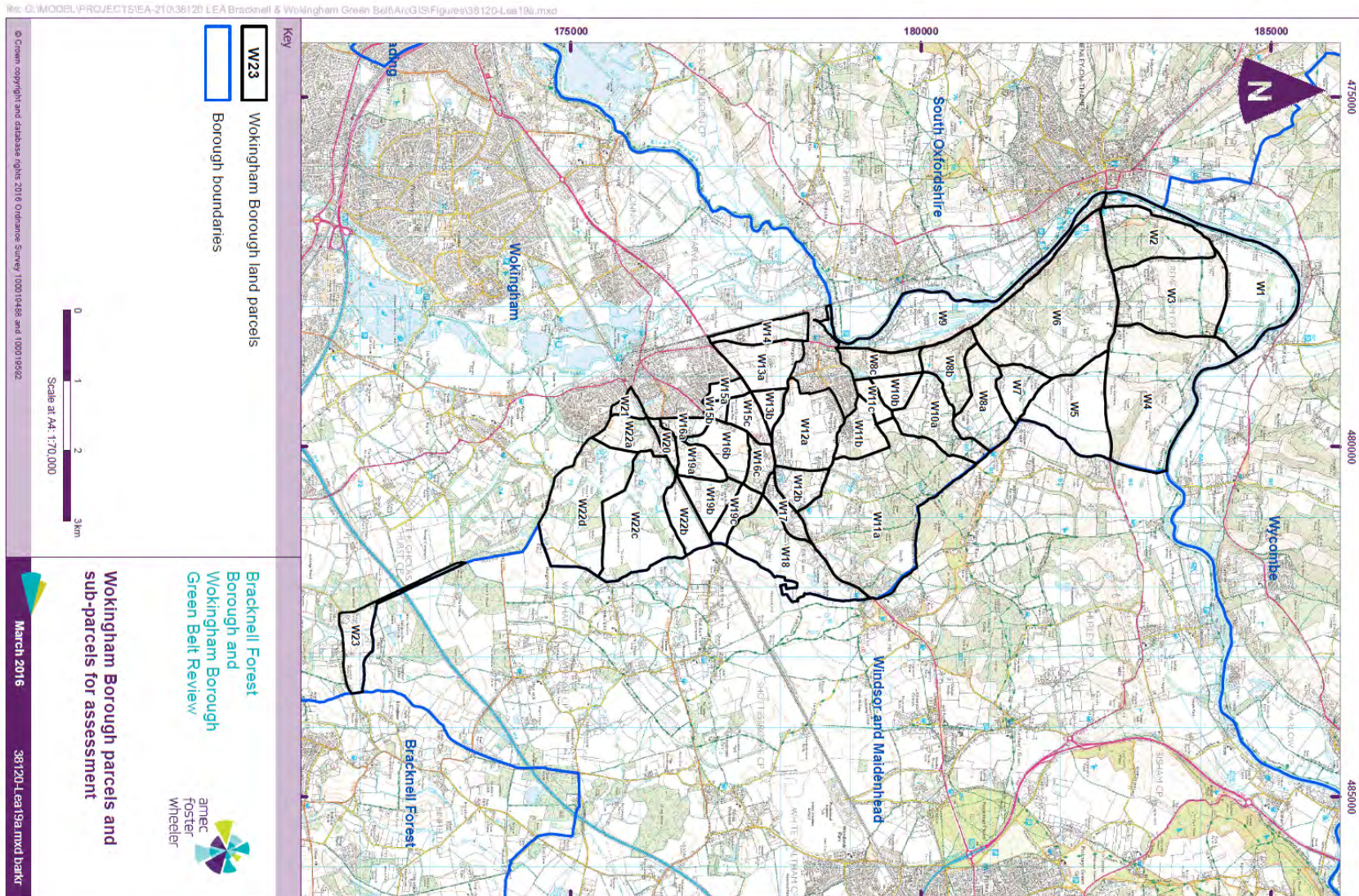


Appendix C: Wokingham Refined Assessment

This Appendix sets out the results of the refined 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. This is followed by a parcel-by-parcel analysis.

Figure C1: Wokingham Borough - Refined Parcels for Assessment



Appendix C: Wokingham Refined Assessment

Summary Matrix

Parcel/Sub-Parcel	Sprawl	Merger	Encroachment	Historic Towns	Overall	Commentary on overall contribution to Green Belt purposes
W1	C	LC	SC	SC	SC	To the south of the parcel forms a significant part of the setting of Henley-on-Thames, also preventing incremental change to a relatively remote rural landscape to the north.
W2	C	LC	SC	SC	SC	Forms a significant part of the easterly setting of Henley-on-Thames, preventing incremental change to a rural landscape.
W3	LC	LC	C	C	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	LC	LC	C	C	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	LC	LC	C	C	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	C	LC	SC	SC	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	LC	LC	C	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.
W8a	LC	LC	C	LC	C	Protects open countryside from encroachment.
W8b	C	LC	SC	C	C	Protects open countryside from encroachment as part of the easterly context for the River Thames. Overall, however, the parcel is judged to make a contribution to Green Belt purposes reflecting its broader connection with open countryside to the east.
W8c	C	LC	SC	C	C	Contributes to the southerly entrance to Henley-on-Thames and the northerly entrance to Wargrave. Prevents encroachment more generally, protecting the easterly context of the River Thames in particular. Overall, however, the parcel is judged to make a contribution to Green Belt purposes reflecting existing development restraint through the Wargrave Conservation Area.

Appendix C: Wokingham Refined Assessment

Parcel/Sub-Parcel	Sprawl	Merger	Encroachment	Historic Towns	Overall	Commentary on overall contribution to Green Belt purposes
W9	C	LC	SC	SC	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.
W10a	LC	LC	C	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.
W10b	LC	LC	C	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.
W11a	LC	LC	C	LC	C	Locally helps to contain the north eastern fringes of Wargrave which is potentially vulnerable to incremental change.
W11b	C	LC	C	LC	C	Locally helps to contain the north eastern fringes of Wargrave which is potentially vulnerable to incremental change.
W11c	C	LC	C	LC	C	Prevents encroachment into an extensive landscape of greatly varying land uses and which is part of the wider countryside toward Maidenhead.
W12a	C	LC	C	LC	C	Prevents encroachment into an extensive landscape which is part of a transition to remoter countryside. Forms much of the easterly setting of Wargrave, and has been subject to intrusion on its fringes with Twyford.
W12b	LC	LC	C	LC	C	Prevents encroachment into an extensive landscape which is part of a transition to remoter countryside. Part of the setting for Hare Hatch.
W13a	LC	SC	LC	C	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.
W13b	LC	C	LC	LC	C	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	LC	SC	C	C	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.

Appendix C: Wokingham Refined Assessment

Parcel/Sub-Parcel	Sprawl	Merger	Encroachment	Historic Towns	Overall	Commentary on overall contribution to Green Belt purposes
W15a	C	C	C	C	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Part of the transition to open countryside towards and beyond Hare Hatch. Helps to maintain a sense of openness along the A4 New Bath Road. Poorly defined internal boundaries being narrow tree lines and/or unmanaged hedgerows.
W15b	C	C	C	C	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Part of the transition to open countryside towards and beyond Hare Hatch. Poorly defined internal boundaries being narrow tree lines and/or unmanaged hedgerows.
W15c	LC	C	C	C	C	Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Part of the transition to open countryside towards and beyond Hare Hatch. Helps to maintain a sense of openness along the A4 New Bath Road. Poorly defined internal boundaries being narrow tree lines and/or unmanaged hedgerows.
W16a	C	LC	C	C	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
W16b	C	LC	C	C	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.
W16c	LC	LC	C	C	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. Helps maintain the identity of Hare Hatch to the north east.
W17	LC	LC	C	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	LC	LC	C	LC	C	Open countryside which is part of the wider Green Belt extending to Maidenhead. Locally helps maintain the identity of Hare Hatch.
W19a	C	LC	C	C	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.

Appendix C: Wokingham Refined Assessment

Parcel/Sub-Parcel	Sprawl	Merger	Encroachment	Historic Towns	Overall	Commentary on overall contribution to Green Belt purposes
W19b	LC	LC	C	C	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.
W19c	LC	LC	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 identity of Hare Hatch to the north east.
W20	C	LC	C	SC	SC	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.
W21	C	LC	C	C	C	Part of the south eastern context of Twyford, notwithstanding size, single use (sports field) and high degree of containment.
W22a	C	LC	C	SC	SC	Contains the south eastern edge of Twyford, being part of the extensive open countryside to the east. Along the B3018 Waltham Road, makes a significant contribution to the south eastern setting of Twyford.
W22b	LC	LC	C	C	C	Contains the south eastern edge of Twyford, being part of the extensive open countryside to the east.
W22c	LC	LC	C	C	C	Contains the south eastern edge of Twyford, being part of the extensive open countryside to the east.
W22d	LC	LC	C	C	C	Contains the south eastern edge of Twyford, being part of the extensive open countryside to the east. Along the B3018 Waltham Road, contributes to the setting of Twyford.
W23	LC	LC	C	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

Specification of finer-grained parcels substantiates the conclusions of the strategic review of Green Belt purposes, where land to the east of Wargrave and Twyford is identified as making a contribution to Green Belt purposes, this being significant in relation to land in the vicinity of Ruscombe which protects the setting of the village, and for land to the east of Twyford (east of the B3018 Waltham Road). In respect of the latter, any development in this location would create a sense of unrestricted sprawl into open countryside. 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.

Figures C2 – C6 illustrate the fulfilment of Green Belt purposes, overall and by individual purpose.

Figure C2: Overall Contribution to Green Belt Purposes

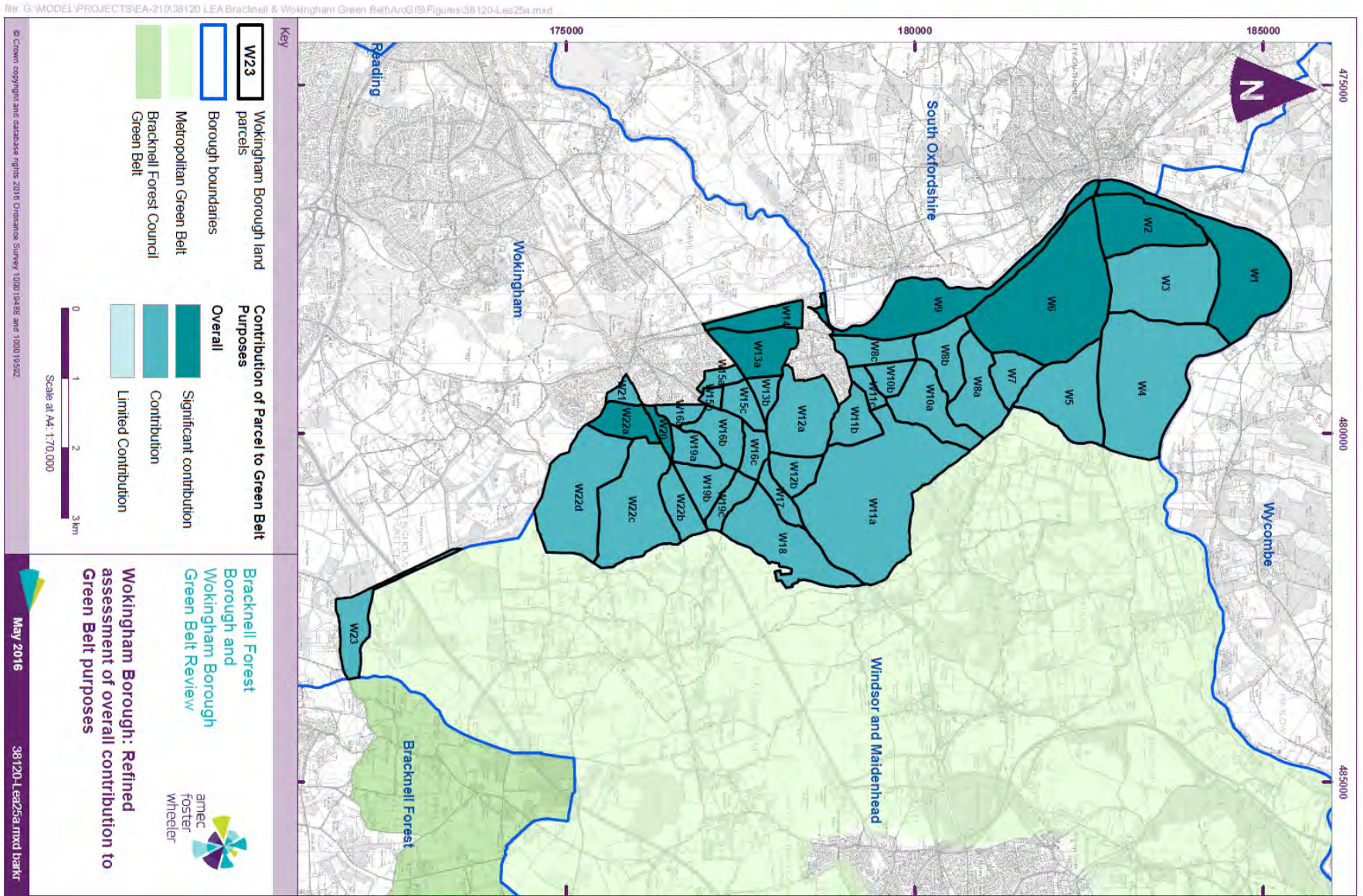


Figure C3: Contribution to Restricting the Sprawl of Large Built-up Areas

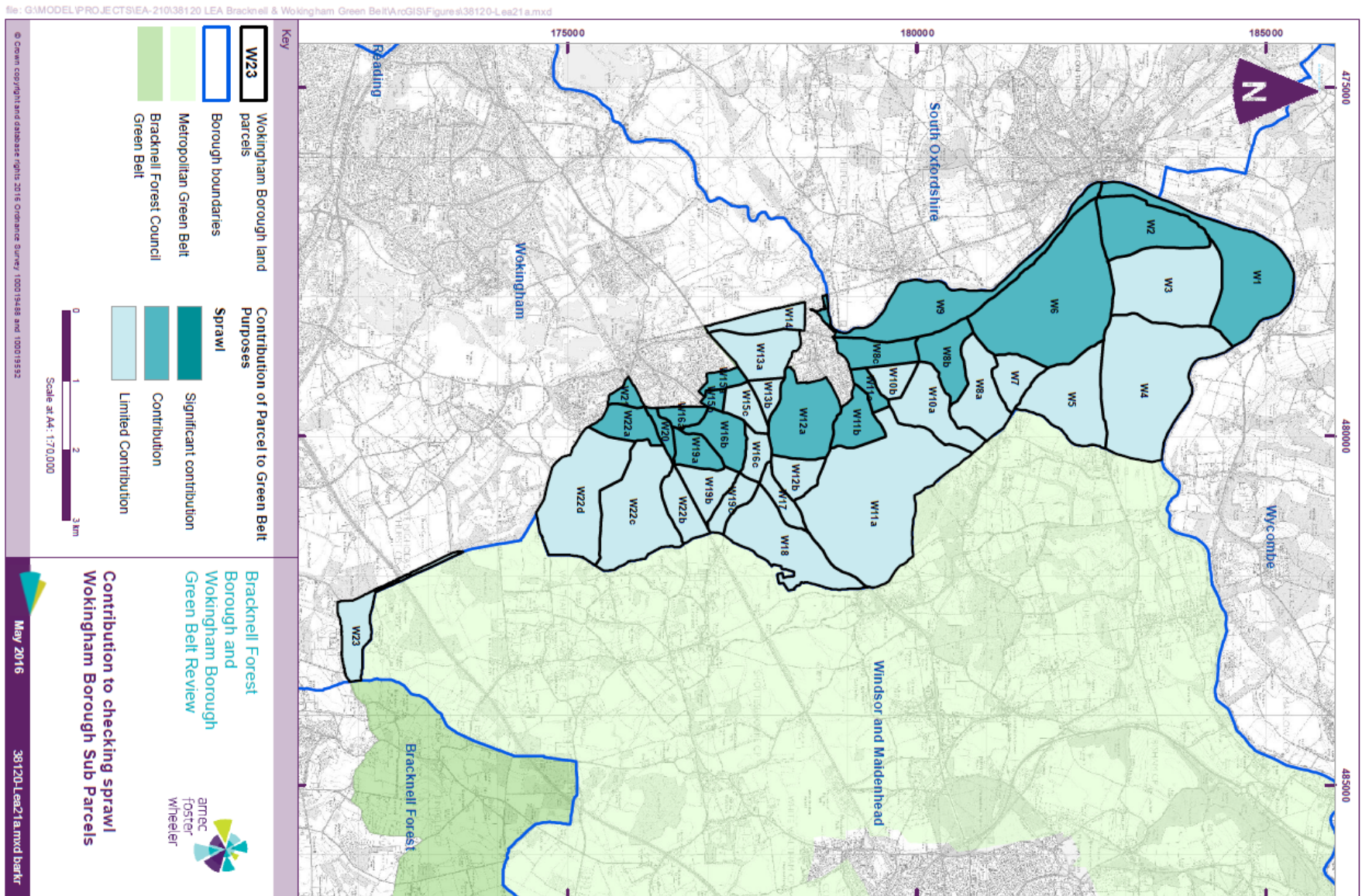


Figure C4: Contribution to Preventing Neighbouring Towns Merging

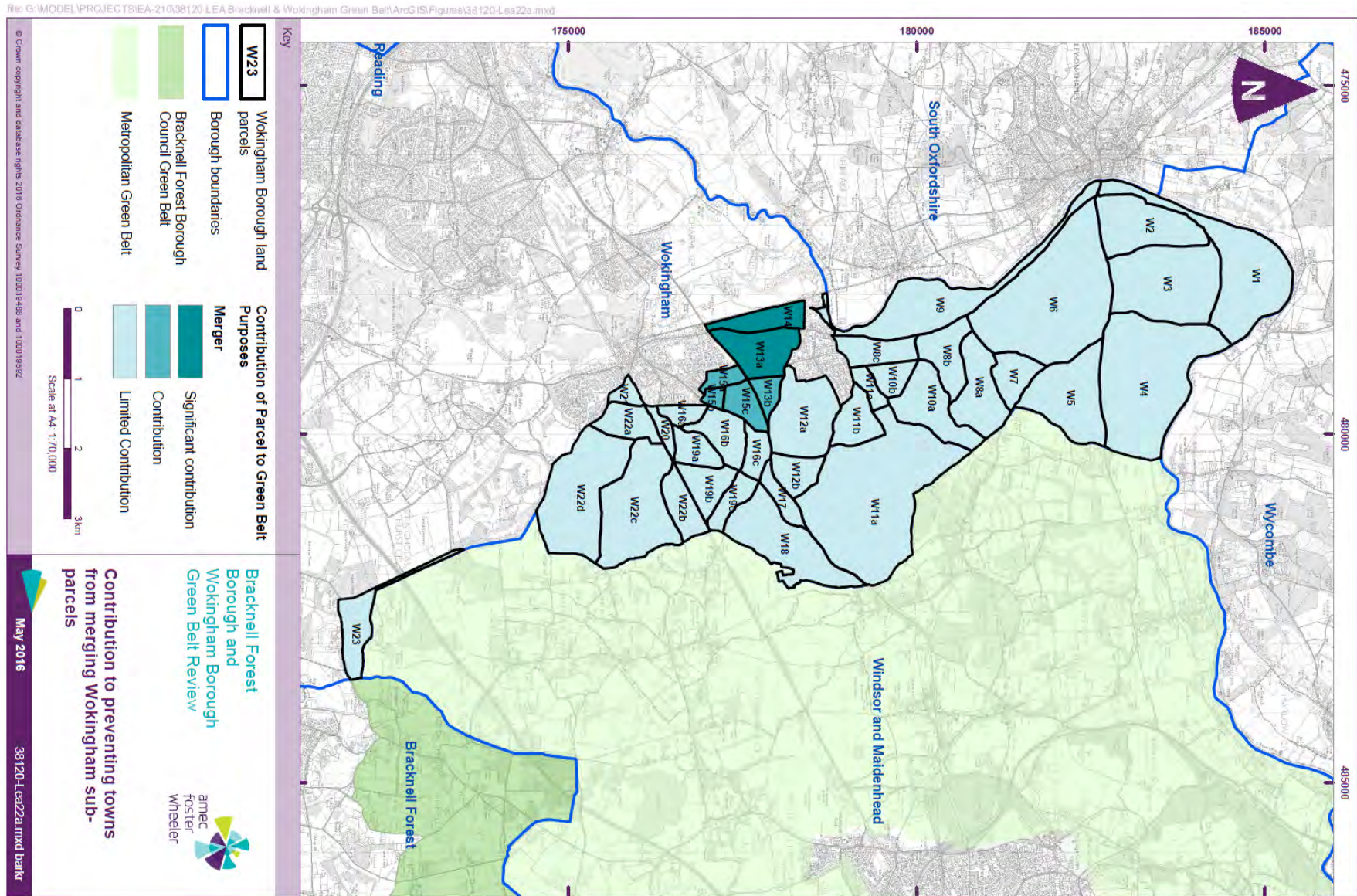


Figure C5: Contribution to Safeguarding the Countryside from Encroachment

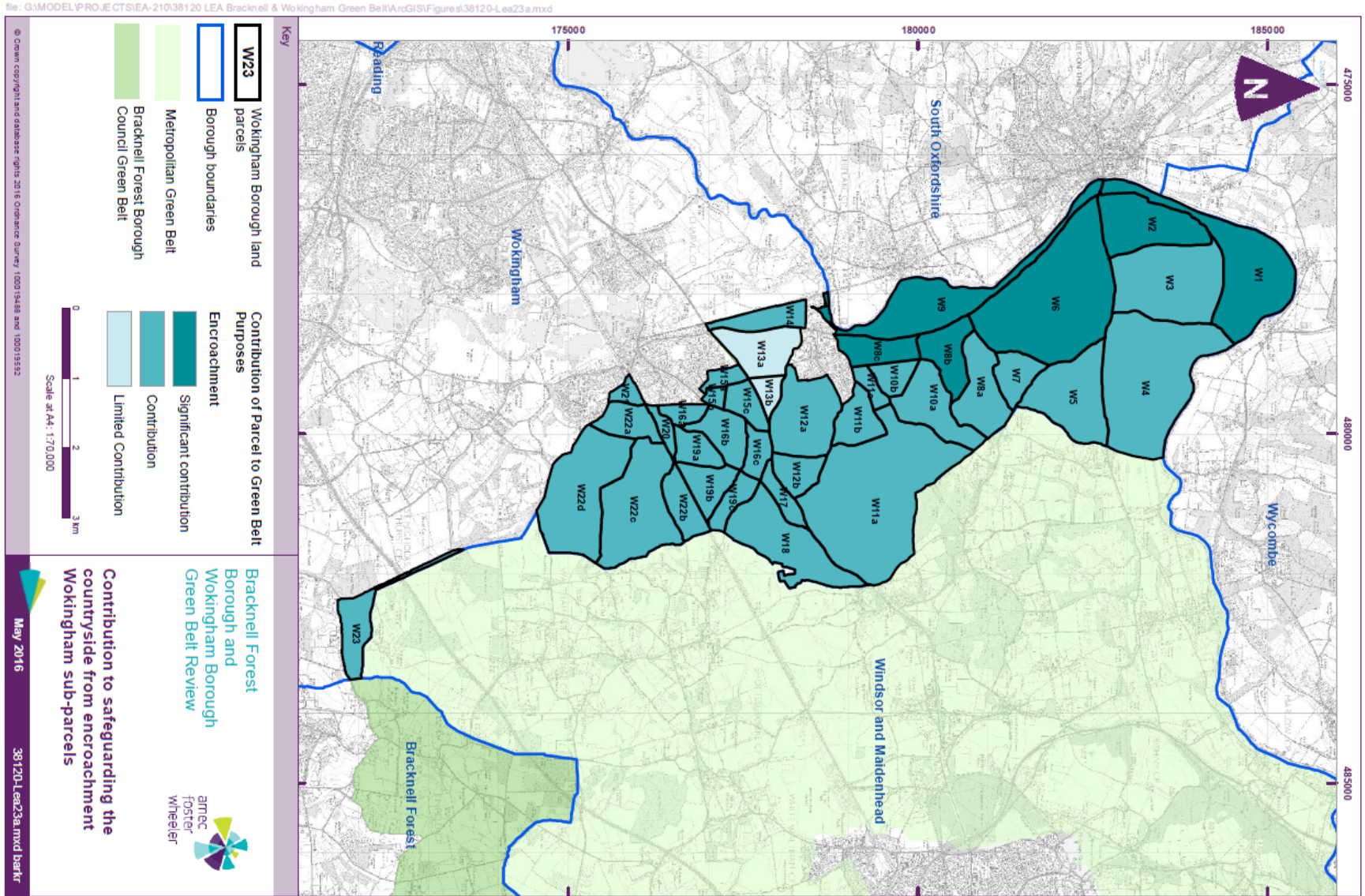
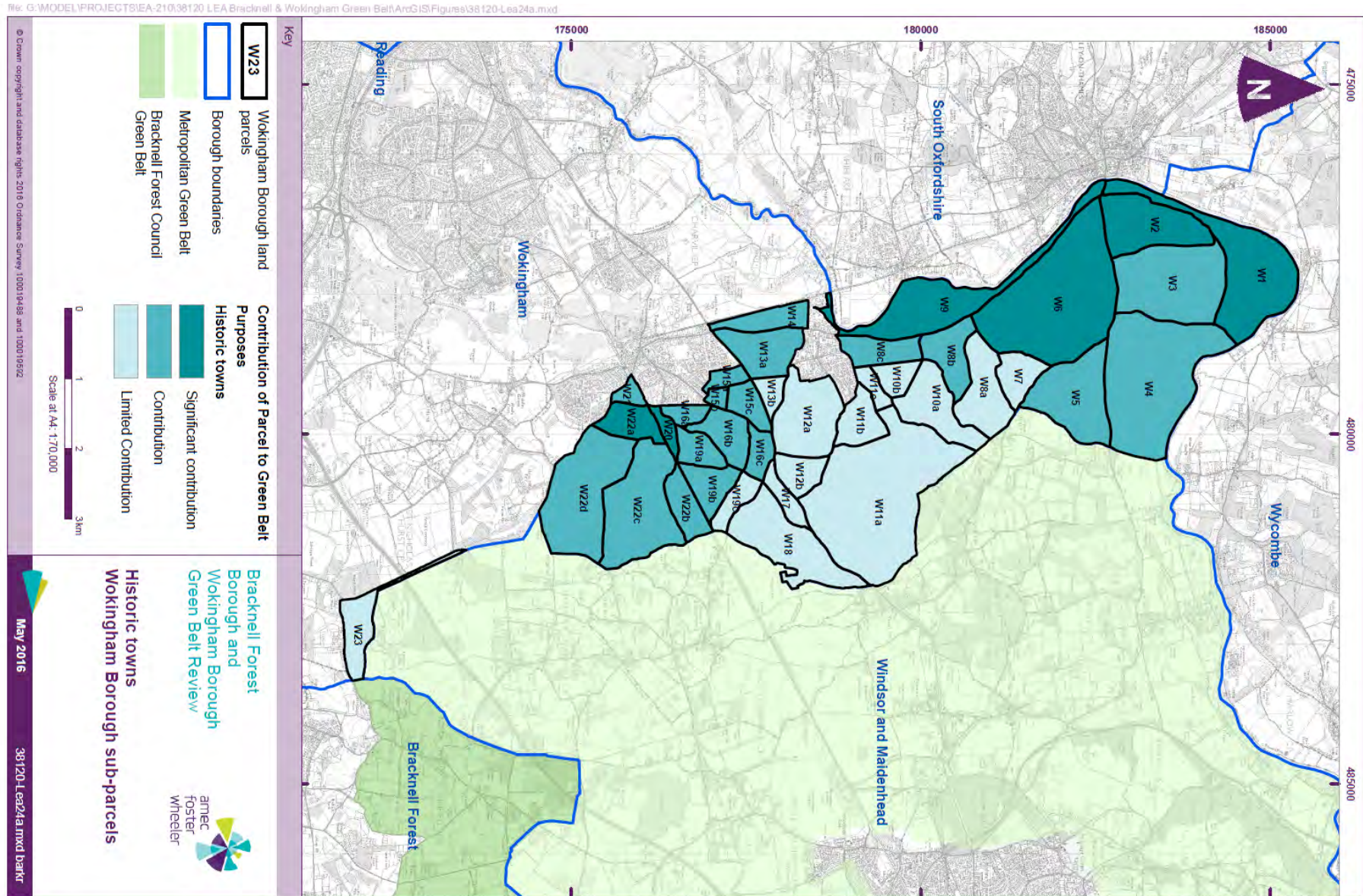


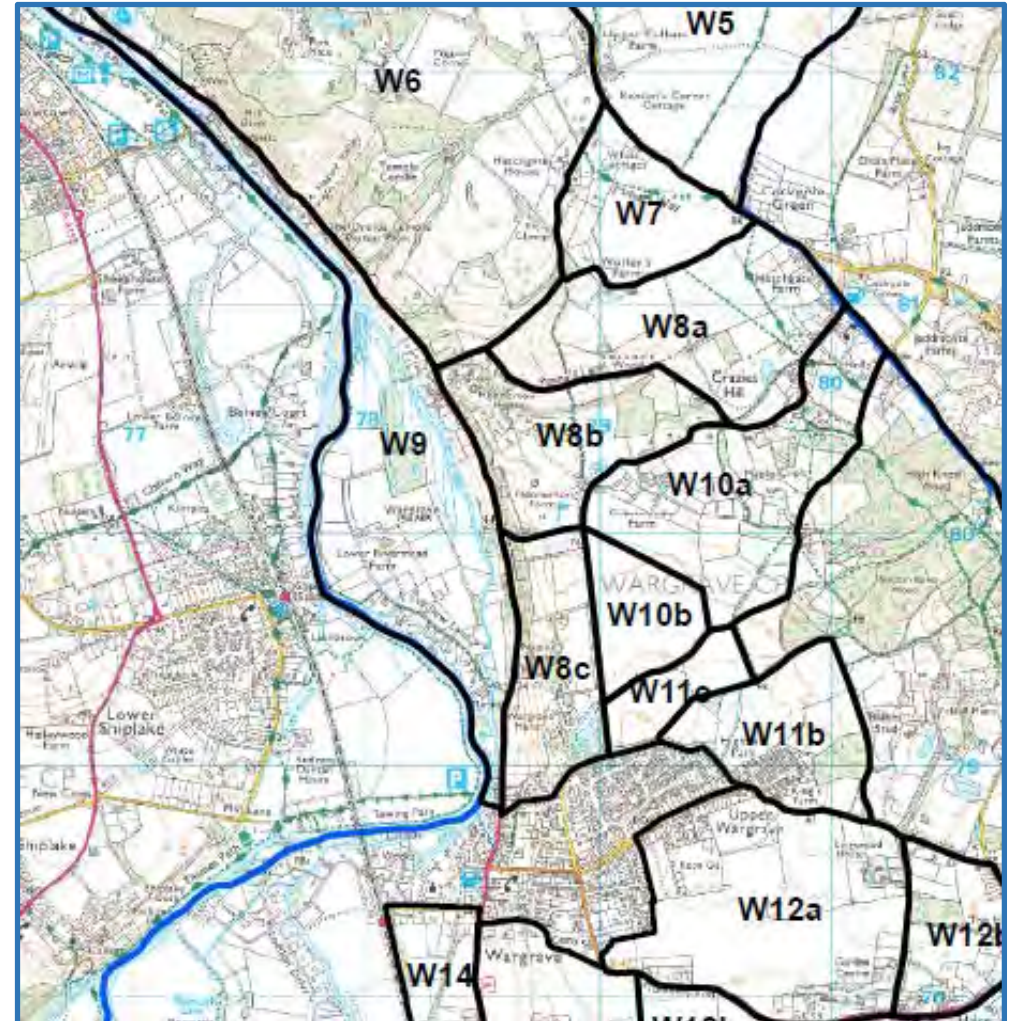
Figure C6: Contribution to Preserving the Setting and Special Character of Historic Towns



Appendix C: Wokingham Refined 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.

Sub-Parcels W8a, W8b & W8c



Boundary between sub-parcels 8a and 8b (from Crazies Hill looking West) and sub-parcels 8b and 8c (from Crazies Hill looking North)



Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W8 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	Sub-Parcel W8a	Sub-Parcel W8b	Sub-Parcel W8c
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> What role does the land play in preventing the spread of development outwards from larger settlements? Is there evidence of ribbon development along transport corridors? 	<p>LIMITED CONTRIBUTION Largely comprising open countryside which is separated from a large built-up area, the strategic role of limiting sprawl is limited,</p>	<ul style="list-style-type: none"> Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a 	<p>LIMITED CONTRIBUTION No clear role given separation from a built-up area.</p>	<p>CONTRIBUTION Contributes to limiting ribbon development along the A321 Wargrave Road.</p>	<p>CONTRIBUTION Clear role in preventing the northward extension of Wargrave and ribbon</p>

Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W8 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	Sub-Parcel W8a	Sub-Parcel W8b	Sub-Parcel W8c
	<ul style="list-style-type: none"> Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl? Does the Green Belt prevent another settlement being absorbed into the large built-up area? 	notwithstanding the edge of Wargrave immediately to the south.	<ul style="list-style-type: none"> subsequent coalescence between such settlements? If released from Green Belt could enduring long-term settlement boundaries be established? Does the parcel sensibly round-off an existing built-up area to help create good built form? 			development along the A321 Wargrave Road.
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> What role does the land play in the separation of towns? Does the parcel lie directly between two settlements and form all or part of a gap between them? What is the width of the gap and are there significant features which provide physical and visual separation? Are there intervening settlements or other development on roads which contribute to a sense of connection of towns? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given location of the parcel which is not between built-up areas.</p>	<ul style="list-style-type: none"> Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically? Would potential development of the parcel be a significant step leading towards coalescence of two settlements? 	LIMITED CONTRIBUTION No direct role given location of the parcel which is not between built-up areas.	LIMITED CONTRIBUTION No direct role given location of the parcel which is not between built-up areas.	LIMITED CONTRIBUTION No direct role given location of the parcel which is not between built-up areas.
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> Does the parcel have the character of open countryside? What is the extent of existing urbanising influences? Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form? Do strong boundaries exist to contain development? 	<p>SIGNIFICANT CONTRIBUTION</p> <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</p>	<ul style="list-style-type: none"> Are there clear and robust boundaries to contain development and prevent encroachment in the long term? 	CONTRIBUTION Contribution to retain the character of open countryside.	SIGNIFICANT CONTRIBUTION Significant contribution to retain the character of open countryside, notwithstanding the presence of some built development.	SIGNIFICANT CONTRIBUTION Significant contribution to retain the character of open countryside, notwithstanding the presence of some built development.

Appendix C: Wokingham Refined Assessment

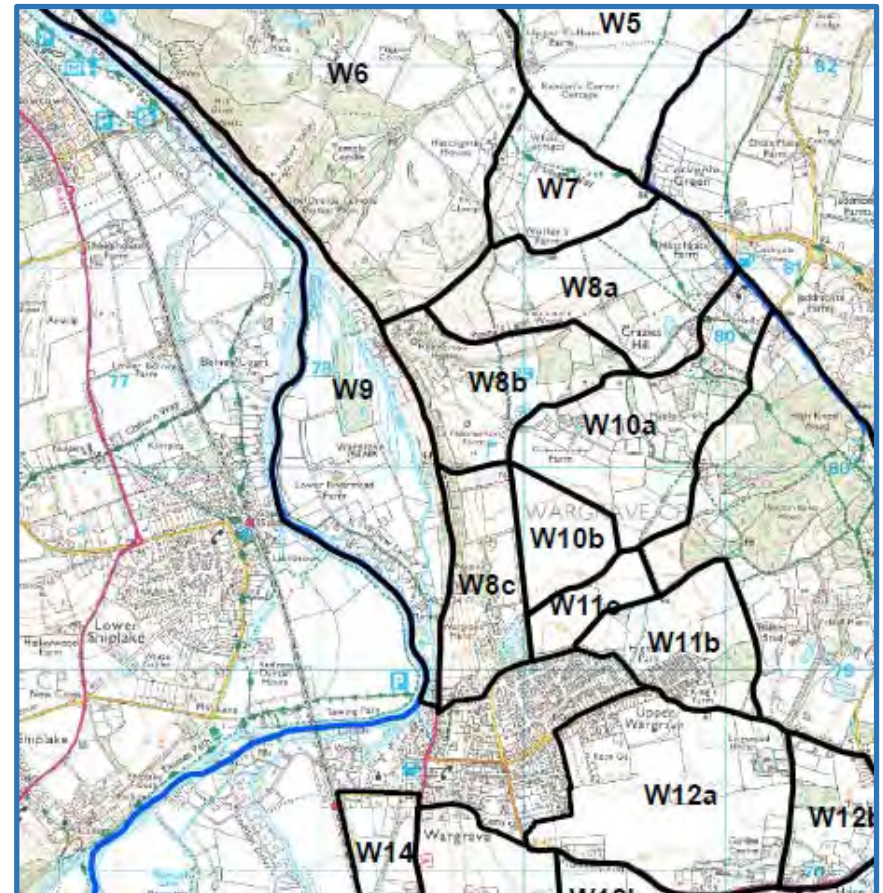
Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W8 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	Sub-Parcel W8a	Sub-Parcel W8b	Sub-Parcel W8c
	<ul style="list-style-type: none"> Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt? 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)? 	of the open countryside to the east of the River Thames.				
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> What is the relationship of the land with the town? Is there a direct visual connection between the historic components (typically the core) and the Green Belt context? Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape? 	<p>CONTRIBUTION</p> <p>Part of the southerly entrance to Henley-on-Thames.</p>	No additional criteria used.	<p>LIMITED CONTRIBUTION</p> <p>No direct role given distance from Henley-on-Thames.</p>	<p>CONTRIBUTION</p> <p>Part of the southerly entrance to Henley-on-Thames.</p>	<p>CONTRIBUTION</p> <p>Part of the southerly entrance to Henley-on-Thames.</p>
Overall Contribution to Green Belt Purposes	Not applicable	<p>CONTRIBUTION</p> <p>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</p>	Not applicable	<p>CONTRIBUTION</p> <p>Protects open countryside from encroachment.</p>	<p>CONTRIBUTION</p> <p>Protects open countryside from encroachment as part of the easterly context for the River Thames. Overall, however, the parcel is judged to make a contribution to Green Belt purposes reflecting its broader connection with</p>	<p>CONTRIBUTION</p> <p>Contributes to southerly entrance to Henley-on-Thames and the northerly entrance to Wargrave. Prevents encroachment more generally, protecting the easterly context of the River Thames in particular. Overall, however, the parcel is judged to make a</p>

Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W8 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	Sub-Parcel W8a	Sub-Parcel W8b	Sub-Parcel W8c
		Area. Whilst the parcel makes a significant contribution to preventing encroachment, overall, the parcel is judged to make a contribution to Green Belt purposes, reflecting the current extent of built development and connection with the open countryside to the east.			open countryside to the east.	contribution to Green Belt purposes reflecting existing development restraint through the Wargrave Conservation Area.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	There are clear, logical and long-term boundaries to the parcel, being the A421 Wargrave Road, Crazies Hill and Kentons Lane/Worleys Lane.	Not applicable	Stronger boundaries to the north west, north east and south east through minor roads, weaker through PRow to the south.	Stronger boundaries through roads to south and west, weaker through PRow/hedgerow to the north.	Stronger boundaries through roads to south, east and west, weaker through PRow/hedgerow to the north
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? 	No, given the distance of the majority of the parcel from a service centre, although adjacent to Wargrave in southern reaches.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	Development would be inappropriate given their location and contribution to Green Belt purposes.	Development would be inappropriate given their location and contribution to Green Belt purposes.	Development would be inappropriate given their location and contribution to Green Belt purposes.

Appendix C: Wokingham Refined Assessment

Sub-Parcels W10a and W10b



Appendix C: Wokingham Refined Assessment

Boundary between sub-parcels 10a and 10b (from Crazies Hill looking East and from Highfield Road looking North)



Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W10 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W10a	W10b
<p>To check the unrestricted sprawl of large built-up areas</p>	<ul style="list-style-type: none"> What role does the land play in preventing the spread of development outwards from larger settlements? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given separation from a built-up area.</p>	<ul style="list-style-type: none"> Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given separation from a built-up area.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given separation from a built-up area.</p>

Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W10 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W10a	W10b
	<ul style="list-style-type: none"> Is there evidence of ribbon development along transport corridors? Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl? Does the Green Belt prevent another settlement being absorbed into the large built-up area? 		<ul style="list-style-type: none"> If released from Green Belt could enduring long-term settlement boundaries be established? Does the parcel sensibly round-off an existing built-up area to help create good built form? 		
<p>To prevent neighbouring towns merging into one another</p>	<ul style="list-style-type: none"> What role does the land play in the separation of towns? Does the parcel lie directly between two settlements and form all or part of a gap between them? What is the width of the gap and are there significant features which provide physical and visual separation? Are there intervening settlements or other development on roads which contribute to a sense of connection of towns? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given location of the parcel which is not between built-up areas.</p>	<ul style="list-style-type: none"> Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically? Would potential development of the parcel be a significant step leading towards coalescence of two settlements? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given location of the parcel which is not between built-up areas.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given location of the parcel which is not between built-up areas.</p>

Appendix C: Wokingham Refined Assessment

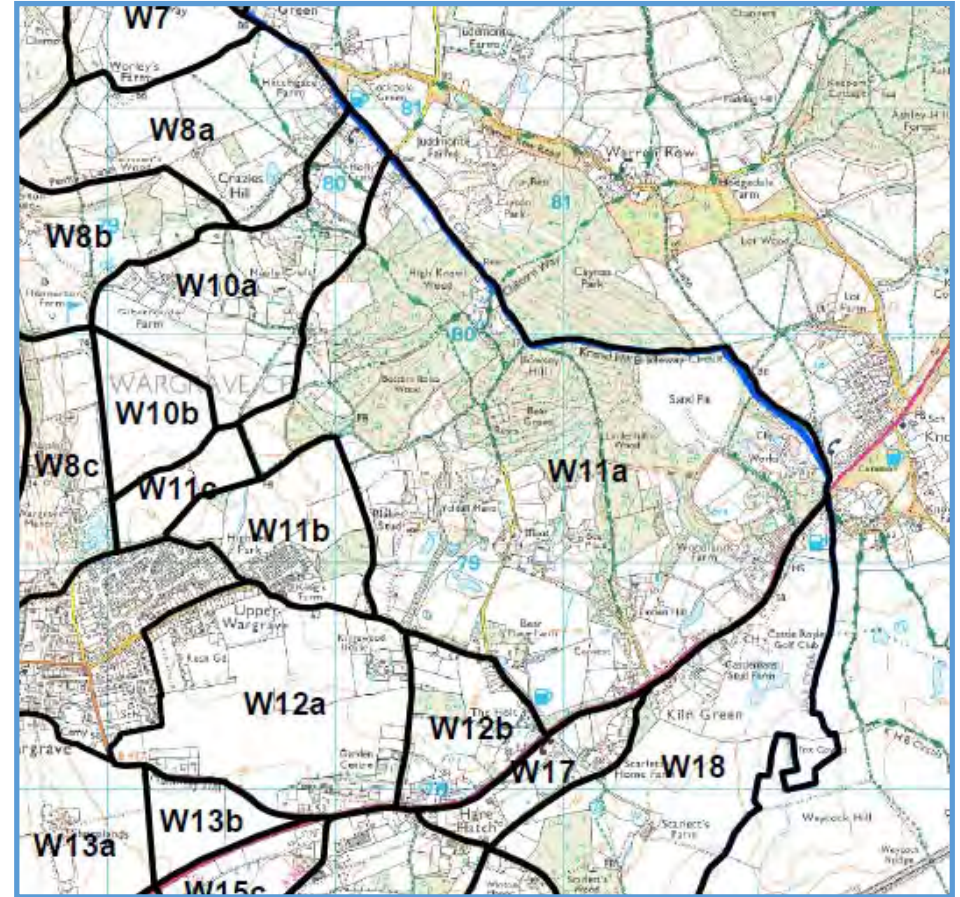
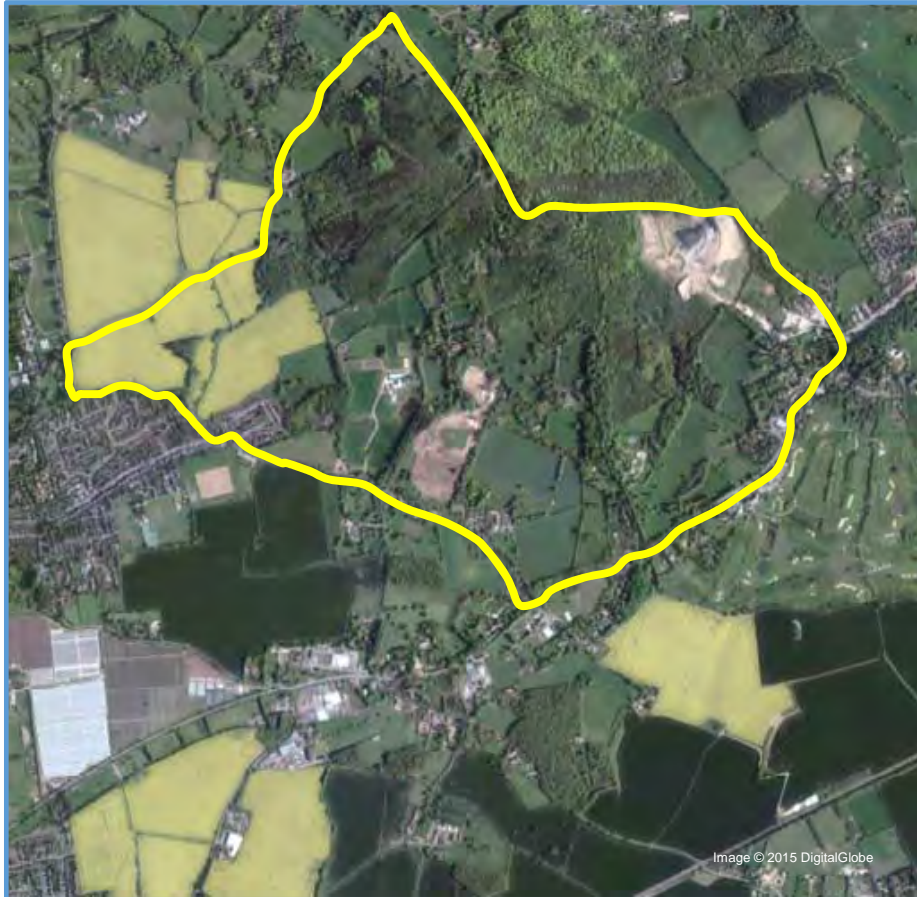
Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W10 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W10a	W10b
<p>To assist in safeguarding the countryside from encroachment</p>	<ul style="list-style-type: none"> Does the parcel have the character of open countryside? What is the extent of existing urbanising influences? Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form? Do strong boundaries exist to contain development? Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt? 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)? 	<p>CONTRIBUTION</p> <p>Protects land which is open in aspect and sensitive to change, having the character of open countryside dominated by large-scale agricultural uses and small-scale settlements.</p>	<ul style="list-style-type: none"> Are there clear strong and robust boundaries to contain development and prevent encroachment in the long term? 	<p>CONTRIBUTION</p> <p>Protects land which is open in aspect and sensitive to change.</p>	<p>CONTRIBUTION</p> <p>Protects land which is open in aspect and sensitive to change. Reinforces the role of adjacent parcels to the south and west.</p>
<p>To preserve the setting and special character of historic towns</p>	<ul style="list-style-type: none"> What is the relationship of the land with the town? Is there a direct visual connection between the historic components (typically the core) and the Green Belt context? Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel relatively distant from historic towns.</p>	<p>No additional criteria used.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel relatively distant from historic towns.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel relatively distant from historic towns.</p>

Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W10 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W10a	W10b
Overall Contribution to Green Belt Purposes	Not applicable	CONTRIBUTION 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.	Not applicable	CONTRIBUTION 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..	CONTRIBUTION 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.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	There are clear, logical and long-term boundaries to the parcel, being Crazies Hill and Highfield Road.	Not applicable	Strong external boundaries to the south and west; weaker eastern boundary being a PRoW/rough track.	Strong external boundaries to the north and south; weaker western boundary being a PRoW/rough track.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? 	No, given the distance of the parcel from a service centre.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	Development is inappropriate in this location.	Development is inappropriate in this location

Appendix C: Wokingham Refined Assessment

Sub-Parcels W11a, W11b and W11c



Appendix C: Wokingham Refined Assessment

Boundary between sub-parcels 11a and 11c (looking south from Highfield Road) and sub-parcels 11b and 11c (looking south west towards Wargrave)



Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W11 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W11a	W11b	W11c
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> What role does the land play in preventing the spread of development outwards from larger settlements? Is there evidence of ribbon development along transport corridors? 	<p>LIMITED CONTRIBUTION</p> <p>No strategic role given location away from a large built-up area.</p>	<ul style="list-style-type: none"> Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent 	<p>LIMITED CONTRIBUTION</p> <p>No strategic role given location away from a large built-up area.</p>	<p>CONTRIBUTION</p> <p>Helps to contain Wargrave immediately to the south.</p>	<p>CONTRIBUTION</p> <p>Helps to contain Wargrave immediately to the south.</p>

Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W11 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W11a	W11b	W11c
	<ul style="list-style-type: none"> Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl? Does the Green Belt prevent another settlement being absorbed into the large built-up area? 		<p>coalescence between such settlements?</p> <ul style="list-style-type: none"> If released from Green Belt could enduring long-term settlement boundaries be established? Does the parcel sensibly round-off an existing built-up area to help create good built form? 			
<p>To prevent neighbouring towns merging into one another</p>	<ul style="list-style-type: none"> What role does the land play in the separation of towns? Does the parcel lie directly between two settlements and form all or part of a gap between them? What is the width of the gap and are there significant features which provide physical and visual separation? Are there intervening settlements or other development on roads which contribute to a sense of connection of towns? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given separation from a built-up area.</p>	<ul style="list-style-type: none"> Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically? Would potential development of the parcel be a significant step leading towards coalescence of two settlements? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given separation from a built-up area.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given separation from a built-up area.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given separation from a built-up area.</p>
<p>To assist in safeguarding the countryside</p>	<ul style="list-style-type: none"> Does the parcel have the character of open countryside? 	<p>CONTRIBUTION</p> <p>Protects land which is open in aspect and sensitive to change, particularly to the</p>	<ul style="list-style-type: none"> Are there clear and robust boundaries to contain development and prevent 	<p>CONTRIBUTION</p> <p>Protects land which is open in aspect and sensitive to change.</p>	<p>CONTRIBUTION</p> <p>Protects land which is open in aspect and sensitive to change.</p>	<p>CONTRIBUTION</p> <p>Protects land which is open in aspect and sensitive to change.</p>

Appendix C: Wokingham Refined Assessment

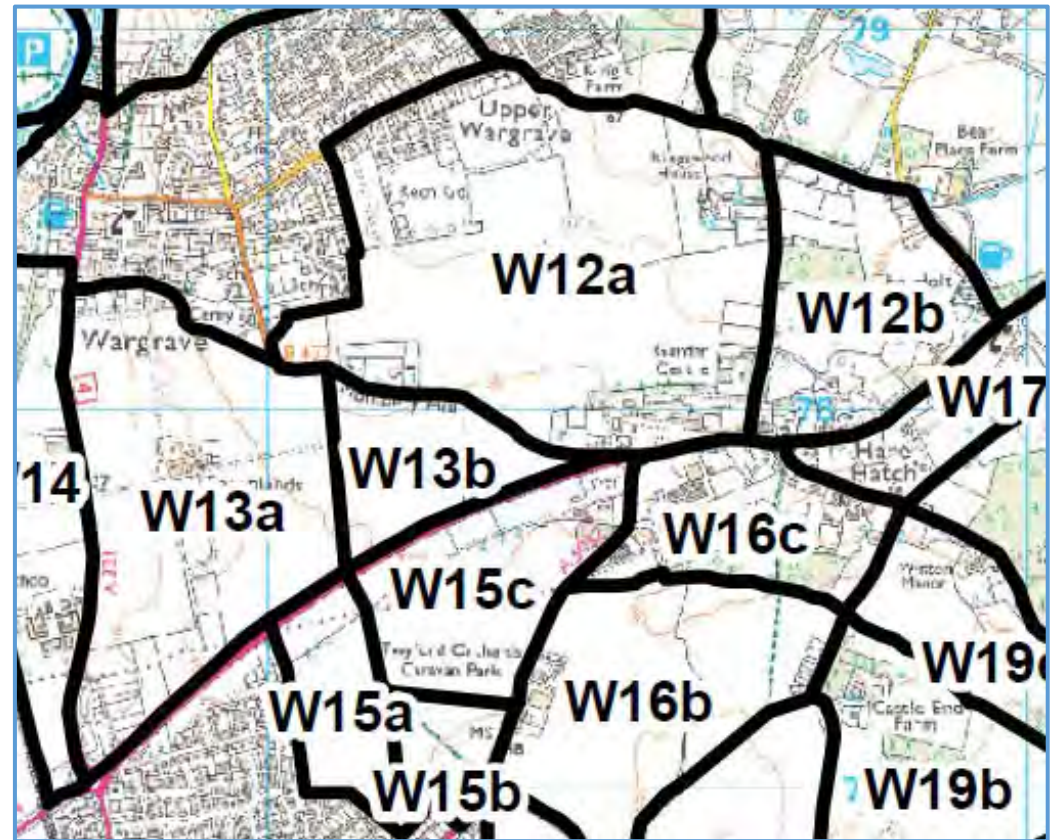
Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W11 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W11a	W11b	W11c
from encroachment	<ul style="list-style-type: none"> What is the extent of existing urbanising influences? Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form? Do strong boundaries exist to contain development? Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt? 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)? 	south west of the parcel where it adjoins Wargrave and comprises flat, large-scale fields with few internal boundaries. Some evidence of past intrusion at Highfield Park. The parcel changes character to the east where dense woodland rising ground joins with the wider Green Belt towards Maidenhead.	encroachment in the long term?		Various field boundaries and intermittent hedgerows, but general field size is large.	Various field boundaries and intermittent hedgerows, but general field size is large.
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> What is the relationship of the land with the town? Is there a direct visual connection between the historic components (typically the core) and the Green Belt context? Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel relatively distant from historic towns.</p>	No additional criteria used.	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel relatively distant from historic towns.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel relatively distant from historic towns.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel relatively distant from historic towns.</p>
Overall Contribution to	Not applicable	CONTRIBUTION	Not applicable	CONTRIBUTION	CONTRIBUTION	CONTRIBUTION

Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W11 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W11a	W11b	W11c
Green Belt Purposes		Prevents encroachment into an extensive landscape of varying land uses and which is part of wider countryside towards 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.		Locally helps to contain the north eastern fringes of Wargrave which is potentially vulnerable to incremental change.	Locally helps to contain the north eastern fringes of Wargrave which is potentially vulnerable to incremental change.	Prevents encroachment into an extensive landscape of greatly varying land uses and which is part of the wider countryside toward Maidenhead.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	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.	Not applicable	Strong external boundaries being roads to the north west and south east; weaker PRoW/track/ discontinuous hedgerow to the south west and north east.	Strong external boundaries being a road to the south; weaker PRoW/track/ discontinuous hedgerow to the north.	Strong external boundaries being roads to the west and north; weaker PRoW/track/ discontinuous hedgerow to the south.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? 	No, given the distance of the majority of the parcel from a service centre, although adjacent to Wargrave in western reaches.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	Development would be inappropriate given detachment from a settlement.	Development would constitute a direct extension of Wargrave.	Development would constitute a direct extension of Wargrave.

Appendix C: Wokingham Refined Assessment

Sub-Parcels W12a and W12b



Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W12 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W12a	W12b
<p>To check the unrestricted sprawl of large built-up areas</p>	<ul style="list-style-type: none"> What role does the land play in preventing the spread of development outwards from larger settlements? Is there evidence of ribbon development along transport corridors? Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl? Does the Green Belt prevent another settlement being absorbed into the large built-up area? 	<p>LIMITED CONTRIBUTION</p> <p>No strategic role given location away from a large built-up area.</p>	<ul style="list-style-type: none"> Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements? If released from Green Belt could enduring long-term settlement boundaries be established? Does the parcel sensibly round-off an existing built-up area to help create good built form? 	<p>CONTRIBUTION</p> <p>Helps to contain Wargrave to the west.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given location away from a large built-up area.</p>
<p>To prevent neighbouring towns merging into one another</p>	<ul style="list-style-type: none"> What role does the land play in the separation of towns? Does the parcel lie directly between two settlements and form all or part of a gap between them? What is the width of the gap and are there significant features which provide physical and visual separation? Are there intervening settlements or other development on roads which contribute to a sense of connection of towns? 	<p>LIMITED CONTRIBUTION</p> <p>No strategic role given location away from a large built-up area.</p>	<ul style="list-style-type: none"> Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically? Would potential development of the parcel be a significant step leading towards coalescence of two settlements? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given location away from a large built-up area.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given location away from a large built-up area.</p>

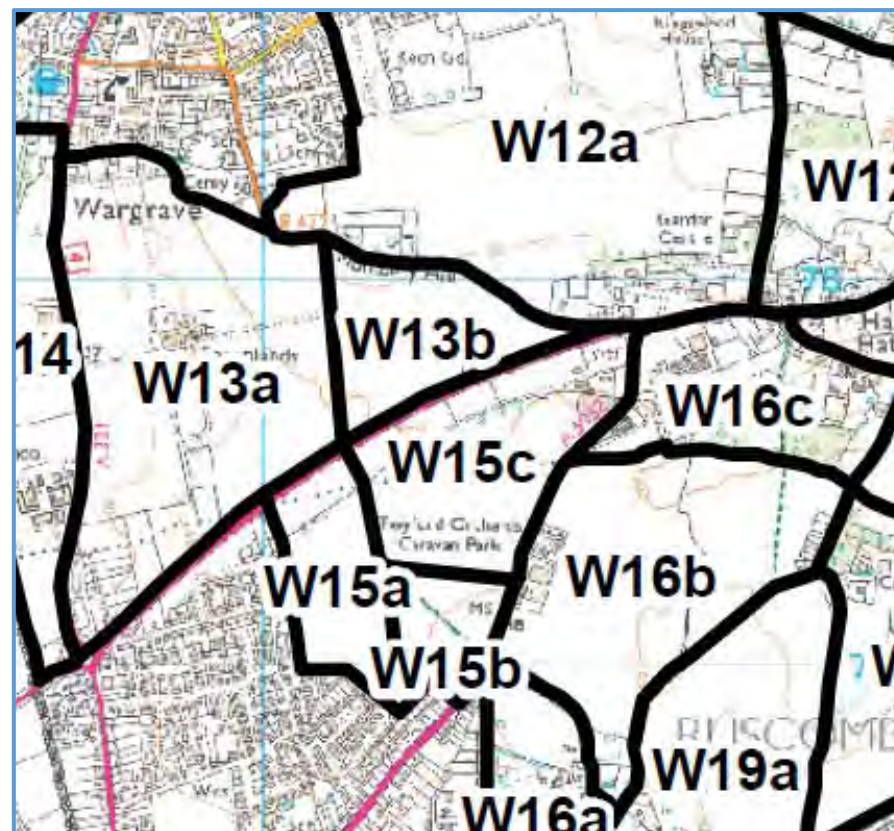
Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W12 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W12a	W12b
<p>To assist in safeguarding the countryside from encroachment</p>	<ul style="list-style-type: none"> Does the parcel have the character of open countryside? What is the extent of existing urbanising influences? Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form? Do strong boundaries exist to contain development? Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt? 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)? 	<p>CONTRIBUTION</p> <p>Protects land which is open in aspect and sensitive to change particularly immediately to the east of Wargrave where there is evidence of incremental change, and characterised by flat topography and weak internal boundaries. The land is also vulnerable to change along the A4 Bath Road where there is some evidence of incremental development and land use changes.</p>	<ul style="list-style-type: none"> Are there clear and robust boundaries to contain development and prevent encroachment in the long term? 	<p>CONTRIBUTION</p> <p>Protects land which is open in aspect and sensitive to change. Strong external boundaries provided by roads and the edge of built development.</p>	<p>CONTRIBUTION</p> <p>Protects land which is open in aspect and sensitive to change. Strong external boundaries provided by roads.</p>
<p>To preserve the setting and special character of historic towns</p>	<ul style="list-style-type: none"> What is the relationship of the land with the town? Is there a direct visual connection between the historic components (typically the core) and the Green Belt context? Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel relatively distant from historic towns.</p>	<p>No additional criteria used.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel relatively distant from historic towns.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel relatively distant from historic towns.</p>

Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W12 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W12a	W12b
Overall Contribution to Green Belt Purposes	Not applicable	CONTRIBUTION 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.	Not applicable	CONTRIBUTION Prevents encroachment into an extensive landscape which is part of a transition to remoter countryside. Forms much of the easterly setting of Wargrave.	CONTRIBUTION Prevents encroachment into an extensive landscape which is part of a transition to remoter countryside. Part of the setting for Hare Hatch.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	There are clear, logical and long-term boundaries to the parcel, being the B477 Mumbery Hill and Blakes Lane.	Not applicable	Strong external boundaries, being roads on all sides, but no internal boundaries in what is effectively one field.	Strong external boundaries, being roads on all sides.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? 	Adjacent to Wargrave in western reaches.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	Adjacent to Wargrave with evidence of past incremental extensions into this land.	Land is detached from a main settlement.

Sub-Parcels W13a and W13b



Appendix C: Wokingham Refined Assessment

Boundary between sub-parcels 13a and 13c (looking north from New Bath Road)



Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W13 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W13a	W13b
<p>To check the unrestricted sprawl of large built-up areas</p>	<ul style="list-style-type: none"> • What role does the land play in preventing the spread of development outwards from larger settlements? • Is there evidence of ribbon development along transport corridors? • Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl? 	<p>LIMITED CONTRIBUTION</p> <p>No strategic role given location away from large built-up areas.</p>	<ul style="list-style-type: none"> • Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements? • If released from Green Belt could enduring long-term 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given location away from large built-up areas.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given location away from large built-up areas.</p>

Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W13 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W13a	W13b
	<ul style="list-style-type: none"> Does the Green Belt prevent another settlement being absorbed into the large built-up area? 		<ul style="list-style-type: none"> settlement boundaries be established? Does the parcel sensibly round-off an existing built-up area to help create good built form? 		
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> What role does the land play in the separation of towns? Does the parcel lie directly between two settlements and form all or part of a gap between them? What is the width of the gap and are there significant features which provide physical and visual separation? Are there intervening settlements or other development on roads which contribute to a sense of connection of towns? 	<p>SIGNIFICANT CONTRIBUTION</p> <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>	<ul style="list-style-type: none"> Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically? Would potential development of the parcel be a significant step leading towards coalescence of two settlements? 	<p>SIGNIFICANT CONTRIBUTION</p> <p>Forms part of the remaining gap between Twyford and Wargrave, which is locally significant.</p>	<p>CONTRIBUTION</p> <p>Forms part of the remaining gap between Twyford and Wargrave.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> Does the parcel have the character of open countryside? What is the extent of existing urbanising influences? Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the character of the parcel being 'semi-urbanised' under intensive horticultural production.</p>	<ul style="list-style-type: none"> Are there clear and robust boundaries to contain development and prevent encroachment in the long term? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the character of the parcel being 'semi-urbanised' under intensive horticultural production.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the character of the parcel being 'semi-urbanised' under intensive horticultural production.</p>

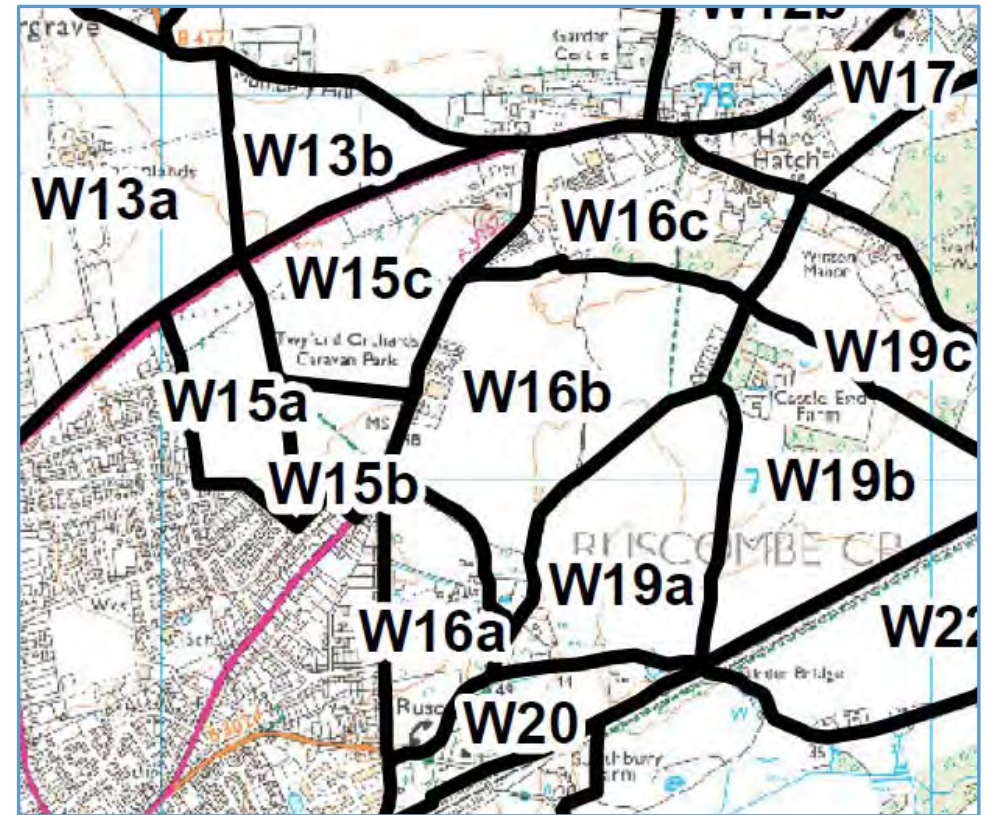
Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W13 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W13a	W13b
	<ul style="list-style-type: none"> Do strong boundaries exist to contain development? Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt? 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)? 				
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> What is the relationship of the land with the town? Is there a direct visual connection between the historic components (typically the core) and the Green Belt context? Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape? 	<p>CONTRIBUTION</p> <p>Contributes to the identity of Twyford, although the northerly aspect of the town is of modern development.</p>	No additional criteria used.	<p>CONTRIBUTION</p> <p>Contributes to the identity of Twyford, although the northerly aspect of the town is of modern development.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel relatively distant from historic towns.</p>
Overall Contribution to Green Belt Purposes	Not applicable	<p>SIGNIFICANT CONTRIBUTION</p> <p>Whilst being visually enclosed as a result of its market garden use, the parcel helps to contain Twyford and retain the undeveloped gap</p>	Not applicable	<p>SIGNIFICANT CONTRIBUTION</p> <p>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.</p>	<p>CONTRIBUTION</p> <p>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.</p>

Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W13 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W13a	W13b
		between Twyford and Wargrave, helping to retain their separate identities.			
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	There are clear, logical and long-term boundaries to the parcel, being the A421 High Street, A4 New Bath Road and Mumbery Hill.	Not applicable	Strong boundaries to the north, west and south; PRoW to the east.	Strong boundaries to the north, south; PRoW to the west.
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? 	Adjacent to both Twyford and Wargrave.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	Lies between the service centres of Twyford and Wargrave.	Lies between the service centres of Twyford and Wargrave.

Sub-Parcels W15a, W15b and W15c



Appendix C: Wokingham Refined Assessment

Boundary between sub-parcels 15a and 15c (looking south from New Bath Road), sub-parcels 15a and 15c (looking south) and sub-parcels 15b and 15c (looking west from London Road)



Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W15 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W15a	W15b	W15c
<p>To check the unrestricted sprawl of large built-up areas</p>	<ul style="list-style-type: none"> • What role does the land play in preventing the spread of development outwards from larger settlements? • Is there evidence of ribbon development along transport corridors? • Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl? • Does the Green Belt prevent another settlement being absorbed into the large built-up area? 	<p>CONTRIBUTION</p> <p>Contains the north eastern extent of Wargrave.</p>	<ul style="list-style-type: none"> • Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements? • If released from Green Belt could enduring long-term settlement boundaries be established? • Does the parcel sensibly round-off an existing built-up area to help create good built form? 	<p>CONTRIBUTION</p> <p>Contains the north eastern extent of Wargrave.</p>	<p>CONTRIBUTION</p> <p>Contains the north eastern extent of Wargrave.</p>	<p>LIMITED CONTRIBUTION</p> <p>Does not directly contain Twyford.</p>
<p>To prevent neighbouring towns merging into one another</p>	<ul style="list-style-type: none"> • What role does the land play in the separation of towns? • Does the parcel lie directly between two settlements and form all or part of a gap between them? • What is the width of the gap and are there significant features which provide physical and visual separation? • Are there intervening settlements or other development on roads which contribute to a sense of connection of towns? 	<p>CONTRIBUTION</p> <p>Forms part of the remaining gap between Twyford and Wargrave, which is locally (although probably not strategically) significant.</p>	<ul style="list-style-type: none"> • Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically? • Would potential development of the parcel be a significant step leading towards coalescence of two settlements? 	<p>CONTRIBUTION</p> <p>Forms part of the remaining gap between Twyford and Wargrave, which is locally significant.</p>	<p>CONTRIBUTION</p> <p>Forms part of the remaining gap between Twyford and Wargrave, which is locally significant.</p>	<p>CONTRIBUTION</p> <p>Forms part of the remaining gap between Twyford and Wargrave, which is locally significant.</p>

Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W15 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W15a	W15b	W15c
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> Does the parcel have the character of open countryside? What is the extent of existing urbanising influences? Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form? Do strong boundaries exist to contain development? Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt? 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)? 	<p>CONTRIBUTION</p> <p>Forms part of the remaining gap between Twyford and Wargrave, which is locally significant.</p>	<ul style="list-style-type: none"> Are there clear and robust boundaries to contain development and prevent encroachment in the long term? 	<p>CONTRIBUTION</p> <p>Retains the open aspect to the east of Twyford.</p>	<p>CONTRIBUTION</p> <p>Retains the open aspect to the east of Twyford.</p>	<p>CONTRIBUTION</p> <p>Retains the open aspect to the east of Twyford.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> What is the relationship of the land with the town? Is there a direct visual connection between the historic components (typically the core) and the Green Belt context? Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape? 	<p>CONTRIBUTION</p> <p>Contributes to the easterly setting of Twyford.</p>	No additional criteria used.	<p>CONTRIBUTION</p> <p>Contributes to the easterly setting of Twyford.</p>	<p>CONTRIBUTION</p> <p>Contributes to the easterly setting of Twyford.</p>	<p>CONTRIBUTION</p> <p>Contributes to the easterly setting of Twyford.</p>

Appendix C: Wokingham Refined Assessment

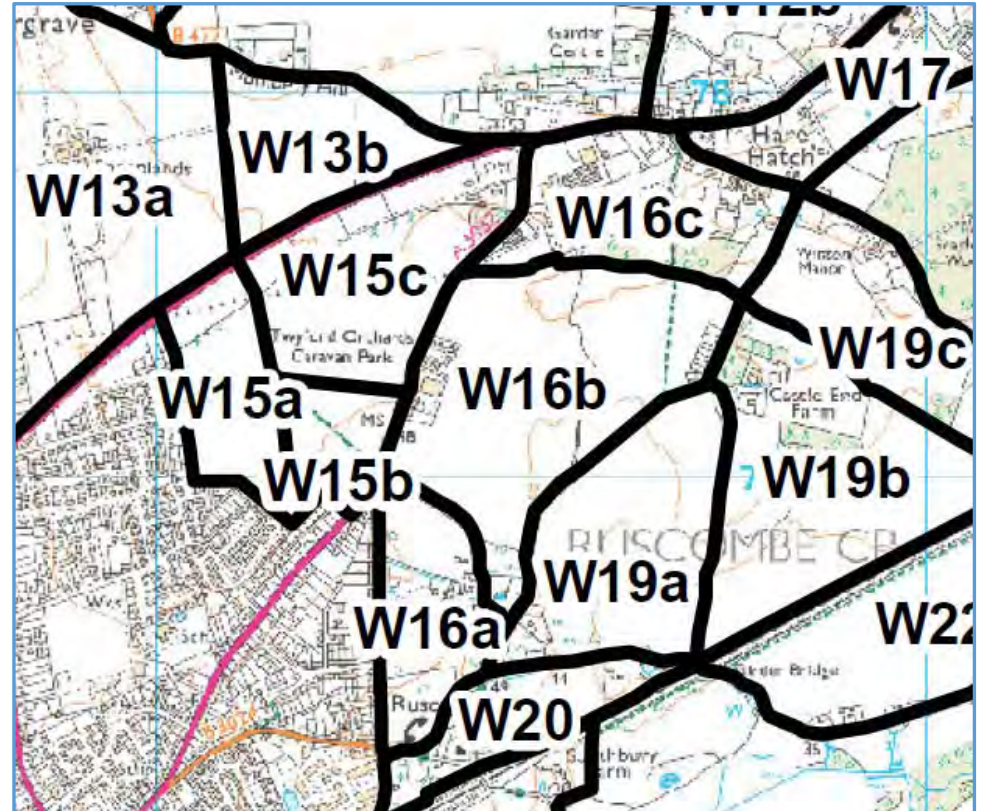
Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W15 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W15a	W15b	W15c
<p>Overall Contribution to Green Belt Purposes</p>	<p>Not applicable</p>	<p>CONTRIBUTION Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town.</p>	<p>Not applicable</p>	<p>CONTRIBUTION Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Part of the transition to open countryside towards and beyond Hare Hatch. Helps to maintain a sense of openness along the A4 New Bath Road. Poorly defined internal boundaries being narrow tree lines and/or unmanaged hedgerows.</p>	<p>CONTRIBUTION Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Part of the transition to open countryside towards and beyond Hare Hatch. Poorly defined internal boundaries being narrow tree lines and/or unmanaged hedgerows.</p>	<p>CONTRIBUTION Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Part of the transition to open countryside towards and beyond Hare Hatch. Helps to maintain a sense of openness along the A4 New Bath Road. Poorly defined internal boundaries being narrow tree lines and/or unmanaged hedgerows.</p>
<p>Permanence of Green Belt (NPPF paragraphs 83 & 85)</p>	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	<p>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.</p>	<p>Not applicable</p>	<p>Strong boundaries to the north, west and south. Weaker, but reasonable boundary to the east being a PRoW and contiguous hedgerow.</p>	<p>Strong boundaries to the south. Weaker, but reasonable boundary to the north and east being a PRoW and contiguous hedgerow.</p>	<p>Strong boundaries to the north and east. Weaker, but reasonable boundary to the west and south being a PRoW and contiguous hedgerow.</p>

Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W15 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W15a	W15b	W15c
<p>Sustainable patterns of development (NPPF paragraph 84)</p>	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? 	<p>Adjacent to Twyford.</p>	<p>Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</p>	<p>Adjacent to the service centre of Twyford.</p>	<p>Adjacent to the service centre of Twyford.</p>	<p>Separated from Twyford.</p>

Appendix C: Wokingham Refined Assessment

Sub-Parcels W16a, W16b and W16c



Appendix C: Wokingham Refined Assessment

Boundary between sub-parcels 16a and 16b (looking south east from London Road)



Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W16 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W16a	W16b	W16c
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> What role does the land play in preventing the spread of development outwards from larger settlements? Is there evidence of ribbon development along transport corridors? 	CONTRIBUTION Contains the north eastern extent of Twyford.	<ul style="list-style-type: none"> Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements? 	CONTRIBUTION Contains the north eastern extent of Twyford.	CONTRIBUTION Contains the north eastern extent of Twyford/	LIMITED CONTRIBUTION Does not directly contain Twyford.

Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W16 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W16a	W16b	W16c
	<ul style="list-style-type: none"> Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl? Does the Green Belt prevent another settlement being absorbed into the large built-up area? 		<ul style="list-style-type: none"> If released from Green Belt could enduring long-term settlement boundaries be established? Does the parcel sensibly round-off an existing built-up area to help create good built form? 			
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> What role does the land play in the separation of towns? Does the parcel lie directly between two settlements and form all or part of a gap between them? What is the width of the gap and are there significant features which provide physical and visual separation? Are there intervening settlements or other development on roads which contribute to a sense of connection of towns? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel not lying between two built-up areas.</p>	<ul style="list-style-type: none"> Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically? Would potential development of the parcel be a significant step leading towards coalescence of two settlements? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel not lying between two built-up areas.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel not lying between two built-up areas.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel not lying between two built-up areas.</p>
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> Does the parcel have the character of open countryside? What is the extent of existing urbanising influences? Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form? 	<p>CONTRIBUTION</p> <p>Part of the arc of open countryside to east of Twyford.</p>	<ul style="list-style-type: none"> Are there clear and robust boundaries to contain development and prevent encroachment in the long term? 	<p>CONTRIBUTION</p> <p>Part of the arc of open countryside to east of Twyford.</p>	<p>CONTRIBUTION</p> <p>Part of the arc of open countryside to east of Twyford.</p>	<p>CONTRIBUTION</p> <p>Part of the arc of open countryside to east of Twyford.</p>

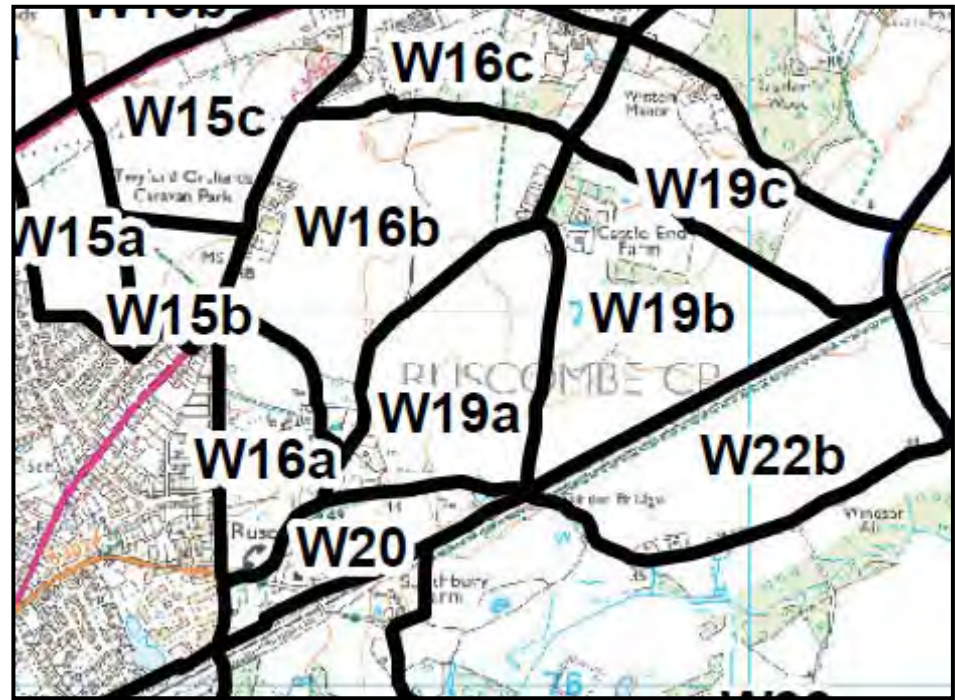
Appendix C: Wokingham Refined Assessment

Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W16 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W16a	W16b	W16c
	<ul style="list-style-type: none"> Do strong boundaries exist to contain development? Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt? 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)? 					
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> What is the relationship of the land with the town? Is there a direct visual connection between the historic components (typically the core) and the Green Belt context? Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape? 	<p>CONTRIBUTION</p> <p>Contributes to the easterly setting of Twyford.</p>	No additional criteria used.	<p>CONTRIBUTION</p> <p>Contributes to the easterly setting of Twyford.</p>	<p>CONTRIBUTION</p> <p>Contributes to the easterly setting of Twyford.</p>	<p>CONTRIBUTION</p> <p>Contributes to the easterly setting of Twyford.</p>
Overall Contribution to Green Belt Purposes	Not applicable	<p>CONTRIBUTION</p> <p>Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Sensitive to urban</p>	Not applicable	<p>CONTRIBUTION</p> <p>Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Sensitive to urban encroachment</p>	<p>CONTRIBUTION</p> <p>Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Sensitive to urban encroachment</p>	<p>CONTRIBUTION</p> <p>Helps to contain Twyford and in conjunction with adjacent parcels forms part of the north easterly context for the town. Sensitive to urban encroachment</p>

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Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W16 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W16a	W16b	W16c
		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.		given topography and accessibility. Locally, an important part of the context for Ruscombe and Twyford as approached along the B3024	given topography and accessibility. Locally, an important part of the context for Ruscombe and Twyford as approached along the B3024 Waltham Road.	given topography and accessibility. Helps maintain the identity of Hare Hatch to the north east.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	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.	Not applicable	Strong boundaries to the east and south; weaker to north being a PRoW and contiguous hedgerow,	Strong boundaries to the west and east; weaker to the north and south being a PRoW and contiguous hedgerow,	Strong boundaries to the north, west and east; weaker to the south being a PRoW and contiguous hedgerow,
Sustainable patterns of development (NPPF paragraph 84)	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? 	Adjacent to Twyford in southern reaches.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.	Adjacent to the service centre of Twyford.	Proximate to the service centre of Wyford.	Detached from Twyford.

Sub-Parcels W19a, W19b and W19c



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Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W19 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W19a	W19b	W19c
<p>To check the unrestricted sprawl of large built-up areas</p>	<ul style="list-style-type: none"> • What role does the land play in preventing the spread of development outwards from larger settlements? • Is there evidence of ribbon development along transport corridors? • Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl? • Does the Green Belt prevent another settlement being absorbed into the large built-up area? 	<p>LIMITED CONTRIBUTION</p> <p>No strategic role given location away from a large built-up area.</p>	<ul style="list-style-type: none"> • Would potential development represent an outward extension of the urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements? • If released from Green Belt could enduring long-term settlement boundaries be established? • Does the parcel sensibly round-off an existing built-up area to help create good built form? 	<p>CONTRIBUTION</p> <p>Supports adjacent parcels in the containment of Twyford.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given location away from a large built-up area.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given location away from a large built-up area.</p>
<p>To prevent neighbouring towns merging into one another</p>	<ul style="list-style-type: none"> • What role does the land play in the separation of towns? • Does the parcel lie directly between two settlements and form all or part of a gap between them? • What is the width of the gap and are there significant features which provide physical and visual separation? • Are there intervening settlements or other development on roads which contribute to a sense of connection of towns? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel not lying between two built-up areas.</p>	<ul style="list-style-type: none"> • Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically? • Would potential development of the parcel be a significant step leading towards coalescence of two settlements? 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel not lying between two built-up areas.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel not lying between two built-up areas.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given the location of the parcel not lying between two built-up areas.</p>

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Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W19 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W19a	W19b	W19c
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> Does the parcel have the character of open countryside? What is the extent of existing urbanising influences? Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form? Do strong boundaries exist to contain development? Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt? 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)? 	<p>CONTRIBUTION</p> <p>Part of broadly open countryside to the east of Twyford forming the transition to relatively remote countryside to the east.</p>	<ul style="list-style-type: none"> Are there clear and robust boundaries to contain development and prevent encroachment in the long term? 	<p>CONTRIBUTION</p> <p>Part of the arc of open countryside to east of Twyford.</p>	<p>CONTRIBUTION</p> <p>Part of the arc of open countryside to east of Twyford.</p>	<p>CONTRIBUTION</p> <p>Part of the arc of open countryside to east of Twyford.</p>
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> What is the relationship of the land with the town? Is there a direct visual connection between the historic components (typically the core) and the Green Belt context? Does the parcel make a positive contribution to the setting of the historic town such as providing a gateway, viewpoint, or historic landscape? 	<p>CONTRIBUTION</p> <p>Part of the easterly context for Twyford viewed from the railway line and the B3024 Waltham Road.</p>	No additional criteria used.	<p>CONTRIBUTION</p> <p>Contributes to the easterly setting of Twyford.</p>	<p>CONTRIBUTION</p> <p>Contributes to the easterly setting of Twyford.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given location away from Twyford and Ruscombe.</p>

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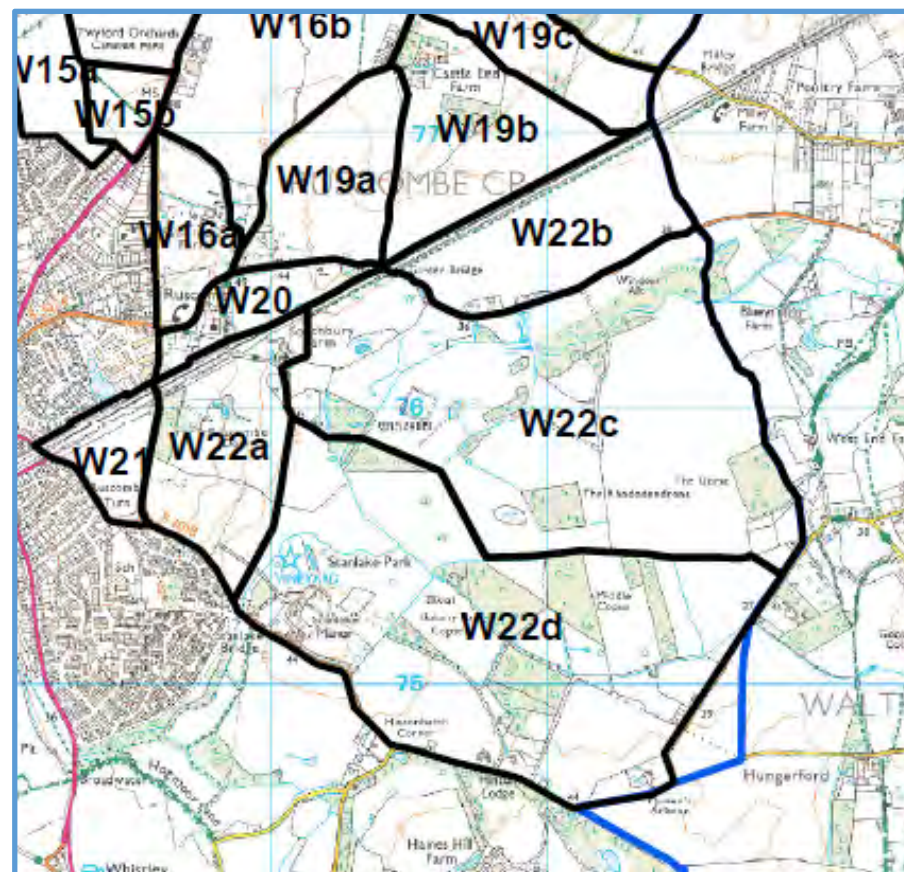
Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W19 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W19a	W19b	W19c
Overall Contribution to Green Belt Purposes	Not applicable	CONTRIBUTION Helps to contain Twyford and in conjunction with adjacent parcels forms 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.	Not applicable	CONTRIBUTION 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.	CONTRIBUTION 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.	CONTRIBUTION 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 identity of Hare Hatch to the north east.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	There are clear, logical and long-term boundaries to the parcel, being roads and a railway,	Not applicable	Strong boundaries to the north and south, being roads, with weaker PRoW/track/ intermittent hedgerow to the east.	Strong boundary to the south, being a railway line with weaker PRoW/track/ intermittent hedgerow to the west and north.	Strong boundaries to the north, east and west, being roads, with weaker PRoW/track/ intermittent hedgerow to the south.
Sustainable patterns of development	<ul style="list-style-type: none"> Would potential development in this area help to promote 	No, given the parcel's distance from a service centre.	Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary,	In the immediate vicinity of the service centre of Twyford.	Separate from the service centre of Twyford.	Separate from the service centre of Twyford.

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Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W19 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W19a	W19b	W19c
(NPPF paragraph 84)	sustainable patterns of development?		towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.			

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Sub-Parcels W22a, 22b, 22c and 22d



Appendix C: Wokingham Refined Assessment

Boundary between sub-parcels 22a and 22d (looking south from Southbury Lane) and sub-parcels 22a and 22c (looking east from the end of Southbury Lane)



Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W22 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W22a	W22b	W22c	W22d
To check the unrestricted sprawl of large built-up areas	<ul style="list-style-type: none"> What role does the land play in preventing the spread of development outwards from larger settlements? 	<p>CONTRIBUTION Helps to contain eastward expansion of Twyford.</p>	<ul style="list-style-type: none"> Would potential development represent an outward extension of the 	<p>CONTRIBUTION Helps to contain eastward</p>	<p>LIMITED CONTRIBUTION No direct role given location to the east of</p>	<p>LIMITED CONTRIBUTION No direct role given location to the east of</p>	<p>LIMITED CONTRIBUTION No direct role given location to the east of</p>

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Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W22 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W22a	W22b	W22c	W22d
	<ul style="list-style-type: none"> Is there evidence of ribbon development along transport corridors? Is the parcel part of a wider group of parcels that directly act to prevent urban sprawl? Does the Green Belt prevent another settlement being absorbed into the large built-up area? 		<ul style="list-style-type: none"> urban area, result in a physical connection between urban areas, or lead to the danger of a subsequent coalescence between such settlements? If released from Green Belt could enduring long-term settlement boundaries be established? Does the parcel sensibly round-off an existing built-up area to help create good built form? 	expansion of Twyford.	Twyford with open countryside to the east.	Twyford with open countryside to the east.	Twyford with open countryside to the east.
To prevent neighbouring towns merging into one another	<ul style="list-style-type: none"> What role does the land play in the separation of towns? Does the parcel lie directly between two settlements and form all or part of a gap between them? What is the width of the gap and are there significant features which provide physical and visual separation? Are there intervening settlements or other development on roads which 	<p>LIMITED CONTRIBUTION</p> <p>No strategic role given location to the east of Twyford with open countryside to the east.</p>	<ul style="list-style-type: none"> Would potential development in the parcel appear to result in the merging of towns or compromise the separation of towns physically? Would potential development of the parcel be a significant step leading towards 	<p>LIMITED CONTRIBUTION</p> <p>No direct role given location to the east of Twyford with open countryside to the east.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given location to the east of Twyford with open countryside to the east.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given location to the east of Twyford with open countryside to the east.</p>	<p>LIMITED CONTRIBUTION</p> <p>No direct role given location to the east of Twyford with open countryside to the east.</p>

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Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W22 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W22a	W22b	W22c	W22d
	contribute to a sense of connection of towns?		coalescence of two settlements?				
To assist in safeguarding the countryside from encroachment	<ul style="list-style-type: none"> Does the parcel have the character of open countryside? What is the extent of existing urbanising influences? Has the parcel been affected by a substantial increase in the mass and scale of adjacent urbanising built form? Do strong boundaries exist to contain development? Is there any evidence of significant containment by urbanising built form or severance from the adjacent Green Belt? 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)? 	CONTRIBUTION Part of broadly open countryside to the east of Twyford.	<ul style="list-style-type: none"> Are there clear and robust boundaries to contain development and prevent encroachment in the long term? 	CONTRIBUTION Part of broadly open countryside to the east of Twyford.	CONTRIBUTION Part of broadly open countryside to the east of Twyford.	CONTRIBUTION Part of broadly open countryside to the east of Twyford.	CONTRIBUTION Part of broadly open countryside to the east of Twyford.
To preserve the setting and special character of historic towns	<ul style="list-style-type: none"> What is the relationship of the land with the town? Is there a direct visual connection between the historic components (typically the core) and the Green Belt context? Does the parcel make a positive contribution to the setting of the 	SIGNIFICANT CONTRIBUTION Maintains the easterly context for Twyford and Ruscombe.	No additional criteria used.	SIGNIFICANT CONTRIBUTION Maintains the easterly context for Twyford and Ruscombe.	CONTRIBUTION Part of the easterly context for Twyford.	CONTRIBUTION Part of the easterly context for Twyford.	CONTRIBUTION Part of the easterly context for Twyford.

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Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W22 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W22a	W22b	W22c	W22d
	historic town such as providing a gateway, viewpoint, or historic landscape?						
Overall Contribution to Green Belt Purposes	Not applicable	CONTRIBUTION Contains the south eastern edge of Twyford, being part of the extensive open countryside to the east. Whilst the parcels 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.	Not applicable	SIGNIFICANT CONTRIBUTION Contains the south eastern edge of Twyford, being part of the extensive open countryside to the east. Along the B3018 Waltham Road, makes a significant contribution to the south eastern setting of Twyford.	CONTRIBUTION Contains the south eastern edge of Twyford, being part of the extensive open countryside to the east.	CONTRIBUTION Contains the south eastern edge of Twyford, being part of the extensive open countryside to the east.	CONTRIBUTION Contains the south eastern edge of Twyford, being part of the extensive open countryside to the east. Along the B3018 Waltham Road, contributes to the setting of Twyford.
Permanence of Green Belt (NPPF paragraphs 83 & 85)	<ul style="list-style-type: none"> Does the Green Belt boundary have long term permanence (defensible and durable) so that it is capable of enduring beyond the plan period? Are the current boundaries logical? Are there opportunities for the re-definition or 'tidying-up' of the boundary? 	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.	Not applicable	Strong boundaries to the north and west, being roads, weaker to the east, being variously PRoW/ intermittent hedgerow and stream.	Strong boundaries to the north (railway) and south (road); Borough boundary only to the east.	Strong boundaries to the north (road; weaker to the south and east (variously hedgerows and woodland edge).	Strong boundaries to the south (road), weaker to the west, being variously PRoW/ intermittent hedgerow and stream, and north (variously hedgerows and woodland edge). Borough

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Green Belt Purpose/ NPPF topic	Strategic Assessment Criteria	Parcel W22 Strategic Contribution	Additional Detailed Criteria for Part 2 Assessment	W22a	W22b	W22c	W22d
							boundary only to the east.
<p>Sustainable patterns of development (NPPF paragraph 84)</p>	<ul style="list-style-type: none"> Would potential development in this area help to promote sustainable patterns of development? 	<p>No, given the parcel's distance from a service centre.</p>	<p>Consider the specific consequences of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</p>	<p>Proximate to the service centre of Twyford.</p>	<p>Detached from the service centre of Twyford.</p>	<p>Detached from the service centre of Twyford.</p>	<p>Detached from the service centre of Twyford.</p>