

## GREEN BELT ASSESSMENTS

*Source: Buckinghamshire Green Belt Assessment Report: Methodology and Assessment of General Areas - dated 7 March 2016. <http://www.chiltern.gov.uk/CHttpHandler.ashx?id=8113&p=0>*

**The Government has announced that there has to be a major nationwide house building programme and has caused all local authorities to review how much housing and employment stock is required, and where it will be put. Local Plans are being put into place that will inform planning policy from 2014 – 2036. The consultation of March 2016 on the first draft of the plan was to create a framework of issues and options and to involve the public in on-going decision making**

**Introduction** *(info taken from the Emerging Chiltern and South Bucks Local Plan 2014 – 2036 doc)*

The Draft Housing and Economic Land Availability Assessment (January 2016) (HELAA) which we have been considering in the March 2016 consultation, estimates the supply of development land in the plan period from sites within existing built up areas and on previously developed land in the Green Belt.

The Buckinghamshire Green Belt Assessment Part 1: Methodology and Assessment of Land Parcels identifies parcels of land in the Green Belt for consideration of their performance against meeting the purposes of including land in the Green Belt, and recommends parcels to be taken forward for consideration in a Part 2 assessment (not yet commenced) to consider whether they should or should not be removed from the Green Belt. The decisions made in the Part 2 assessment will inform the next version of the HELAA which will be subject of a later consultation.

### **Purpose of Green Belt Assessment**

The purpose of a Green Belt Assessment is to provide evidence of how different areas perform against the Green Belt purposes set out in national policy; planning authorities may then take this into account alongside other evidence in making decisions about possible changes to Green Belt boundaries. A boundary revision can take the form of an expansion or a contraction. However, equally a Green Belt Assessment may conclude that no changes are appropriate.

The Green Belt Assessment provides an independent and objective appraisal of all the existing Green Belt land as well as non-Green Belt land within Buckinghamshire. The assessment was undertaken by ARUP in accordance with the Study brief, which is clear in its aspirations to:

- Draw on best practice in Green Belt assessments in order to establish a robust methodology for assessing the Green Belt in Buckinghamshire against the five purposes of the Green Belt established in the NPPF;
- Identify and delineate logical and justified parcels of Green Belt land for assessment, review each land parcel against the five Green Belt purposes, evaluate and score the individual land parcels and present clear, comprehensive and fully justified conclusions on the performance of each land parcel;
- Consider whether land not currently within the Green Belt fulfils Green Belt purposes, specifically around major settlements at the outer edges of the Green Belt.

Each of the parcels shown on the map :

<http://www.chiltern.gov.uk/article/5534/Green-Belt-Assessment-Part-1-January-2016---Parcel-Proformas>

was assessed against the NPPF (National Planning Policy Framework) purposes for Green Belt.

National Planning Policy Framework

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

The criteria used are explained below.

The NPPF advocates openness and permanence as essential characteristics of the Green Belt stating that 'the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open' (paragraph 79).

The NPPF details five purposes of the Green Belt:

- *To check the unrestricted sprawl of large built-up areas;*
- *To prevent neighbouring towns merging into one another;*
- *To assist in safeguarding the countryside from encroachment;*
- *To preserve the setting and special character of historic towns; and*
- *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land'.*

These will be expanded upon below when the criteria used for assessment are discussed.

In addition to the purposes of the Green Belt, the NPPF advocates enhancement to existing Green Belts. Paragraph 81 states that 'local planning authorities are required to plan positively to enhance the beneficial use of the Green Belt' once Green Belt boundaries have been defined including looking for opportunities to:

- *Provide access;*
- *Provide opportunities for outdoor sport and recreation;*
- *Retain and enhance landscapes, visual amenity and biodiversity; or*
- *Improve damaged and derelict land.*

Paragraph 83 of the NPPF states that '*local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans' and that 'once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan'.* Importantly, the NPPF acknowledges the permanence of Green Belt boundaries and the need for Green Belt boundaries to endure beyond the plan period (paragraph 83). The need to promote sustainable patterns of development when reviewing the Green Belt boundaries is also acknowledged (paragraph 84)

National Planning Practice Guidance <http://planningguidance.communities.gov.uk/>

is clear that '*local planning authorities should, through their Local Plans, meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole, or specific policies in the Framework indicate that development should be restricted' (as it is with land designated as Green*

Belt). *‘The Framework makes clear that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.’*

**In other words, in order to create a Local Plan which will inform local planning policy into the future, they have to re-assess all green belt land to decide whether it should remain in Green Belt for a period long into the future, beyond the dates of this Local Plan (2014-2036.) If the land remains in the Green Belt after the review, that can only be altered by a fresh Local Plan review. If it no longer fulfils its purpose, it will be removed from Green Belt.**

### **Context of the Plan – you have to start somewhere**

The current Development Plan for Chiltern District consists of the adopted Core Strategy (2011), the saved policies of the adopted Local Plan (1997), and the Buckinghamshire County Council Minerals and Waste Development Plan Document.

**Adopted Core Strategy 2011:** Policy CS1 identifies the spatial strategy for Chiltern District which aims to protect the Chilterns AONB and Green Belt by focusing new development between 2006 and 2026 on land within existing settlements not covered by those designations, with some limited redevelopment and infilling planned for identified previously developed sites in the Green Belt. THAT IS THE BASIS OF THE HELAA WHICH IS SUBJECT OF THE CURRENT CONSULTATION (March 2016)

### **The Core strategy also identified several Green Belt sites as suitable for development. They were:**

Land at Amersham and Wycombe College Site, Lycrome Road, Chesham; and Land at Newland Park, Chalfont Common to be considered for suitability for housing.

Land at the National Society of Epilepsy – already a Major Developed Site,

Land at Chalfont Grove as a Major Developed Site within the Green Belt where development proposals for employment uses will be considered providing there is no greater impact on the openness of the Green Belt than the existing development.

**Local Plan Saved policies 1977:** Policy GB1 identifies the Green Belt boundaries within Chiltern District and sets overarching guidance to policies in place to protect the Green Belt with detailed policy contained in the following Local Plan policies.

Policy GB2 sets out the Council’s approach to development in general in the Green Belt, reiterating the general presumption against development in the Green Belt, although some exceptions are identified.

Policies GB4 and GB5 identify particular localities where limited infill development is acceptable. These areas relate to a range of individual buildings identified in Policy GB4 and within the following areas identified in Policy GB5: Nashleigh Hill / Lycrome Road (Chesham); Botley; Ley Hill; South Heath; Hyde Heath; Little Kingshill; Winchmore Hill; and **Jordans**.

The Planning Advisory Service published guidance for Green Belt Assessment in January 2014 in the context of the need to accommodate strategic housing (and employment) requirements. The guidance highlights that : *“the purpose of a review is for the identification of the most appropriate land to be used for development, through the local plan. Always being mindful of all of the other planning matters to be taken into account and most importantly, as part of an overall spatial strategy.”* Emphasis is placed on the need for assessment against the five purposes of the Green Belt in the first instance. The guidance acknowledges that there are planning considerations, such as

landscape quality, which cannot be a reason to designate an area as ~Green Belt, but that could be a planning consideration when seeking suitable locations for development.

**THE RE-ASSESSMENT WILL DETERMINE IF THE GREEN BELT LAND STILL MEETS THE FOLLOWING PURPOSES:**

**Purpose 1: To check unrestricted sprawl of large built-up areas.**

Consider the meaning of sprawl compared to 1930s definition, and whether positively planned development through a local plan with good master planning would be defined as sprawl.

**Purpose 2: to prevent neighbouring towns from merging into one another**

The purpose does not strictly suggest maintaining the separation of small settlements near to towns. The approach will be different for each case. The identity of a settlement would not be determined solely by the distance to another settlement; the character of the place and of the land in between must be taken into account. A 'scale rule' approach should be avoided. Landscape character assessment is a useful analytic al tool for this type of assessment.

**Purpose 3: to assist in safeguarding the countryside from encroachment**

Seemingly, all Green Belt does this so distinguishing between the contributions of different areas to this purpose is difficult. The recommended approach is to look at the difference between land under the influence of the urban area and open countryside, and to favour open countryside when determining the land that should be attempted to be kept open, accounting for edges and boundaries.

**Purpose 4: to preserve the setting and special character of historic towns**

It is accepted that in practice this purpose relates to very few settlements as a result of the envelopment of historic town centres by development.

**Purpose 5: to assist in urban regeneration by encouraging the recycling of derelict and other urban land**

The amount of potentially developable land within urban areas must have already been factored in before Green Belt land is identified. All Green Belt would achieve this purpose to the same extent, if it does achieve the purpose, and the value of land parcels is unlikely to be distinguishable on the basis of this purpose.

## HOW THE REASSESSMENT IS BEING DONE

- 1) consider all Green Belt land, as defined in the current adopted local plans for the four Buckinghamshire districts (Map 4.1 on page 45), as well as non-Green Belt land that might be considered for inclusion in the Green Belt. Create General Areas for consideration.
- 2) Within General Areas create parcel numbers for easy identification. Where possible, permanent features such as water courses or roads were used to define the boundaries of the parcels.
- 3) Assess General Areas against purposes for inclusion in the Green Belt. For each purpose several criteria were identified. A score out of five was attributed for each criterion (Figure 4.2), where 1 equals least fulfils criterion and 5 equals most fulfils criterion. If a General Area was considered to have no contribution to a specific purpose, a statement was added to the pro-forma to this effect and no score (a score of zero) was attributed.
  - any General Area scoring strongly (4 or 5) against the criteria for one or more NPPF purpose was judged to be meeting the purposes strongly overall and therefore deemed unsuitable for further consideration in Part 2 of the Green Belt Assessment, except where a possible sub-division was identified (see 4.4.5);
  - a General Area fulfilling the criteria to a lesser extent (scores of 2 or below) across all purposes was deemed to be weaker Green Belt and was recommended for further consideration in Part 2.

**Figure 4.2 - Criterion Scores**

Overall Strength of General Area against Criterion	Score	Equivalent Wording
	1	Weak or very weak
	2	Relatively weak
	3	Moderate
	4	Relatively strong
	5	Strong or Very strong

This scoring system has been used by Chiltern, but unfortunately the “equivalent wording” has been omitted and the plots have simply been marked as PASS or FAIL. As can be seen from the above chart, PASS clearly means that the highest score is given to plots which most fully fulfil the purpose of the Green Belt .

## Assessment Criteria and how the scoring works

**Purpose 1 : To check unrestricted sprawl of large built-up areas.**

Purpose	Criteria	Scores
<p>To check the unrestricted sprawl of large built-up areas</p> <p>The areas considered here included Chesham, Amersham, Beaconsfield, Chalfont St Peter and Gerrards Cross which are all considered to be large built-up areas.</p> <p><b>Chalfont St Giles was not included.</b></p>	<p>(a) Land parcel is at the edge of one or more distinct large built-up areas</p> <p>(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary</p>	<p>PASS: Land parcel meets Purpose 1. FAIL: Land parcel does not meet Purpose 1 and will score 0 for criteria (b)</p> <p>5+: Land parcel is contiguous with (a) large built-up area(s). The large built-up area(s) is/are predominantly bordered by features lacking in durability or permanence.</p> <p>5: Land parcel is contiguous with (a) large built-up area(s), though the large built-up area(s) is/are predominantly bordered by prominent, permanent and consistent boundary features.</p> <p>3+: Land parcel is connected to one or more large built-up area(s). The large built-up area(s) is/are predominantly bordered by features lacking in durability or permanence.</p> <p>3: Land parcel is connected to one or more large built-up area(s), though the large built-up area(s) is/are predominantly bordered by prominent, permanent and consistent boundary features.</p> <p>1+: Land parcel is enclosed by one distinct large built-up area. The large built-up area is predominantly bordered by features lacking in durability or permanence.</p> <p>1. Land parcel is enclosed by one distinct large built-up area, though the large built-up areas is predominantly bordered by prominent, permanent and consistent boundary features.</p>
	<b>Criterion Score:</b>	<b>XX/5</b>

**Purpose 2: to prevent neighbouring towns from merging into one another**

The extent to which an area of Green Belt protects a land gap was assessed using the following definitions:

- ‘Essential gaps’, where development would significantly reduce the perceived or actual distance between settlements.
- ‘Wider gaps’, where limited development may be possible without coalescence between settlements.
- ‘Less essential gaps’, where development is likely to be possible without any risk of coalescence between settlements

Purpose	Criterion	Scores
<p>To prevent neighbouring towns from merging</p> <p><b>The areas considered here are “Green belt” settlements such as Jordans, and “non-Green belt” settlements such as Chalfont St Giles</b></p>	<p>Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements</p>	<p>5: An ‘essential gap’ between non-Green Belt settlements, where development would significantly visually or physically reduce the perceived or actual distance between them.</p> <p>3: A ‘wider gap’ between non-Green Belt settlements where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricting merging or protecting other gaps involving Green Belt settlements.</p> <p>1: A ‘less essential gap’ between non-Green Belt settlements, which is of sufficient scale and character that development is unlikely to cause merging between settlements or affect gaps between Green Belt and non-Green Belt settlements.</p> <p>0: Land parcel does not provide a gap between any settlements and makes no discernable contribution to separation.</p>
<p><b>Total score</b></p>		<p><b>xx/5</b></p>

### Purpose 3: to assist in safeguarding the countryside from encroachment

This purpose seeks to safeguard the countryside. The assessment considered openness and the extent to which the Green Belt can be characterised as 'countryside', thus resisting encroachment from past development. Openness refers to the extent to which Green Belt land could be considered open from an absence of built development rather than from a landscape character perspective, where openness might be characterised through topography and presence or otherwise of woodland and hedgerow cover.

Historic open land uses associated with the urban fringe and urban characteristics as well as the countryside exist in the Buckinghamshire Green Belt and include, but are not limited to, mineral working and landfill, public utilities, motorways and their intersections, educational institutions, hotels and some small areas of residential development. Some of these semi-urban uses will have an impact on the 'openness' of the Green Belt as identified in the assessment.

Survey base maps and aerial photography were reviewed in order to undertake the openness assessment. The data includes buildings, surfaced areas such as car parks, infrastructure such as sewerage treatment works, glasshouses and other miscellaneous structures. The score attributed to a General Area was initially determined on the basis of the percentage of built form.

This assessment considered, in particular, the extent to which General Areas might be reasonably identified as 'countryside' (in line with the NPPF).

Purpose	Criterion	Score
Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	5: Contains less than 5% built form and possesses a strong unspoilt rural character.  4: Contains less than 10% built form and/or possesses a strong unspoilt rural character.  3: Contains between 10% and 20% built form and/or possesses a largely rural open character.  2: Contains between 20% and 30% built form and/or possesses a semi-urban character.  1: Contains less than 30% built form and/or possesses an urban character.  0: Contains more than 30% built form and possesses an urban character.
<b>Total score</b>		Xx/5

**Purpose 4: to preserve the setting and special character of historic towns**

This purpose serves to protect the setting of historic settlements by retaining the surrounding open land or by retaining the landscape context for historic centres.

General Areas directly adjoining these historic cores were then subject to further assessment for Purpose 4, for which two aspects were of particular importance:

- The role of the General Area in providing immediate context for the historic settlement (along the boundary between the settlement and the Green Belt); and
- Contribution to views or vistas between the historic settlement and the surrounding countryside, looking both inwards and outwards where public viewpoints exist.

Purpose	Criterion	Score
<p>To preserve the setting and special character of historic towns</p> <p>Settlements considered under purpose 4 were: Amersham, Beaconsfield , <b>Chalfont St Giles</b>, Chalfont St Peter, Chesham, Great Missenden, Ivinghoe, Marlow</p>	<p>Protects land which provides immediate and wider context for a historic settlement, including views and vistas between the settlement and the surrounding countryside</p>	<p>5: Land parcel plays an important role in maintaining the unique setting of a historic settlement by providing unspoilt vistas of surrounding countryside from within the settlement or unbroken vistas into the settlement from afar, and protects open land which has a strong connection with the historic core, contributing to its immediate historic setting.</p> <p>3: Land parcel plays an important role in maintaining the unique setting of a historic settlement by providing unspoilt vistas of surrounding countryside from within the settlement or unbroken vistas into the settlement from afar, or protects open land which has a strong connection with the historic core, contributing to its immediate historic setting.</p> <p>1: Land parcel makes limited contribution to the broader setting of a historic town by providing a countryside setting for a historic core which is inward facing, and has a weak relationship with the surrounding countryside.</p> <p>0: Land parcel does not abut an identified historic settlement core.</p>
<p><b>Total score</b></p>		<p><b>Xx/5</b></p>

**Purpose 5: to assist in urban regeneration by encouraging the recycling of derelict and other urban land**

During engagement by ARUP with the Steering Group, they discussed whether any planned urban regeneration schemes were being inhibited by Green Belt designations, but no areas were identified by the Steering Group or stakeholders.

As a result, Purpose 5 was excluded from the assessment.

**Results of Assessment**

<http://www.chiltern.gov.uk/article/5534/Green-Belt-Assessment-Part-1-January-2016---Parcel-Proformas> - See map at top of page for parcel numbers allocated to land  
<http://www.chiltern.gov.uk/CHttpHandler.ashx?id=8114&p=0> pp 77 and 78 shows assessment results for specific parcel numbers

Parcel 32a) – Upper Stone Meadow

Parcel 36 - Land on the North Side of A413 from Vache Lane to Harewood Downs Golf Course

Parcel 41a) - Jordans

Parcel 41b) – Lower Stone Meadow

From the results chart below we can see that parcels 32a), 41a), and 41b) all score strongly within the Green Belt. Parcel 36 scored medium within the Green Belt and will be re-assessed in Part 2.

General Area	Local Authority	Area (ha)	Purpose Assessments				Overall Summary	
			Purpose 1 – To check the unrestricted sprawl of large built-up areas	Purpose 2 – To prevent neighbouring towns from merging	Purpose 3 – Assist in safeguarding the countryside from encroachment	Purpose 4 – To preserve the setting and special character of historic towns		
			(a) Land parcel is at the edge of one or more distinct large built-up areas	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon developments along transport corridors that link settlements	Protects the openness of the countryside and is least covered by development	Protects land which provides immediate and wider context for a historic settlement, including views and vistas between the settlement and the surrounding countryside	
32a	Chiltern	772.0	PASS	3	3	5	3	Strong
36	Chiltern	308.0	FAIL	0	3	3	0	Medium
41a	Chiltern	699.5	PASS	3+	5	3	0	Strong
41b	Chiltern	230.6	PASS	3+	5	3	3	Strong

## Recommendations by ARUP

### Summary

Following the assessments of the General Areas against the NPPF purposes, a series of recommendations have been identified which the Buckinghamshire Authorities may wish to take forward in Part 2, including consideration of whether 'exceptional circumstances' exist to justify any alterations to the Green Belt boundary.

While it is clear that the majority of the Buckinghamshire Green Belt is performing an important role in terms of the NPPF purposes, a number of more weakly performing areas have been identified which may warrant further consideration. The areas for further consideration can broadly be categorised as follows:

1. General Areas which score weakly overall against the NPPF purposes (e.g. attain low scores across all criteria) and could be considered further by the respective Councils as part of their Part 2 work.
2. Whole General Areas or clusters of General Areas which, although medium or strongly scoring against the NPPF purposes, have particular characteristics or synergies with neighbouring weaker General Areas, which might lend themselves to further consideration in Part 2. These specific characteristics are set out clearly for each recommended area.
3. Medium or strongly scoring General Areas where there is clear scope for subdivision to identify weakly performing 'sub-areas', including the presence of boundary features which have the potential to be permanent and recognisable; these areas could be afforded further consideration in accordance with the above provisions.
4. Non-Green Belt General Areas which could be considered for inclusion in the Green Belt. This would also have to include the consideration of whether 'exceptional circumstances' exist to justify any alterations to the Green Belt boundary. In accordance with the NPPF, this would apply equally to any additions to the Green Belt as it would to any subtractions.

All Recommended Areas have been assigned a new ID number, dependant on whether whole General Areas or sub-areas have been identified. A summary of all areas recommended for further consideration, including cross-references between original General Areas IDs and Recommended Area IDs, is provided in Table 6.1.

## RSA 11 (Part of General area 32a – North of Chalfont St Giles ie Upper Stone Meadow)



As a whole, General Area 32a, located between Chalfont St Giles and Amersham, is identified as strongly performing Green Belt, particularly with respect to its prevention of encroachment into the countryside (Purpose 3). It protects open land which has a strong, unspoilt rural character, predominantly characterised by open agricultural fields and clusters of woodland. The northern part of the General Area prevents the outward sprawl of the large built-up area of Amersham into open land (Purpose 1), and maintains the scale of the gap between Amersham and Little Chalfont and Chalfont St Giles (Purpose 2). It also maintains the unique setting of two historic settlements, in particular Amersham, where it protects swathes of open land which have a strong visual connection with the historic core (Purpose 4).

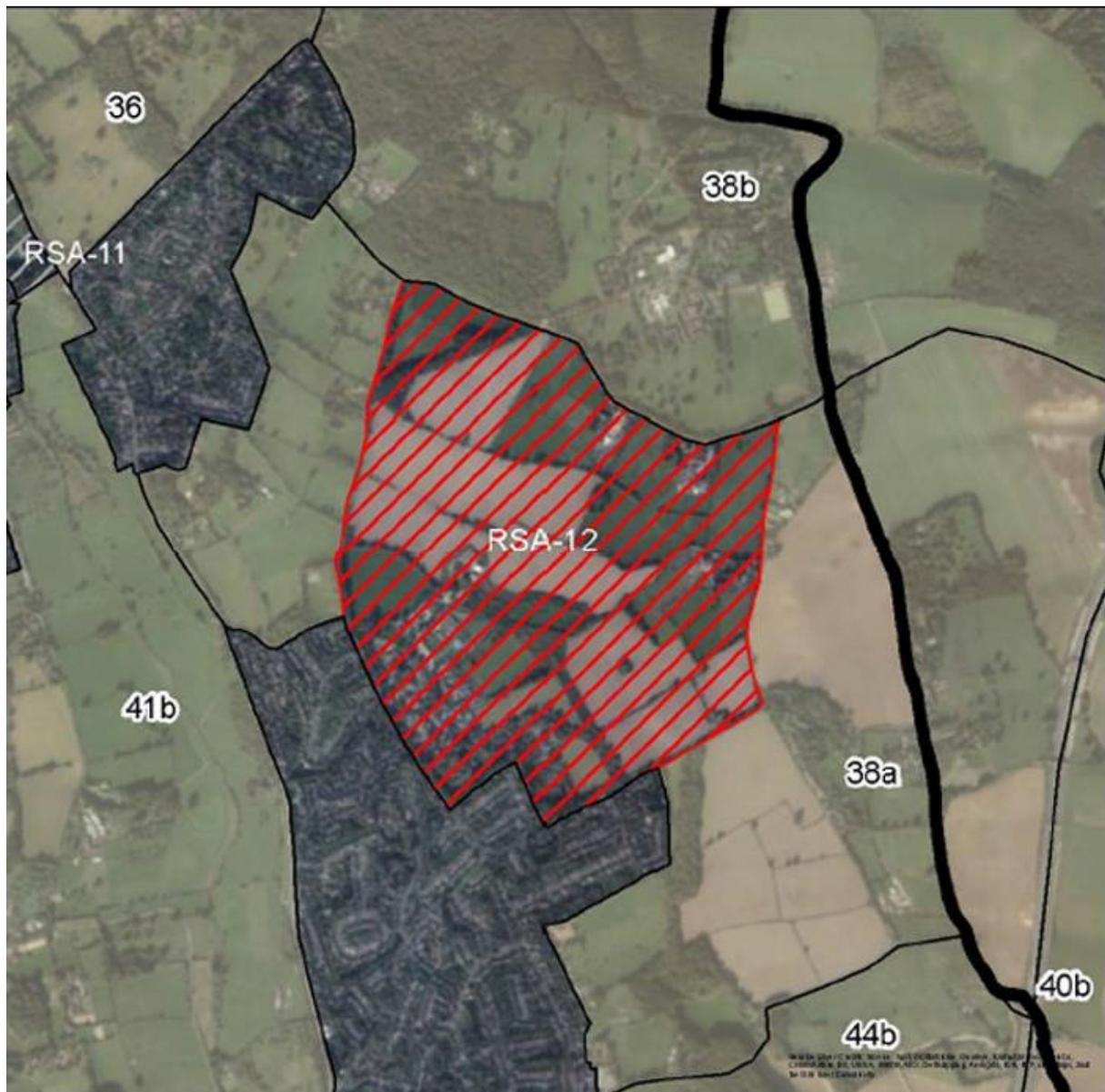
A sub-area area has been identified south of Mill Lane, RSA-11, which makes a lesser contribution to the NPPF purposes. In itself, RSA-11 would make no contribution to Purpose 1 as it is physically removed from the large built-up area of Amersham to the north, and given it is largely surrounded by the built area of Chalfont St Giles and for the most part visually and physically separated from the

wider countryside, its role in relation to separation between settlements is very limited (Purpose 2). This relative sense of enclosure reduces its integration with the wider open countryside, and particularly the western half of the identified smaller area is punctuated by dwellings and visually linked with the urban form of Chalfont St Giles, thus reducing its role in preventing encroachment into the wider countryside (Purpose 3). While the General Area directly abuts the historic core of Chalfont St Giles, it is noted that it plays a lesser role in maintaining its immediate context given the lack of direct views between.

**Recommendation:** General Area 32a meets the NPPF purposes, but there is scope for sub-division; an identified sub-area in the south, south of Mill Lane (RSA-11), may score weakly and could be considered further.

So ironically, the new houses in Dodds Lane and Mill Lane have contributed to the view that the rest of Upper Stone Meadow may be suitable for development because they increase the spread of the village into the countryside.

### **RSA 12 (General Area 38a – North of Chalfont St Peter)**



As a whole, General Area 38a, located to the north-east of Chalfont St Peter, is identified as strongly performing Green Belt, particularly in terms of maintaining the gap between Gerrards Cross / Chalfont St Peter and Chalfont St Giles, preventing the coalescence of these settlements (Purpose 2). The far north-west of the General Area is particularly important for this. Additionally, it meets Purpose 1, preventing the outward sprawl of the Gerrards Cross / Chalfont St Peter large built-up area, and Purpose 3, restricting encroachment into areas of largely open, unspoilt countryside.

The National Society for Epilepsy site, in the north-west of the General Area, has a contrasting character to the wider parcel. It encompasses substantial built form within managed grounds, and as a result of planting buffers is visually separate from the wider countryside beyond. It therefore makes little contribution to Purpose 3 as it is already urbanised, whilst alone it effectively forms part of the built footprint of Gerrards Cross / Chalfont St Peter and does not prevent further sprawl (Purpose 1).

However, it is notable that the site is bounded by features which, for the purposes of Green Belt, do not have a strong sense of permanence. As such a wider area, RSA-12, has been recommended for further consideration which should be refined further to align with durable, permanent physical features. Consideration should also be paid to the acceptability of any loss of Green Belt which may compromise the gap between Gerrards Cross / Chalfont St Peter and Chalfont St Giles (though it is noted that a degree of separation would still be maintained if the recommendation were to be taken forward).

**Recommendation:** General Area 38a meets the NPPF purposes, but there is scope for sub-division; an identified area in the north-west (RSA-12) may score weakly and could be considered further, though further refinement of this area should be carefully considered to prevent coalescence between settlements.

## The Part 2 Assessment – or what happens next.

This document describes the Part 1 assessment conducted by ARUP. At March 2016. Chiltern District Council has yet to determine how the Part 2 assessment will be conducted. The approach of neighbouring authorities is stated in para 2.4.6 on pages 18–20 of the ARUP report. <http://www.chiltern.gov.uk/CHttpHandler.ashx?id=8113&p=0>

A brief examination of a selection of Green Belt Assessments carried out elsewhere in the country revealed a number of key lessons in terms of methodology. These can be found in full in para 2.4.9 page 33 of the ARUP document and include:

- A two stage process has typically been used to firstly identify those Green Belt areas least sensitive to change and where development would be least damaging in principle, before moving onto a second stage to consider technical site constraints. (ie – Flood Plain, HS2 safeguarded area etc)

