIMITED CONTRIBUTION</b></p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W17		Assessment
<b>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	<ul style="list-style-type: none"> <li>Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	There are clear, logical and long-term boundaries to the parcel, being the A4 New Bath Road and Scarletts Lane.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**PARCEL W18: Land between the A4 Bath Road, Scarletts Lane and Milley Lane**

Extensive arable landscape over the majority of the parcel with dense woodland to the south and a golf course to the north. Long-distance views across the parcel from Scarletts Lane.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W18		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>No clear role given separation from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Open countryside to the east of Twyford.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel which is relatively distant from an historic town.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in urban regeneration by encouraging the</b></p>	<ul style="list-style-type: none"> <li>• Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p>

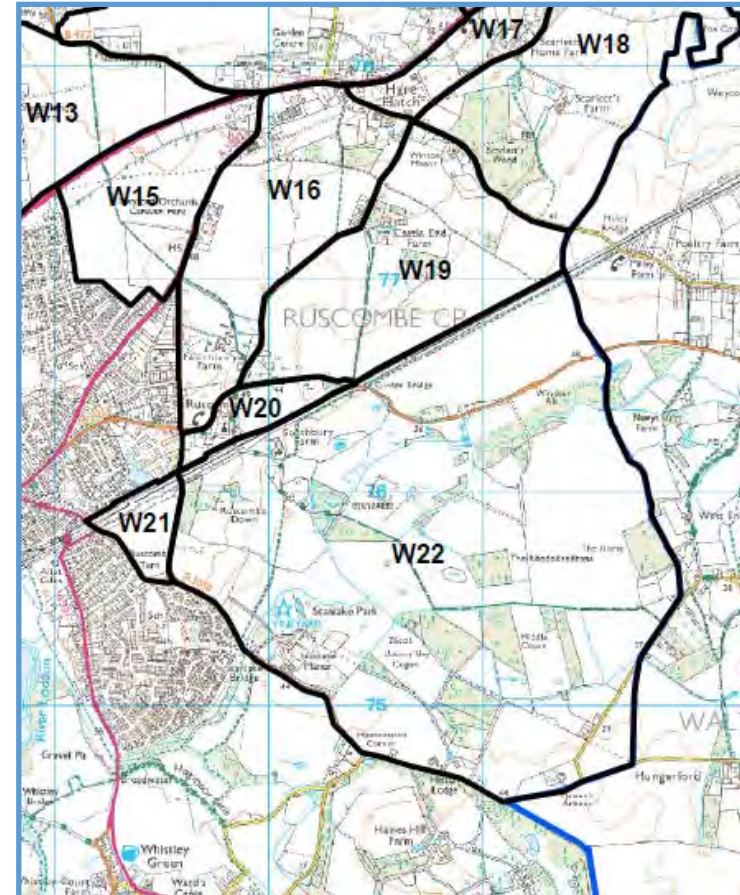


## Appendix A: Wokingham Borough Strategic Parcel Assessment

<b>Parcel W18</b>		<b>Assessment</b>
recycling of derelict and other urban land		<b>LIMITED CONTRIBUTION</b>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	There are clear, logical and long-term boundaries to the north (A4 Bath Road, Scarletts Lane) Milley Lane to the south, and the undefined Borough boundary to the east, shared with Windsor & Maidenhead.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	One PRoW to the west.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	Ancient Woodland to the south.
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**PARCEL W19: Land between Castle End Road and Milley Lane**

Large-scale, flat arable land extending towards Hare Hatch, with long distance views from Milley Lane and Castle End Road



## Appendix A: Wokingham Borough Strategic Parcel Assessment

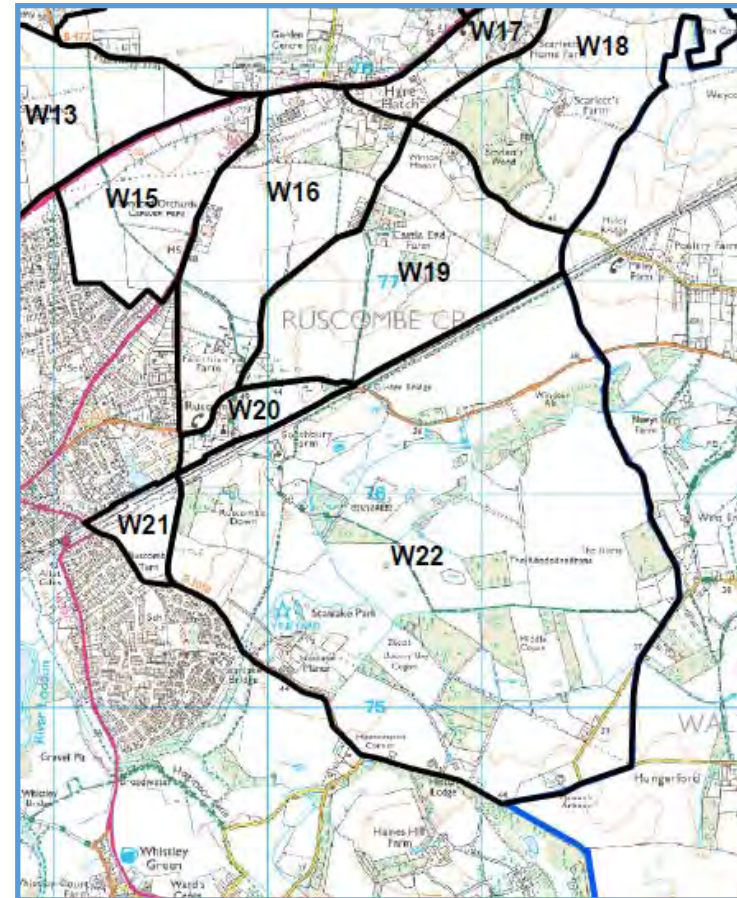
Parcel W19		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>No clear role given separation from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Part of broadly open countryside to the east of Twyford.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>Part of the easterly context for Twyford.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To assist in urban regeneration by encouraging the</b></p>	<ul style="list-style-type: none"> <li>• Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

<b>Parcel W19</b>		<b>Assessment</b>
recycling of derelict and other urban land		<b>LIMITED CONTRIBUTION</b>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	There are clear, logical and long-term boundaries to the parcel, bounded by Castle End Road, Milley Lane, the B3024 Waltham Road and the railway line.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	Ancient Woodland within the centre of the parcel.
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**PARCEL W20: Land to the north east of Roscombe south of Waltham Road**

Predominantly pasture with no internal boundaries allowing extensive views from the Waltham Road to the railway line. Village of Ruscombe and woodland to the west.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

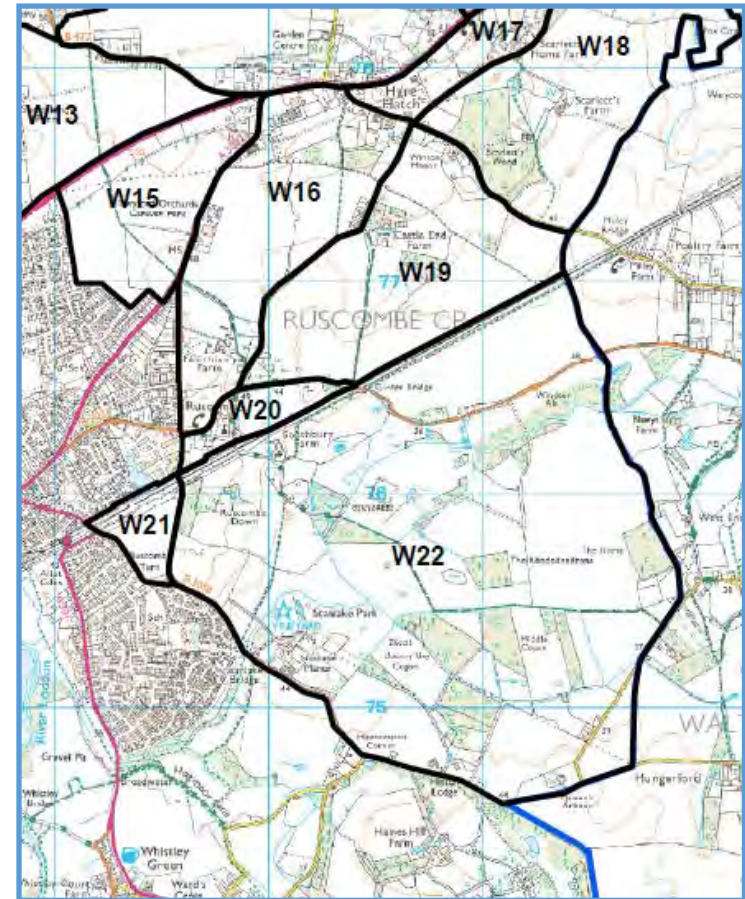
Parcel W20		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>Helps to contain eastward expansion of Twyford.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Part of broadly open countryside to the east of Twyford.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>Maintains the easterly context for Twyford and Ruscombe.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>
<p><b>To assist in urban regeneration by encouraging the</b></p>	<ul style="list-style-type: none"> <li>• Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

<b>Parcel W20</b>		<b>Assessment</b>
recycling of derelict and other urban land		<b>LIMITED CONTRIBUTION</b>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	There are clear, logical and long-term boundaries to the parcel, being the B3024 Waltham Road and the railway.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Adjacent to Twyford.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**PARCEL W21: Land to the east of Twyford, west of Stanlake Lane**

Enclosed land comprising a sports field.





## Appendix A: Wokingham Borough Strategic Parcel Assessment

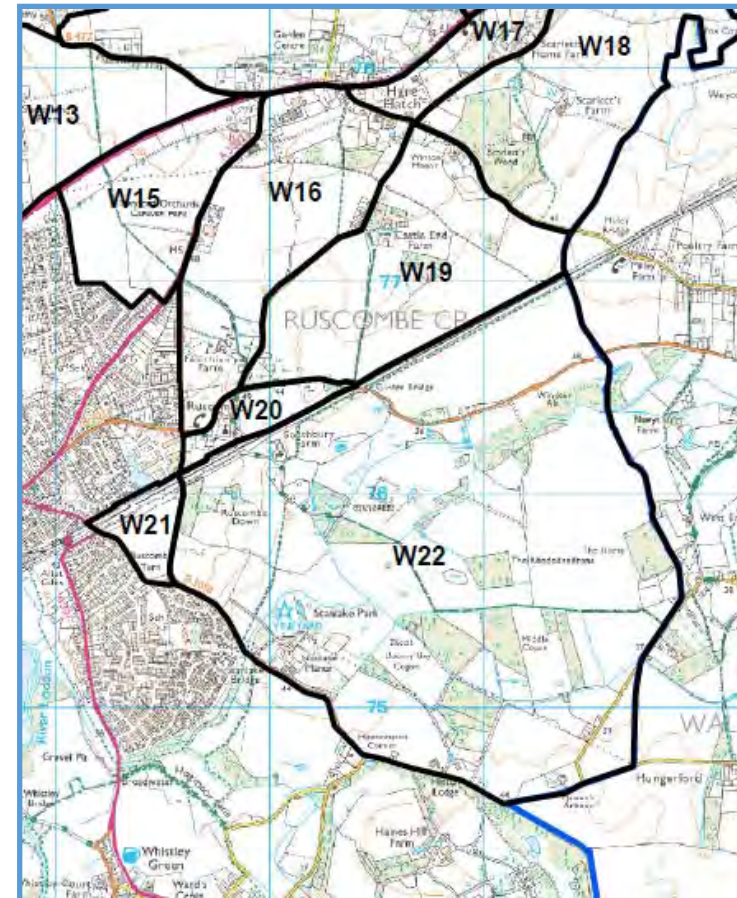
Parcel W21		Assessment
<b>NPPF Purposes of the Green Belt</b>		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>Helps to contain eastward expansion of Twyford.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Part of broadly open countryside to the east of Twyford.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>Part of the easterly context for Twyford. Adjacent to Twyford Conservation Area.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To assist in urban regeneration by encouraging the</b></p>	<ul style="list-style-type: none"> <li>• Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

<b>Parcel W21</b>		<b>Assessment</b>
recycling of derelict and other urban land		<b>LIMITED CONTRIBUTION</b>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	There are clear, logical and long-term boundaries to the parcel.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	Adjacent to Twyford.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	Sports field.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No

**PARCEL W22: Land to the east of Twyford, north of the B3018 Waltham Road**

Extensive mixed arable pastoral landscape of irregular field size and shape, with isolated blocks of dense woodland scattered throughout. Various extensive and middle-distance views afforded from roads containing the parcel.



## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W22		Assessment
NPPF Purposes of the Green Belt		
<p><b>To check the unrestricted sprawl of large built-up areas</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>Helps to contain eastward expansion of Twyford.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To prevent neighbouring towns merging into one another</b></p>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<p><b>To assist in safeguarding the countryside from encroachment</b></p>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Part of broadly open countryside to the east of Twyford.</p> <p><b>CONTRIBUTION</b></p>
<p><b>To preserve the setting and special character of historic towns</b></p>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>Maintains the easterly context for Twyford and Ruscombe.</p> <p><b>SIGNIFICANT CONTRIBUTION</b></p>
<p><b>To assist in urban regeneration by</b></p>	<ul style="list-style-type: none"> <li>• Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

<b>Parcel W22</b>		<b>Assessment</b>
<b>encouraging the recycling of derelict and other urban land</b>		<b>LIMITED CONTRIBUTION</b>
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	There are clear, logical and long-term boundaries to the parcel, being the railway, and the B3018 Southbury Lane, and the undefined Borough boundary to the east, shared with Windsor & Maidenhead.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for Public Access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	None.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	Various areas of Ancient Woodland and Local Wildlife Sites across the parcel.
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No



## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W23		Assessment of Function
<b>NPPF Purposes of the Green Belt</b>		
<b>To check the unrestricted sprawl of large built-up areas</b>	<ul style="list-style-type: none"> <li>• What role does the land play in preventing the spread of development outwards from larger settlements?</li> <li>• What is the relationship of this land with the existing built-up area?</li> <li>• Is there evidence of ribbon development along transport corridors?</li> <li>• Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl?</li> <li>• Does the Green Belt prevent another settlement being absorbed into the large built-up area?</li> <li>• What is the physical gap between the settlement edge of the parcel and the urban edge (i.e. is there a broad gap or is it narrow at this point?)</li> </ul>	<p>No clear role given separation from a built-up area.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To prevent neighbouring towns merging into one another</b>	<ul style="list-style-type: none"> <li>• What role does the land play in the separation of towns?</li> <li>• Does the parcel lie directly between two settlements and form all or part of a gap between them?</li> <li>• What is the width of the gap and are there significant features which provide physical and visual separation?</li> <li>• Are there intervening settlements or other development on roads which contribute to a sense of connection of towns?</li> </ul>	<p>No direct role given location of the parcel which is not between built-up areas.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in safeguarding the countryside from encroachment</b>	<ul style="list-style-type: none"> <li>• Does the parcel have the character of open countryside?</li> <li>• What is the extent of existing urbanising influences?</li> <li>• Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form?</li> <li>• Do strong boundaries exist to contain development?</li> <li>• Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt??</li> <li>• Has there been incremental erosion of the open character of the land on the edge of the settlement (so that it appears as part of the settlement)?</li> </ul>	<p>Whilst being in a relatively remote location, the parcel is nevertheless accessible and therefore vulnerable to urban encroachment through incremental development. This would erode its inherently rural character and in doing so compromise openness.</p> <p><b>CONTRIBUTION</b></p>
<b>To preserve the setting and special character of historic towns</b>	<ul style="list-style-type: none"> <li>• What is the relationship of the land with the town?</li> <li>• Is there a direct visual connection between the historic components (typically the core) and the Green Belt context?</li> <li>• Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape?</li> </ul>	<p>No direct role given the location of the parcel which is relatively distant from an historic town.</p> <p><b>LIMITED CONTRIBUTION</b></p>
<b>To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	<ul style="list-style-type: none"> <li>• Does the presence of the Green Belt serve to promote the re-use of land which otherwise might be neglected in favour of greenfield land?</li> </ul>	<p>No clear role given the location is distant from areas requiring regeneration.</p> <p><b>LIMITED CONTRIBUTION</b></p>

## Appendix A: Wokingham Borough Strategic Parcel Assessment

Parcel W23		Assessment of Function
<b>Permanence of Green Belt (NPPF paragraphs 83 &amp; 85)</b>	<ul style="list-style-type: none"> <li>Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period?</li> <li>Are the current boundaries logical?</li> <li>Are there opportunities for the re-definition or 'tidying-up' of the boundary?</li> </ul>	Southern, eastern and western boundaries are clear, being roads, whilst the northern boundary is the undefined Borough boundary shared with Windsor & Maidenhead.
<b>Sustainable patterns of development (NPPF paragraph 84)</b>	<ul style="list-style-type: none"> <li>Would potential development in this area help to promote sustainable patterns of development?</li> </ul>	No, given the parcel's distance from a service centre.
<b>Local Role of Green Belt</b>		
<b>Preserving the character and setting of villages</b>	<ul style="list-style-type: none"> <li>Does the local landform or landscape form part of the setting of a conservation area or village?</li> <li>Does the parcel form part of an historic landscape?</li> </ul>	No role.
<b>Defining boundaries</b>	<ul style="list-style-type: none"> <li>Does the current Green Belt boundary follow a defensible boundary?</li> <li>If not, could a logical rounding off be achieved without harm to the function of the remaining Green Belt?</li> </ul>	The parcel is defined only along its southern boundary (Maidenhead Road) and western boundary (The Straight Mile and a woodland edge).
<b>Promoting Positive Use of the Green Belt</b>		
<b>Opportunities for public access or to provide access</b>	<ul style="list-style-type: none"> <li>What is the degree of existing public access?</li> </ul>	No public access.
<b>Opportunities for outdoor sport and recreation</b>	<ul style="list-style-type: none"> <li>Are there existing facilities, or there any relevant policies or proposals leading to opportunities in the parcel?</li> </ul>	No
<b>Enhancing landscapes and visual amenity</b>	<ul style="list-style-type: none"> <li>Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?</li> </ul>	No
<b>Enhancing biodiversity</b>	<ul style="list-style-type: none"> <li>Are there any national or local biodiversity designations within the parcel?</li> </ul>	No
<b>Improving derelict and damaged land</b>	<ul style="list-style-type: none"> <li>Is there any derelict land in the parcel?</li> <li>Is there any potential for enhancement other than through development that would be inappropriate within the Green Belt?</li> </ul>	No