

Site CG001

Site Details

Reference	CG001
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A	<p>None: No notable contribution</p>
Purpose B	<p>Weak: The AA comprises a small part of the gap between Chalfont St. Giles and Little Chalfont and makes very limited contribution to appreciation of the gap, including as the AA is well-screened from Nightingales Lane. It is noted that the AA is also in the gap to Amersham, and there are brief views from the A413.</p>
Purpose D	<p>Moderate: Comprises the southern part of a locally listed park/garden (the Vache), but this part of the park/garden includes limited features of significance (the historic driveway is at the western edge, influenced by the</p>

A413 and some distance from the core of Chalfont St. Giles) and is not accessible, and the park/garden as a whole is separated from the Chalfont St. Giles conservation area by the A413. There is a historic boundary wall facing the village, but this is influenced by a roundabout on the A413 and modern development. See further discussion in Section 4 of the main report.

National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CG002

Site Details

Reference	CG002
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chalfont St. Giles and Little Chalfont but makes limited contribution to appreciation of the gap. The AA comprises a heritage asset, and Nightingales Lane is an important road corridor that is somewhat sensitive on account of washed over built form, but the land is well screened and a substantial gap would remain to the north.
Purpose D	Moderate: Comprises the northern part of a locally listed park/garden (the Vache), and includes the central Grade 2* listed manor house as well as a

nearby Grade 2 listed memorial to Captain James Cook. There is a permissive footpath to the memorial, but otherwise the AA is not accessible. Visual connectivity with the village is limited (the memorial is prominent but located around 1.4km from the village conservation area, and there is screening woodland), the park/garden as a whole is separated from the village core by the A413 and the historic driveway meets the A413 at a point 450m to the west of the village. See further discussion in Section 4 of the main report.

National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CG003

Site Details

Reference	CG003
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chalfont St. Giles and Little Chalfont but makes limited contribution to appreciation of the gap. Nightingales Lane is an important road corridor that is somewhat sensitive on account of washed over built form, but a substantial gap would remain to the north.
Purpose D	None: No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CG004

Site Details

Reference	CG004
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A **None:** No notable contribution

Purpose B **Strong:** The AA comprises a substantial part of the gap between Chalfont St. Giles and Chorleywood and makes a significant contribution to appreciation of the gap. The Chiltern Way passes through this area, although there are no road links and extensive woodland would likely restrict any development, including noting National Landscape designation.

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CG005

Site Details

Reference	CG005
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Chalfont St. Giles and Chalfont St. Peter and makes very limited contribution to appreciation of the gap. The AA includes built form.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CG006

Site Details

Reference	CG006
Settlement	Chalfont St Giles (town)
Conclusion	Provisional grey belt



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Assessment

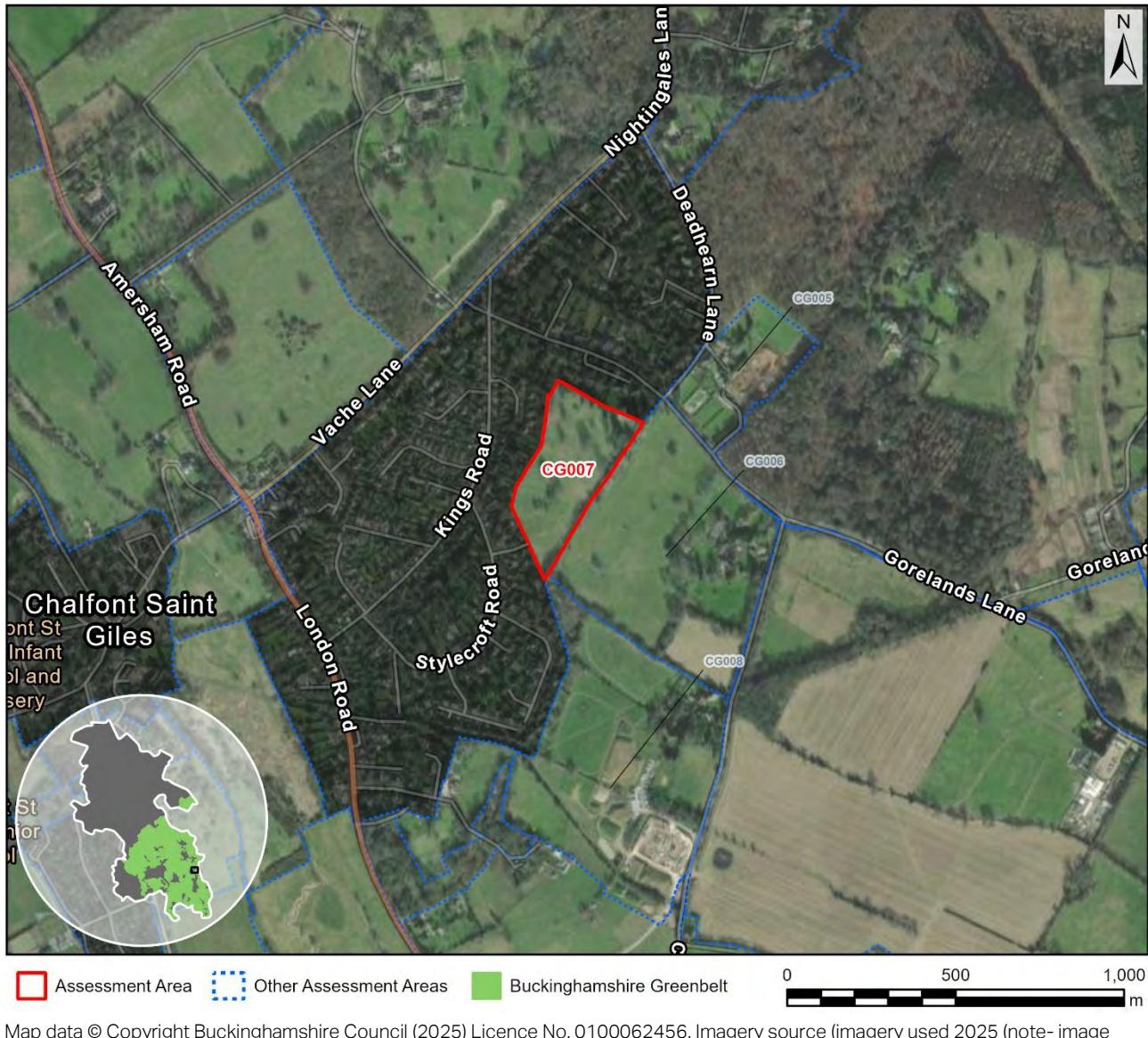
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter but makes limited contribution to appreciation of the gap. Chesham Lane is an important link between the settlements, but there would be potential to maintain a substantial settlement gap.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: Very close to ancient woodland but this is just a small part of the AA boundary.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: The corner of the AA abuts two listed buildings associated with the driveway to locally designated Newlands Park (also the Chiltern Way).
NL setting	Provisionally constrained: Adjacent to the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (NLS)

Site CG007

Site Details

Reference	CG007
Settlement	Chalfont St Giles (town)
Conclusion	Provisional grey belt



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Assessment

Purpose A **None:** No notable contribution

Purpose B **Weak:** The AA comprises a small part of the gap between Chalfont St. Giles and Chalfont St. Peter and makes very limited contribution to appreciation of the gap. The AA is well enclosed by the settlement boundary.

Purpose D **None:** No notable contribution

National Landscape (NL) **Unconstrained:** Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Provisionally constrained: Within 100m of NL and judged provisionally constrained as a precautionary approach (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (NLS)

Site CG008

Site Details

Reference	CG008
Settlement	Chalfont St Giles (town)
Conclusion	Provisional grey belt



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Assessment

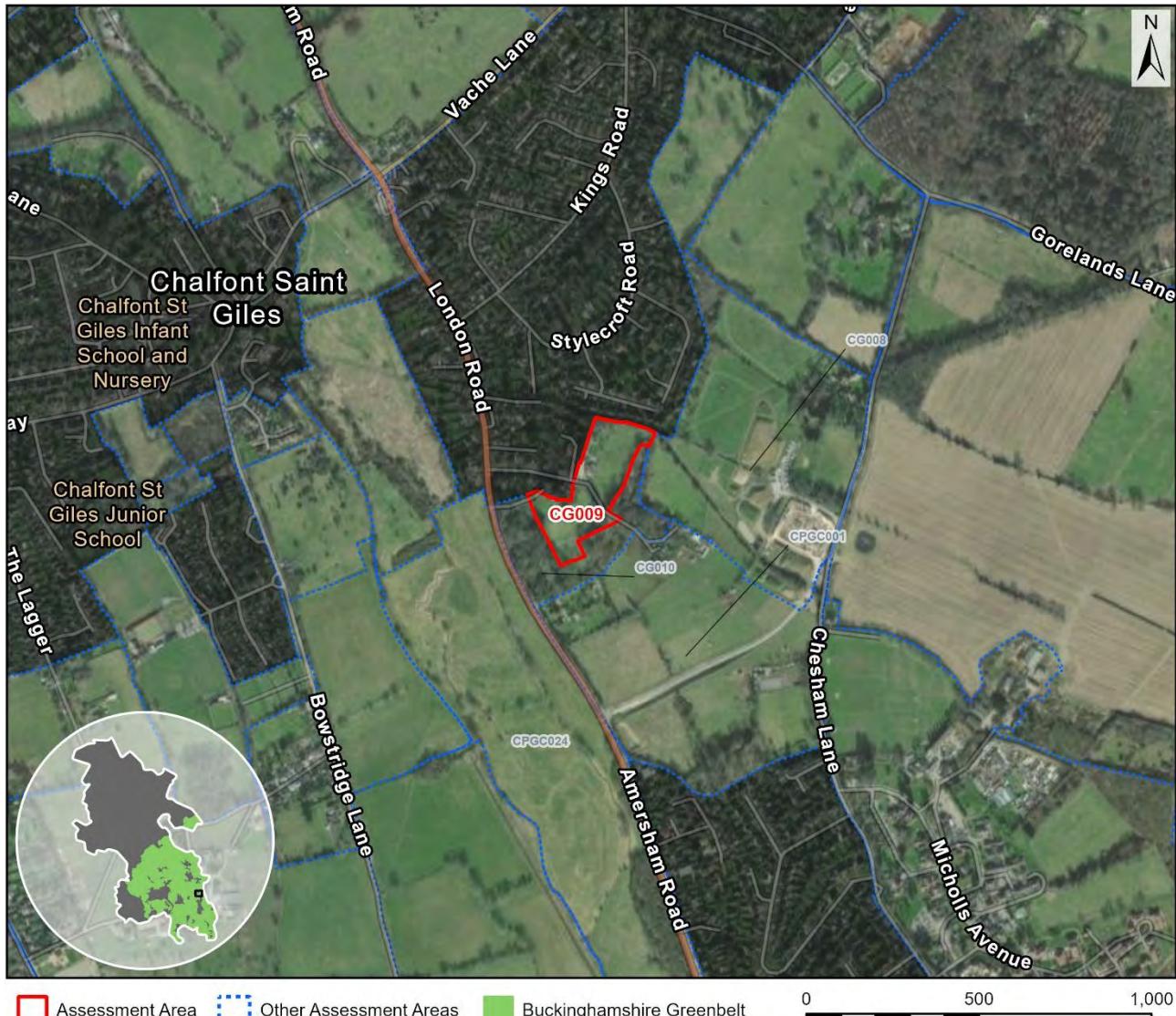
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter but makes limited contribution to
Purpose D	appreciation of the gap. Chesham Lane is an important link between the settlements, but there would be potential to maintain a substantial settlement gap.

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: Abuts ancient woodland but only to a limited extent.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Includes two grade II listed buildings with potential to be strongly appreciated as they mark the start of the historic driveway leading to Newlands Park along which runs the Chiltern Way. However, the potential to buffer and perhaps even enhance appreciation of this heritage can be envisaged.
NL setting	Unconstrained: 200-500m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (HE)

Site CG009

Site Details

Reference	CG009
Settlement	Chalfont St Giles (town)
Conclusion	Provisional grey belt



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Assessment

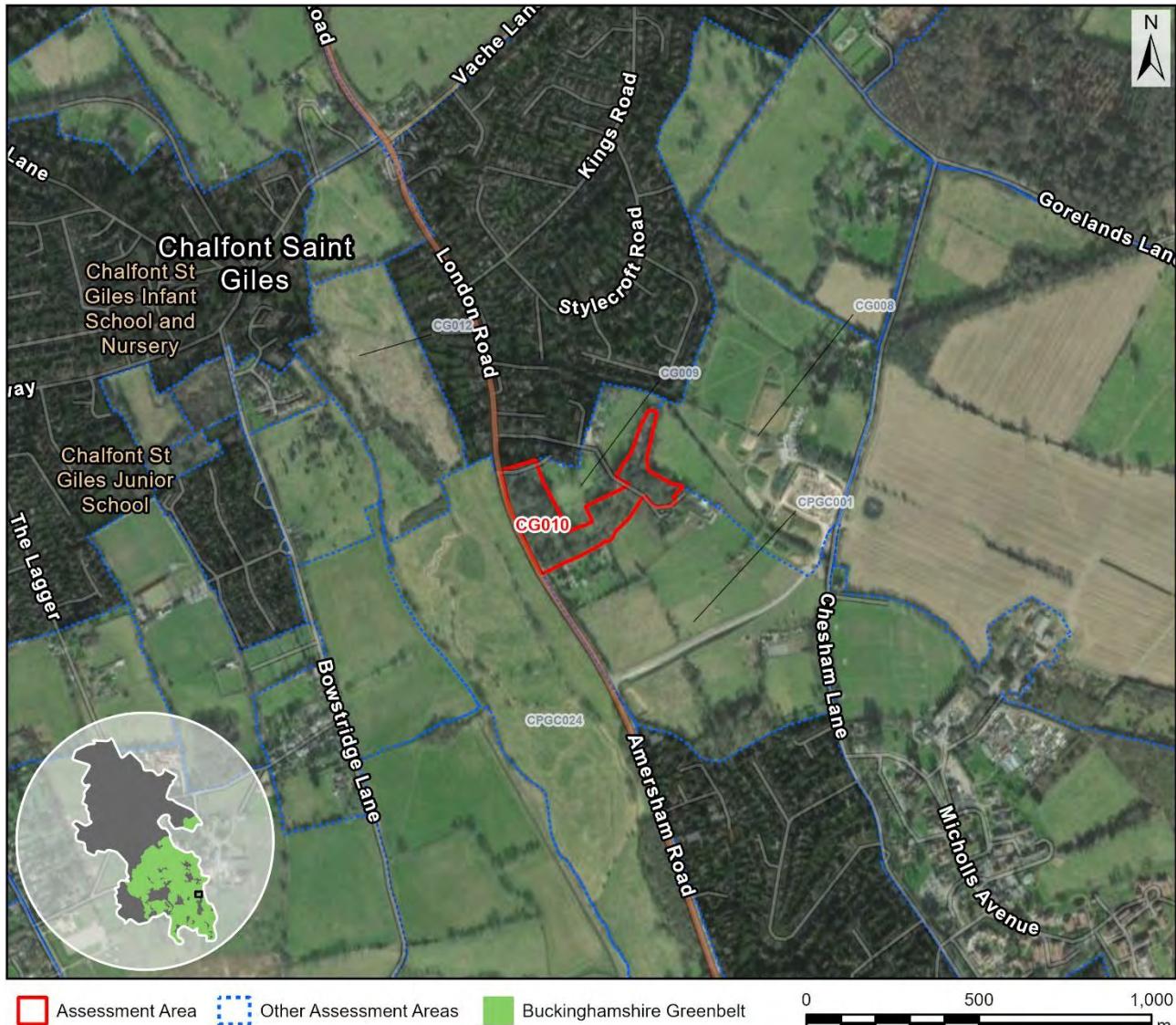
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter but makes limited contribution to appreciation of the gap. The AA is enclosed by woodland.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Provisionally constrained: 10% ancient woodland. This is a small AA that abuts ancient woodland along much of its boundary, although appears not to be accessible.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 584m from the NL and assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (IH)

Site CG010

Site Details

Reference	CG010
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter but makes limited contribution to appreciation of the gap. The AA comprises an important woodland, but there is a substantial countryside gap to the south.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Constrained: Comprises ancient woodland.
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (IH)
NL setting	N/a: Already ruled out (IH)
Conclusion	Not grey belt due to footnote 7 constraint (IH)

Site CG011

Site Details

Reference	CG011
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A **None:** No notable contribution

Purpose B **Weak:** The AA comprises a small part of the gap between Chalfont St. Giles and Chalfont St. Peter and makes very limited contribution to appreciation of the gap. However, this is valued and prominent area of greenspace.

Purpose D **Strong:** Adjacent to and strongly associated with the conservation area. This is a prominent meadow used for village events, and the Church is in close proximity. See further discussion in Section 4 of the main report.

National Landscape
(NL)

Unconstrained: Not within the NL

Flood risk **N/a:** Already ruled out (LGS)

Biodiversity **N/a:** Already ruled out (LGS)

Irreplaceable habitat **N/a:** Already ruled out (LGS)

Local Green Space **Constrained:** Mostly comprises LGS

Historic environment **N/a:** Already ruled out (LGS)

NL setting **N/a:** Already ruled out (LGS)

Conclusion **Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.**

Site CG012

Site Details

Reference	CG012
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A **None:** No notable contribution

Purpose B **Moderate:** The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter but makes limited contribution to appreciation of the gap. The AA comprises a prominent sector of the Misbourne Valley, but were the AA to be developed a substantial settlement gap would remain to the south.

Purpose D **Strong:** Adjacent to and strongly associated with the village conservation area. This is a meadow used for village events, with the Church in very close

proximity and the Chiltern Way passing through. See further discussion in Section 4 of the main report.

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Constrained: Largely within a fluvial flood risk zone.
Biodiversity	N/a: Already ruled out (FR)
Irreplaceable habitat	N/a: Already ruled out (FR)
Local Green Space	Provisionally constrained: 55% LGS.
Historic environment	N/a: Already ruled out (FR)
NL setting	N/a: Already ruled out (FR)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CG013

Site Details

Reference	CG013
Settlement	Chalfont St Giles (town)
Conclusion	Grey belt



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Assessment

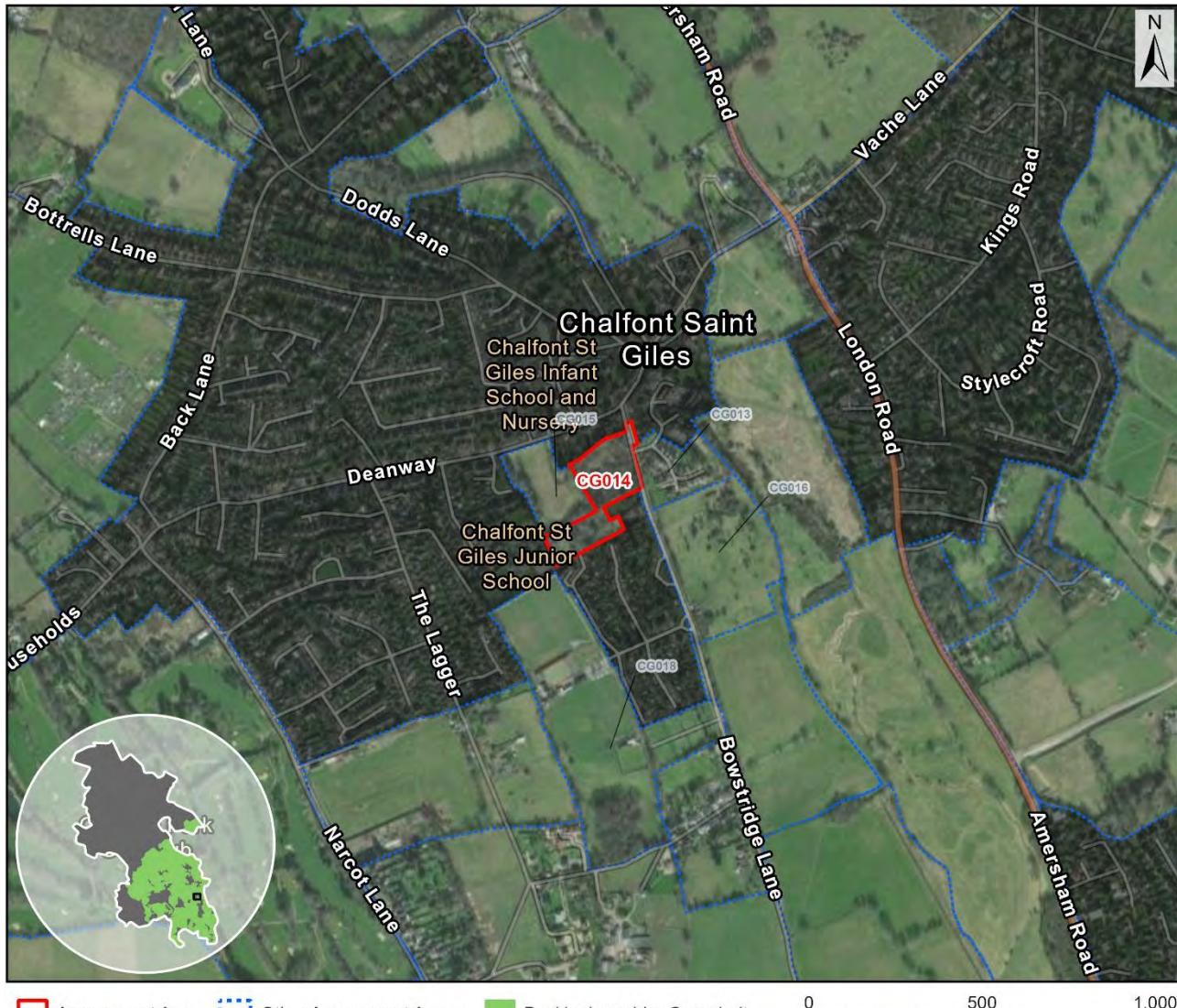
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint

Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Adjacent to a conservation area and two listed buildings but comprises a recent housing development.
NL setting	Unconstrained: 200-500m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site CG014

Site Details

Reference	CG014
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A **None:** No notable contribution

Purpose B **None:** No notable contribution.

Purpose D **Moderate:** Adjacent to the village conservation area and also Milton's Cottage grade 2 listed registered park and garden. In turn, also in proximity to grade 1 listed Milton's Cottage. Also, the AA comprises the separation between the conservation area and a cluster of two grade 2 listed buildings. Shown as orchards on historic mapping, although now overgrown woodland and thought not to be accessible although notably adjacent to the village

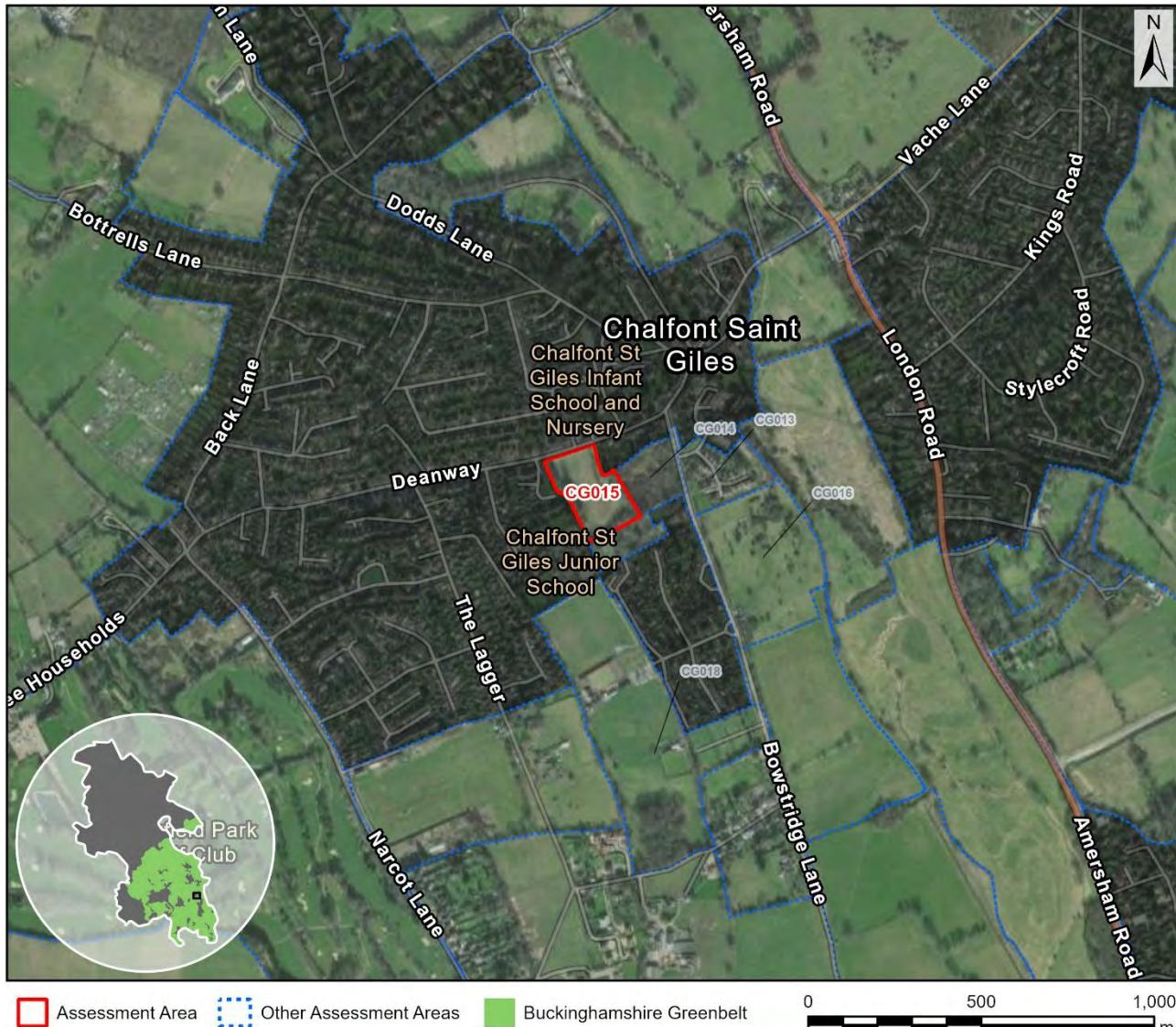
primary school and thought to include a WWII air raid shelter. See further discussion in Section 4 of the main report.

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained (marginal): Adjacent to the village conservation area and also Milton's Cottage grade 2 listed registered park and garden. In turn, also in proximity to grade 1 listed Milton's Cottage. Also, the AA comprises the separation between the conservation area and a cluster of two grade 2 listed buildings. Shown as orchards on historic mapping, although now overgrown woodland.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt due to footnote 7 constraint (HE)

Site CG015

Site Details

Reference	CG015
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A **None:** No notable contribution

Purpose B **None:** No notable contribution.

Purpose D **Strong:** The AA is adjacent to grade 1 listed Milton's Cottage, which sits within the village conservation area, and the AA comprises a grade 2 Registered Park and Garden. See further discussion in Section 4 of the main report.

National Landscape (NL) **Unconstrained:** Not within the NL

Flood risk	N/a: Already ruled out (LGS)
Biodiversity	N/a: Already ruled out (LGS)
Irreplaceable habitat	N/a: Already ruled out (LGS)
Local Green Space	Constrained: Comprises LGS
Historic environment	N/a: Already ruled out (LGS)
NL setting	N/a: Already ruled out (LGS)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CG016

Site Details

Reference	CG016
Settlement	Chalfont St Giles (town)
Conclusion	Provisional grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Chalfont St. Giles and Chalfont St. Peter and makes very limited contribution to appreciation of the gap. The AA comprises a prominent sector of the Misbourne Valley, but were the AA to be developed a substantial settlement gap would remain to the south.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: The Misbourne Valley does likely contribute to the setting of the nearby conservation area, including noting the South Bucks Way. Also there are two adjacent listed buildings that perhaps mark the historic extent of the village. Finally, the field is shown as an orchard on historic maps and still has numerous trees.
NL setting	Unconstrained: 200-500m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (HE)

Site CG017

Site Details

Reference	CG017
Settlement	Chalfont St Giles (town)
Conclusion	Grey belt



 Assessment Area Other Assessment Areas Buckinghamshire Greenbelt 0 500 1,000 m

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Assessment

Purpose A **None:** No notable contribution

Purpose B **Moderate:** The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter but makes limited contribution to appreciation of the gap. The AA comprises a prominent sector of the Misbourne Valley, but were the AA to be developed a substantial settlement gap would remain to the south.

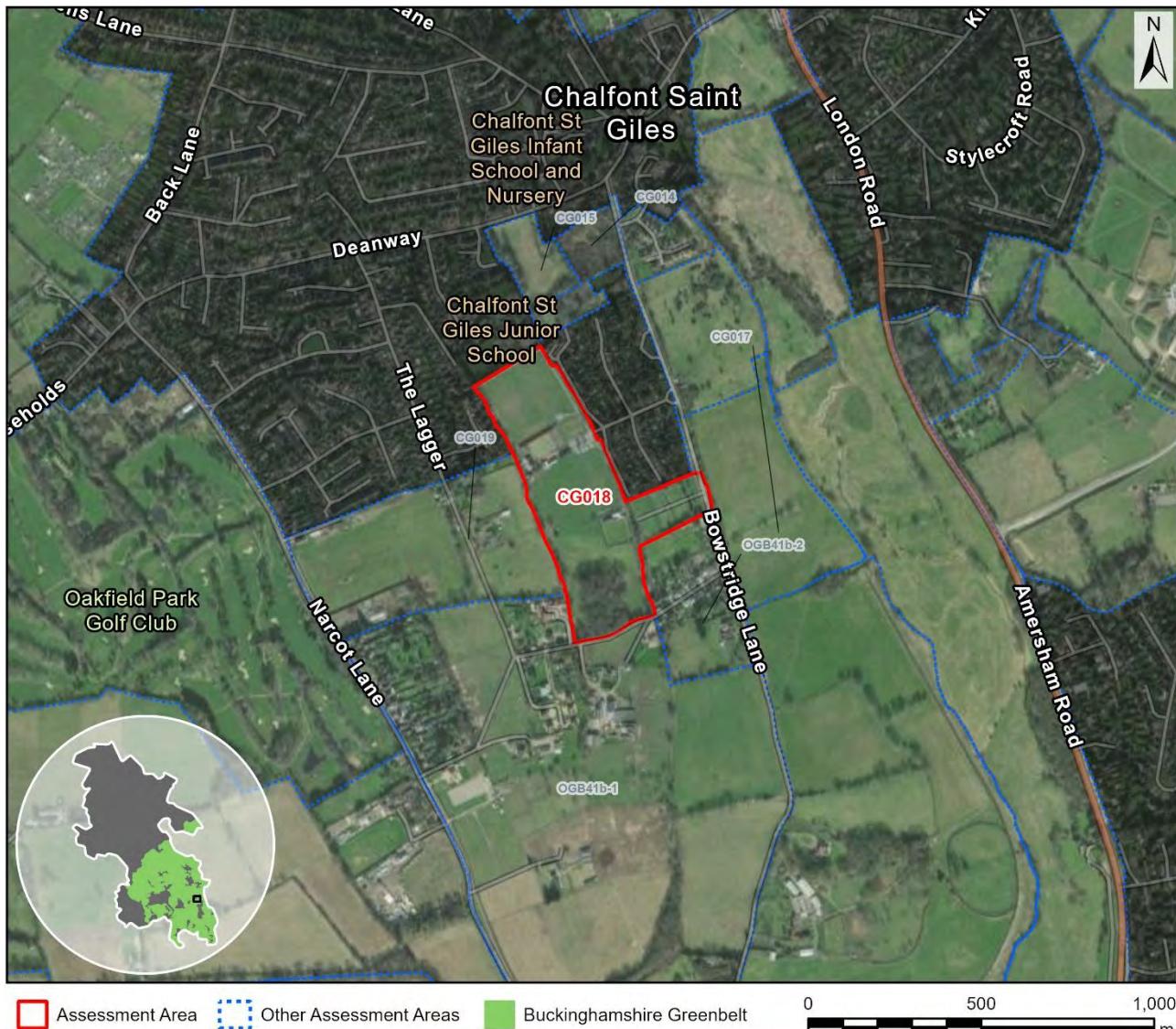
Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: The Misbourne Valley does likely contribute to the setting of the nearby conservation area, including noting the South Bucks Way, but the conservation area is ~400m distant.
NL setting	Unconstrained: 500-1000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site CG018

Site Details

Reference	CG018
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A **None:** No notable contribution

Purpose B **Weak:** The AA comprises a small part of the gap between Chalfont St. Giles and Chalfont St. Peter and makes very limited contribution to appreciation of the gap. The AA is closely associated with the settlement edge and contained by woodland and Dibden Hill.

Purpose D **None:** No notable contribution

National Landscape (NL) **Unconstrained:** Not within the NL

Flood risk	N/a: Already ruled out (LGS)
Biodiversity	N/a: Already ruled out (LGS)
Irreplaceable habitat	N/a: Already ruled out (LGS)
Local Green Space	Constrained: Comprises LGS
Historic environment	N/a: Already ruled out (LGS)
NL setting	N/a: Already ruled out (LGS)
Conclusion	Not grey belt due to footnote 7 constraint (LGS)

Site CG019

Site Details

Reference	CG019
Settlement	Chalfont St Giles (town)
Conclusion	Grey belt



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Assessment

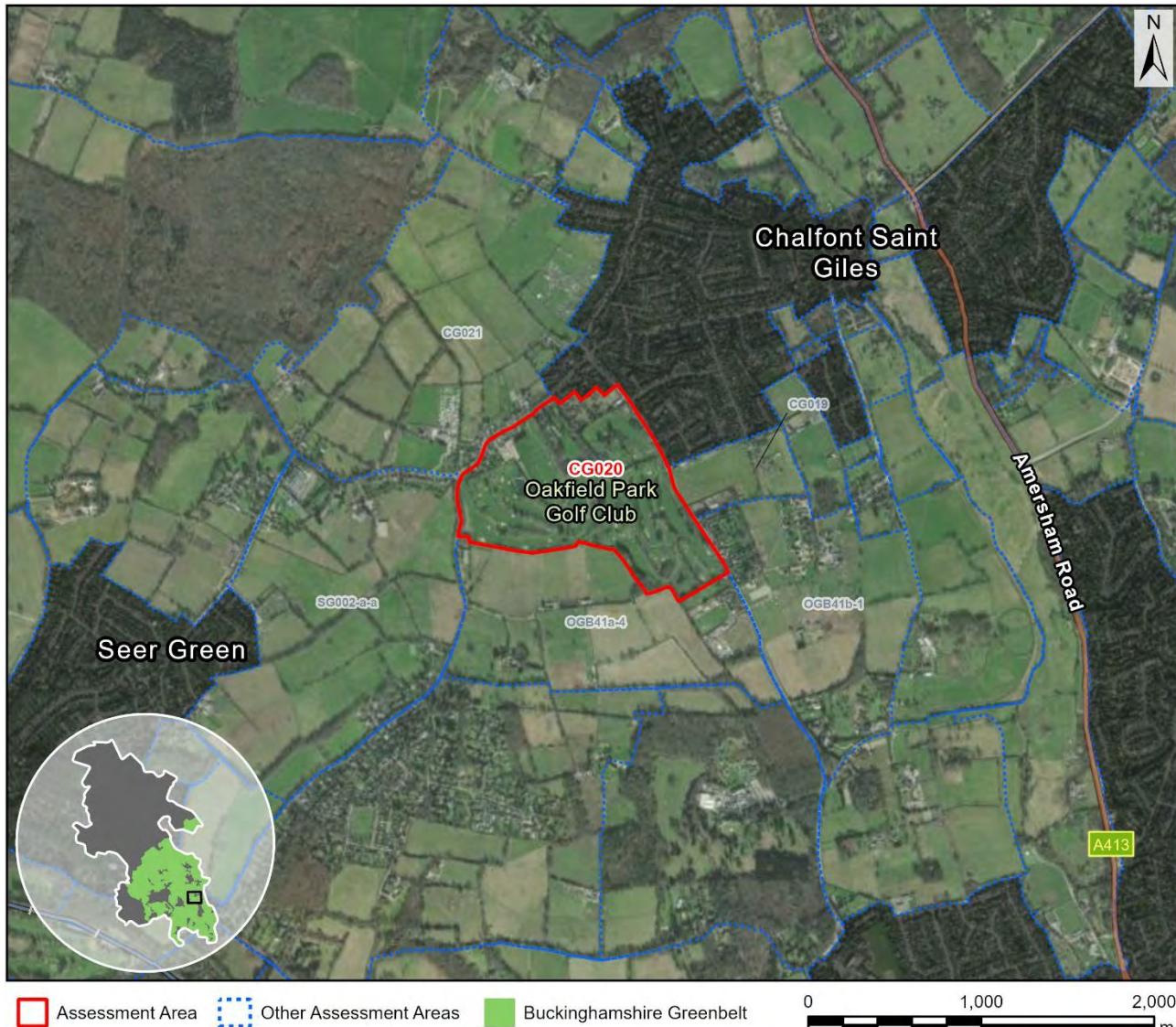
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter but makes limited contribution to appreciation of the gap, including noting built form to the south.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 500-1000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site CG020

Site Details

Reference	CG020
Settlement	Chalfont St Giles (town)
Conclusion	Provisional grey belt



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Assessment

Purpose A **None:** No notable contribution

Purpose B **Moderate:** The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter but makes limited contribution to appreciation of the gap. The AA comprises a golf course and is well-screened from Narcot Lane, although a footpath does pass through the AA somewhat linking the settlements. Were the AA to be developed a substantial settlement gap would remain, albeit this would be fragile including noting existing built form.

Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: A large AA around 600m from Hodgemoor Woods SSSI at its closest point. Includes some notable priority habitat as well as quite extensive wider habitat relating to use as a golf course.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Comprises a relatively modern golf course, but a series of listed buildings along the northern edge marks historic 'Three Households'.
NL setting	Unconstrained: 500-1000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site CG021

Site Details

Reference	CG021
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A **None:** No notable contribution

Purpose B **Moderate:** The AA comprises a substantial part of the gap between Beaconsfield and Chalfont St. Giles but makes limited contribution to appreciation of the gap. Whilst there would be a concern regarding a sense of near continuous built form between the two settlements (via Seer Green) there would be good potential to maintain settlement gaps.

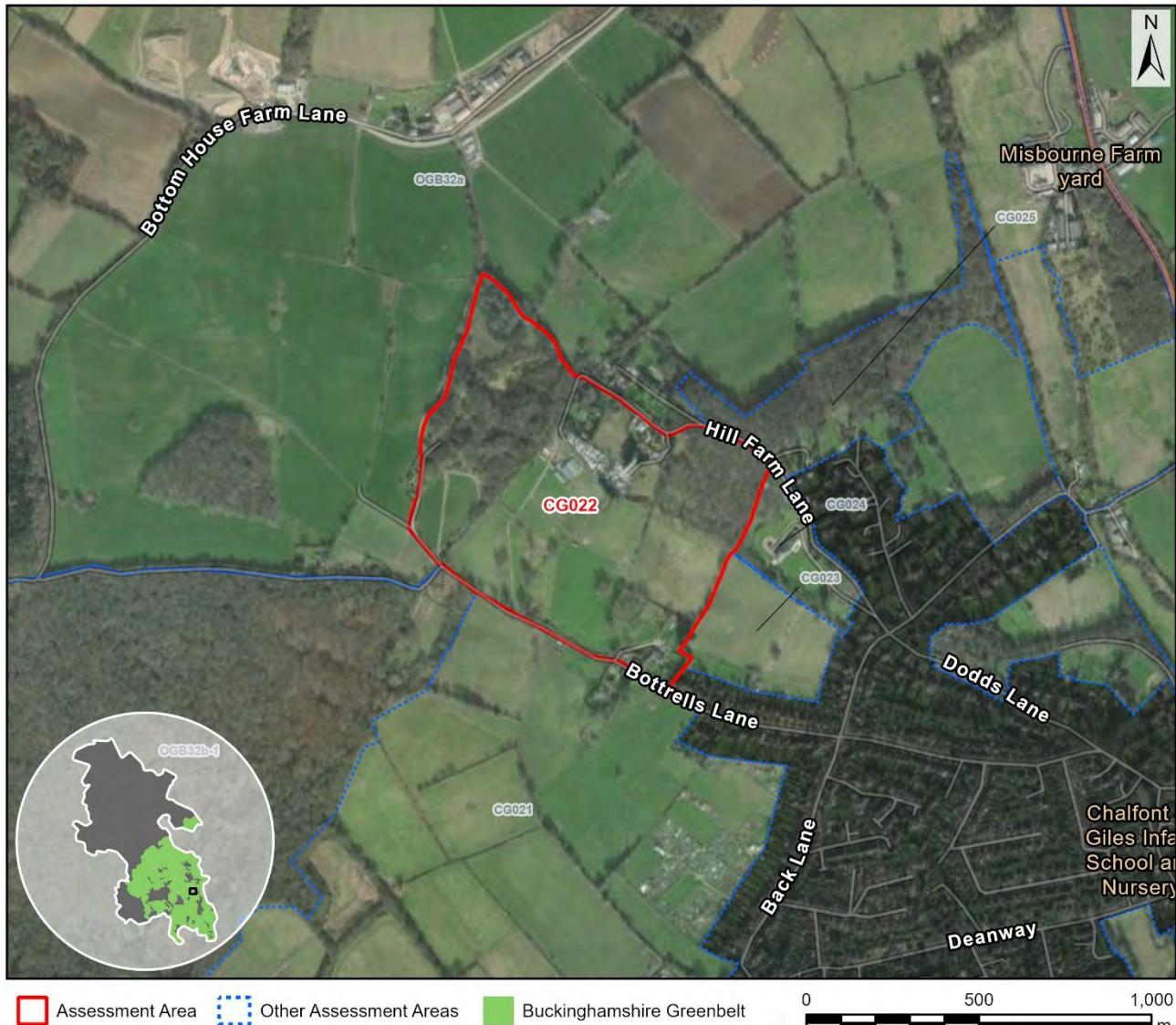
Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Constrained: A large AA adjacent to Hodgemoor Woods SSSI.
Irreplaceable habitat	N/a: Already ruled out (BD)
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (BD)
NL setting	N/a: Already ruled out (BD)
Conclusion	Not grey belt due to footnote 7 constraint (BD)

Site CG022

Site Details

Reference	CG022
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



Assessment	
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint

Biodiversity	Constrained: Adjacent to Hodgemoor Woods SSSI and includes significant priority habitat; also a geological SSSI.
Irreplaceable habitat	N/a: Already ruled out (BD)
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (BD)
NL setting	N/a: Already ruled out (BD)
Conclusion	Not grey belt due to footnote 7 constraint (BD)

Site CG023

Site Details

Reference	CG023
Settlement	Chalfont St Giles (town)
Conclusion	Grey belt



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Assessment

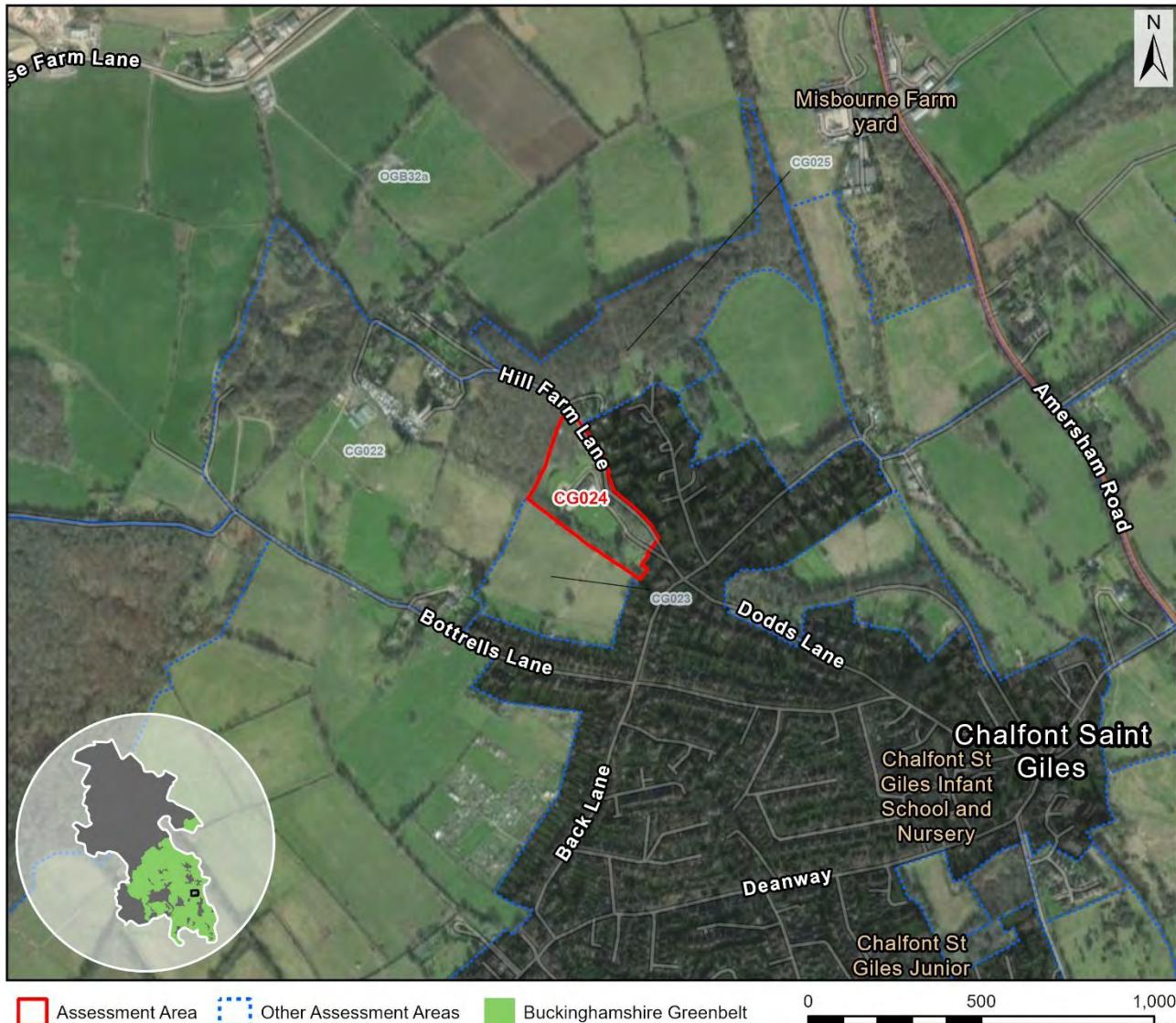
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint

Biodiversity	Unconstrained: Around 400m from Hodgemoor Woods SSSI. Linked via Bottrells Lane, which is a rural lane that could potentially be used by dog walkers. A modest-sized AA that does not contain priority habitat and is quite well-contained by built form.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: A listed building is nearby that is associated with an important rural setting.
NL setting	Unconstrained: 66m from the NL and assessed as outside the NL setting.
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site CG024

Site Details

Reference	CG024
Settlement	Chalfont St Giles (town)
Conclusion	Provisional grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Marginally intersects the NL (<5%)
Flood risk	Unconstrained: No notable constraint

Biodiversity	Provisionally constrained: Around 550m from Hodgemoor Woods SSSI as the crow flies but around 800m walking distance. A small AA but contains some notable priority habitat.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: Marginally intersects the NL but assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site CG025

Site Details

Reference	CG025
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A **None:** No notable contribution

Purpose B **Weak:** The AA comprises a small part of the gap between Amersham and Chalfont St. Giles and makes very limited contribution to appreciation of the gap. This is raised land and there are long distance views between the towns via the Misbourne Valley, but a substantial gap would remain were the AA to be developed.

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CG026

Site Details

Reference	CG026
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A **None:** No notable contribution

Purpose B **Weak:** The AA comprises a small part of the gap between Amersham and Chalfont St. Giles and makes very limited contribution to appreciation of the gap. This is raised land and there are long distance views between the towns via the Misbourne Valley, but a substantial gap would remain were the AA to be developed.

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CG027

Site Details

Reference	CG027
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Amersham and Chalfont St. Giles and makes very limited contribution to appreciation of the gap. The AA is associated with A413 / River Misbourne corridor, which is a key link, but a substantial gap would remain were the AA to be developed.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CG028

Site Details

Reference	CG028
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A **None:** No notable contribution

Purpose B **None:** No notable contribution.

Purpose D **Moderate:** Associated with a historic tree lined driveway, following a distinct valley, that is now a well used walking route along which runs a segment of the Chiltern Way / South Bucks Way. However, the AA is separated from the village conservation area by modern development. See further discussion in Section 4 of the main report.

National Landscape
(NL)

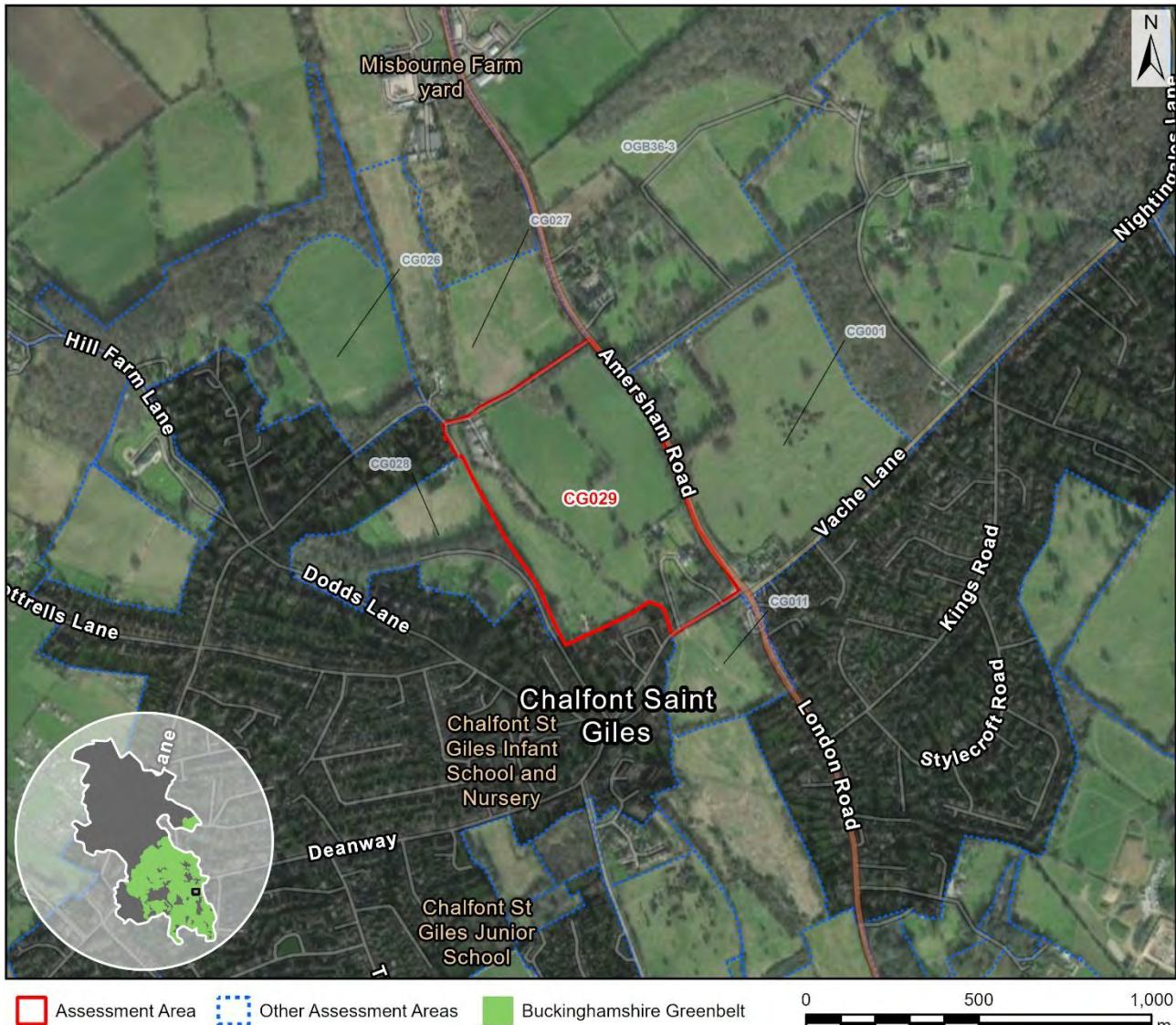
Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CG029

Site Details

Reference	CG029
Settlement	Chalfont St Giles (town)
Conclusion	Not grey belt



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Assessment

Purpose A **None:** No notable contribution

Purpose B **Weak:** The AA comprises a small part of the gap between Amersham and Chalfont St. Giles and makes very limited contribution to appreciation of the gap. The AA is associated with A413 / River Misbourne corridor, which is a key link, but a substantial gap would remain were the AA to be developed.

Purpose D **Moderate:** Comprises a meadow adjacent to the north of the village conservation area. The AA has clear value on account of four grade 2 listed buildings around its edge, plus at its northern edge is a locally listed mill building associated with a ford. Furthermore, the Vache is a locally listed

park/garden on raised land to the east of the AA (albeit separated by the A413), and the Chiltern Way / South Bucks way passes along the western edge of the AA. However, the AA is partly separated from the historic core of the village by a car park and some modern development. See further discussion in Section 4 of the main report.

National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH001

Site Details

Reference	CH001
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



 Assessment Area Other Assessment Areas Buckinghamshire Greenbelt 0 500 1,000 m

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Assessment

Purpose A

Moderate: No onsite built form and not enclosed by existing development. There is a strong boundary to the east in the form of a woodland, and a strong field boundary to the north, whilst to the south is an open field that is a designated LWS and open space managed by the town council. In conclusion, judged moderate because development would, on balance, not be incongruous. It is noted that the AA is highly visible, contributing strongly to the sense of a settlement / NL boundary, and appears to be informally accessible (evidence of paths). However, there is scope for modest development (e.g. frontage only) that is quite well contained, including by steep topography, and which somewhat reflects the built form to the south.

Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH002

Site Details

Reference	CH002
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** No onsite built form but partially enclosed by existing development. To the east there is containment by very steeply rising land, but containment is weaker to the north. It is noted that, whilst in theory development could relate well to the existing built form, in practice this is mostly a designated local wildlife site and town council open space.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH003

Site Details

Reference	CH003
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: No onsite built form and only very partially enclosed by existing development. The AA is contained by strong field boundaries on all sides and steep topography could further assist. In conclusion, judged moderate because development would, on balance, not be incongruous. This is notwithstanding a likelihood that development would not relate well either to Chesham or the washed over settlement to the northeast. Also, there would be a risk of undermining adjacent Green Belt.

Purpose B

Weak: The AA comprises a small part of the gap between Berkhamsted and Chesham and makes very limited contribution to appreciation of the gap.

Whilst the AA is adjacent to the A416, a very large countryside gap would remain were the AA to be developed.

Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH004

Site Details

Reference	CH004
Settlement	Chesham (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A

Moderate: Limited onsite built form and only very partially enclosed by existing development. Roads provide containment on all sides. In conclusion, judged moderate having accounted for both onsite built form alongside a view that a projection of built form extending from Chesham to Lye Green would, on balance, not be incongruous. A concern is poor containment to the east, noting a fairly featureless plateau.

Purpose B

Weak: The AA comprises a small part of the gap between Berkhamsted and Chesham and makes very limited contribution to appreciation of the gap. Whilst the AA is adjacent to the A416, a very large countryside gap would remain were the AA to be developed.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): A large AA comprising land between Chesham and Lye Green, which has a degree of historic character but just three listed buildings. At the southern extent two prominent listed buildings somewhat mark the edge of Chesham. There would be good potential for mitigation.
NL setting	Provisionally constrained: Adjacent to the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, NLS)

Site CH005

Site Details

Reference	CH005
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: No onsite built form and only very partially enclosed by existing development. There is a strong field boundary to the south but a very weak or no field boundary to the east. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous (notwithstanding the washed over frontage development adjacent to the north west). Whilst linear expansion is characteristic of Chesham this is along ridgelines and the Chess Valley, whilst this AA is associated with a plateau.

Purpose B

None: No notable contribution.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Screened and in the context of modern development opposite. A nearby cluster of prominent listed buildings could mark the edge of an expanded urban area.
NL setting	Unconstrained: 200-500m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site CH006

Site Details

Reference	CH006
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form and only very partially enclosed by existing development. There is containment by a lane to the south and a strong historic field boundary to the north, but containment is weaker to the east. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous, risking Chesham extending to Botley. Whilst linear expansion is characteristic of Chesham this is along ridgelines and the Chess Valley, whilst this AA is associated with a plateau.

Purpose B

None: No notable contribution.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Two adjacent listed buildings (one grade II*) that somewhat demarcate the gap between Chesham and Botley.
NL setting	Provisionally constrained: Adjacent to the NL and assessed as within the NL setting.
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site CH007

Site Details

Reference	CH007
Settlement	Chesham (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form and only very partially enclosed by existing development. There is containment by strong historic field boundaries (also footpaths), but land falls away to the east (but there is priority habitat). In conclusion, judged moderate because development would not be incongruous. It is noted that the western half comprises school sports pitches whilst the eastern half is associated with a valley, habitat and a grade 2* listed building.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Includes a prominent grade II* listed building but at the very edge of the AA and much of the AA is unconstrained.
NL setting	Provisionally constrained: Adjacent to the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE, NLS)

Site CH008

Site Details

Reference	CH008
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Strong:** No onsite built form and not enclosed by existing development. There is containment by historic field boundaries but land falls away towards a valley. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CH009

Site Details

Reference	CH009
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: Very limited onsite built form but partially enclosed by existing development. There is containment by historic field boundaries (also footpaths). It is noted that the settlement edge is partly demarcated by the train line and common land, and that this is steeply rising / raised land, highly accessible by footpaths and associated with valued views across Chesham.
Purpose B	None: No notable contribution.
Purpose D	Moderate: Separated from but contributes moderately to the special character of Chesham Old Town. This is raised land and accessible by

footpaths, but there is only a very brief glimpsed view of the church. See further discussion in Section 4 of the main report.

National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH010-a

Site Details

Reference	CH010-a
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** No onsite built form but partially enclosed by existing development. There is containment by historic field boundaries (also a bridleway to the east) and topography could further assist. Whilst development would add to a linear projection of development along the Chess valley, this would be somewhat characteristic.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH010-b

Site Details

Reference	CH010-b
Settlement	Chesham (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A	Moderate: Limited onsite built form but partially enclosed by existing development. The AA is contained by a historic field boundary (also a narrow surface water flood channel) to the east.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: Notable surface water flood risk.
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: Adjacent to the NL but assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site CH011

Site Details

Reference	CH011
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: Limited onsite built form and not enclosed by existing development. Quite strong historic field boundaries and topography could assist with containment, albeit less so to the east. In conclusion, judged moderate because development would, on balance, not be incongruous. Whilst development would add to a linear projection along the Chess valley, this would be somewhat characteristic of Chesham, particularly if development were limited to lower slopes (noting NL constraint). There would be a risk of undermining adjacent Green Belt.

Purpose B

None: No notable contribution.

Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH012

Site Details

Reference	CH012
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form and not enclosed by existing development. There is containment by quite strong field boundaries, including a bridleway to the east, and rising land to the north. In conclusion, judged moderate because development would, on balance, not be incongruous. Whilst development would add to a linear projection along the Chess valley, this would be somewhat characteristic of Chesham, particularly if development was limited to lower slopes (noting NL constraint).

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH013

Site Details

Reference	CH013
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: Limited onsite built form (primarily a historic farm and a household waste recycling centre) and only very partially enclosed by existing development (a sewage treatment works to the east). There is containment by roads and the River Chess. In conclusion, judged moderate including because development would, on balance, not be incongruous. Whilst development would add to a linear projection along the Chess valley, this would be somewhat characteristic of Chesham. It is acknowledged that the River Chess is a key feature marking the edge of Chesham in this area.

Purpose B

Moderate: The AA comprises a substantial part of the gap between Amersham and Chesham but makes limited contribution to appreciation of

the gap. The AA is associated with the River Chess corridor such that any development would be limited.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Constrained: Largely flood zone and all strongly associated with a river corridor.
Biodiversity	N/a: Already ruled out (FR)
Irreplaceable habitat	N/a: Already ruled out (FR)
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (FR)
NL setting	N/a: Already ruled out (FR)
Conclusion	Not grey belt due to footnote 7 constraint (FR)

Site CH014

Site Details

Reference	CH014
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: No onsite built form and only very partially enclosed by existing development. There is containment by the River Chess, the train line and a strong historic field boundary to the east. In conclusion, judged moderate because development would, on balance, not be incongruous. Whilst development would add to a linear projection along the Chess valley, this would be somewhat characteristic of Chesham.

Purpose B

Strong: The AA comprises a substantial part of the gap between Amersham and Chesham and makes a significant contribution to appreciation of the gap. The AA is associated with a steep valley side and there are important

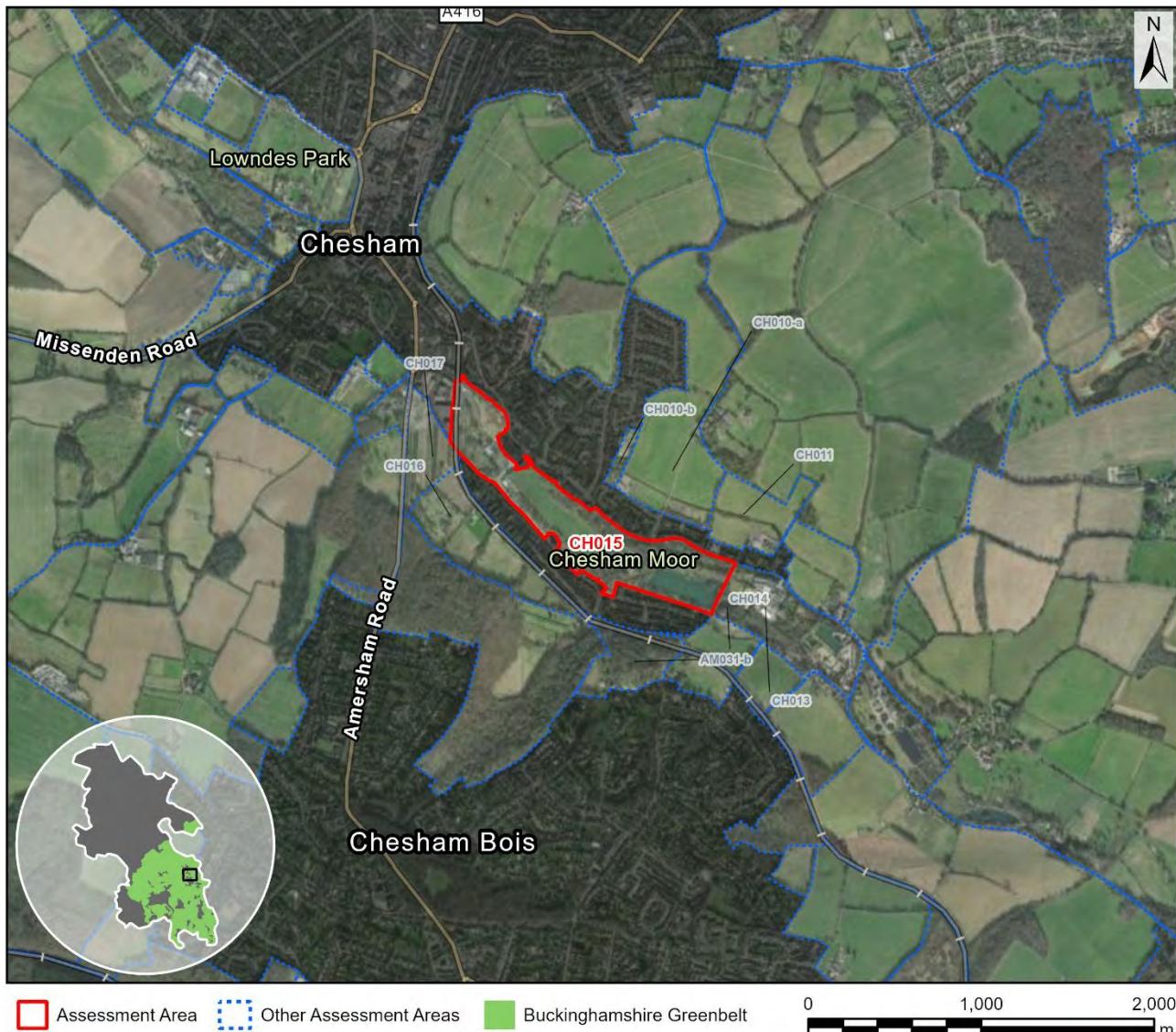
view points in this area. Were it to be developed only a very small gap would remain, albeit the tube line would remain a separating feature.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: Near abuts ancient woodland but just a small part of the AA boundary.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Associated with the Chess Valley with a nearby conservation area on raised ground.
NL setting	Unconstrained: 100-200m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site CH015

Site Details

Reference	CH015
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** Very limited onsite built form but partially enclosed by existing development. There are strong boundaries in the form of the train line and flood zones. It is noted that the River Chess corridor, including Chesham Moor, is a key feature marking the edge of Chesham in this area, notwithstanding development to the south.

Purpose B **Weak:** The AA comprises a substantial part of the gap between Amersham and Chesham but makes very limited contribution to appreciation of the gap. The AA is associated with the River Chess corridor such that any development would be limited.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Constrained: Largely flood zone and all strongly associated with a river corridor.
Biodiversity	N/a: Already ruled out (FR)
Irreplaceable habitat	N/a: Already ruled out (FR)
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (FR)
NL setting	N/a: Already ruled out (FR)
Conclusion	Not grey belt due to footnote 7 constraint (FR)

Site CH016

Site Details

Reference	CH016
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: No onsite built form and not enclosed by existing development. There are very strong boundaries to the south in the form of a woodland and a cemetery, and then the western boundary mostly comprises an area of priority habitat woodland (not shown on historic maps). There is a stronger boundary further to the west (the A416). In conclusion, judged moderate because development would, on balance, not be incongruous. It is acknowledged that development extending south beyond the train line generates a degree of concern.

Purpose B

Moderate: The AA comprises a substantial part of the gap between Amersham and Chesham but makes limited contribution to appreciation of

the gap. Were the AA to be developed the wooded valley side to the south would serve to maintain a substantial gap.

Purpose D **None:** No notable contribution

National Landscape (NL) **Constrained:** Within the NL

Flood risk **N/a:** Already ruled out (NL)

Biodiversity **N/a:** Already ruled out (NL)

Irreplaceable habitat **N/a:** Already ruled out (NL)

Local Green Space **N/a:** Already ruled out (NL)

Historic environment **N/a:** Already ruled out (NL)

NL setting **N/a:** Already ruled out (NL)

Conclusion Not grey belt due to footnote 7 constraint (NL)

Site CH017

Site Details

Reference	CH017
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: Limited onsite built form and only very partially enclosed by existing development. There are mostly strong boundaries in the form of the A416, the train line and priority habitat woodland (not shown on historic maps), although the south east boundary is less strong. In conclusion, judged moderate because development would, on balance, not be incongruous. It is noted that this land does contribute to a sense of leaving Chesham, given the topography and uses on the edge of the town in this area, and arguably also given its use as a Christmas Tree farm. A modest scheme on lower land (noting NL constraint) would limit concerns.

Purpose B	Strong: The AA comprises a substantial part of the gap between Amersham and Chesham and makes a significant contribution to appreciation of the gap. Were the AA to be developed the wooded valley side to the south would serve to maintain a substantial gap, but the AA is associated with the A416 which is a key link between the towns. The AA is visible from the road, with the woodlands marking the edge of Amersham visible beyond.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CH018

Site Details

Reference	CH018
Settlement	Chesham (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A	Weak: Limited onsite built form (a cricket club) but strongly enclosed by existing development. There are strong boundaries on all sides.
Purpose B	Weak: The AA comprises a small part of the gap between Amersham and Chesham and makes very limited contribution to appreciation of the gap. The AA is associated with some built form and is well contained.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained (marginal): Significant surface water flood risk.
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Around 150m from a conservation area and integrates closely, plus two listed buildings outside of the conservation area are close by. However, influenced by roads and modern development and comprises a cricket ground.
NL setting	Unconstrained: Adjacent to the NL but assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site CH019

Site Details

Reference	CH019
Settlement	Chesham (large built-up area)
Conclusion	Provisional grey belt



Assessment

Purpose A

Weak: Significant onsite built form (a football club) and partially enclosed by existing development. There is containment by listed buildings to the east and a historic field boundary to the south. There would be a risk of undermining adjacent Green Belt.

Purpose B

Weak: The AA comprises a small part of the gap between Amersham and Chesham and makes very limited contribution to appreciation of the gap. The AA is associated with significant built form.

Purpose D

None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained (marginal): Significant surface water flood risk.
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: Adjacent to the NL but assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site CH020

Site Details

Reference	CH020
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: No onsite built form and only very partially enclosed by existing development. There is containment by a lane to the west, historic field boundaries and rising land to the south and woodland to the east. In conclusion, judged moderate because development would not be incongruous (noting Chesham Utd to the north east). Whilst the AA contributes to the settlement edge (noting listed buildings and also a public footpath), changes in elevation within the AA are such that development could be restricted (also noting the NL constraint). It is noted that containment is challenging to the south east (a valley and a weaker field boundary).

Purpose B	Moderate: The AA comprises a substantial part of the gap between Amersham and Chesham but makes limited contribution to appreciation of the gap. A footpath passes through this area linking the towns, but were the AA to be developed a substantial gap would remain.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH021

Site Details

Reference	CH021
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form (listed buildings) but only very partially enclosed by existing development. The AA is contained by strong historic field boundaries, plus a lane to the east. In conclusion, judged moderate including because development would not be incongruous.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

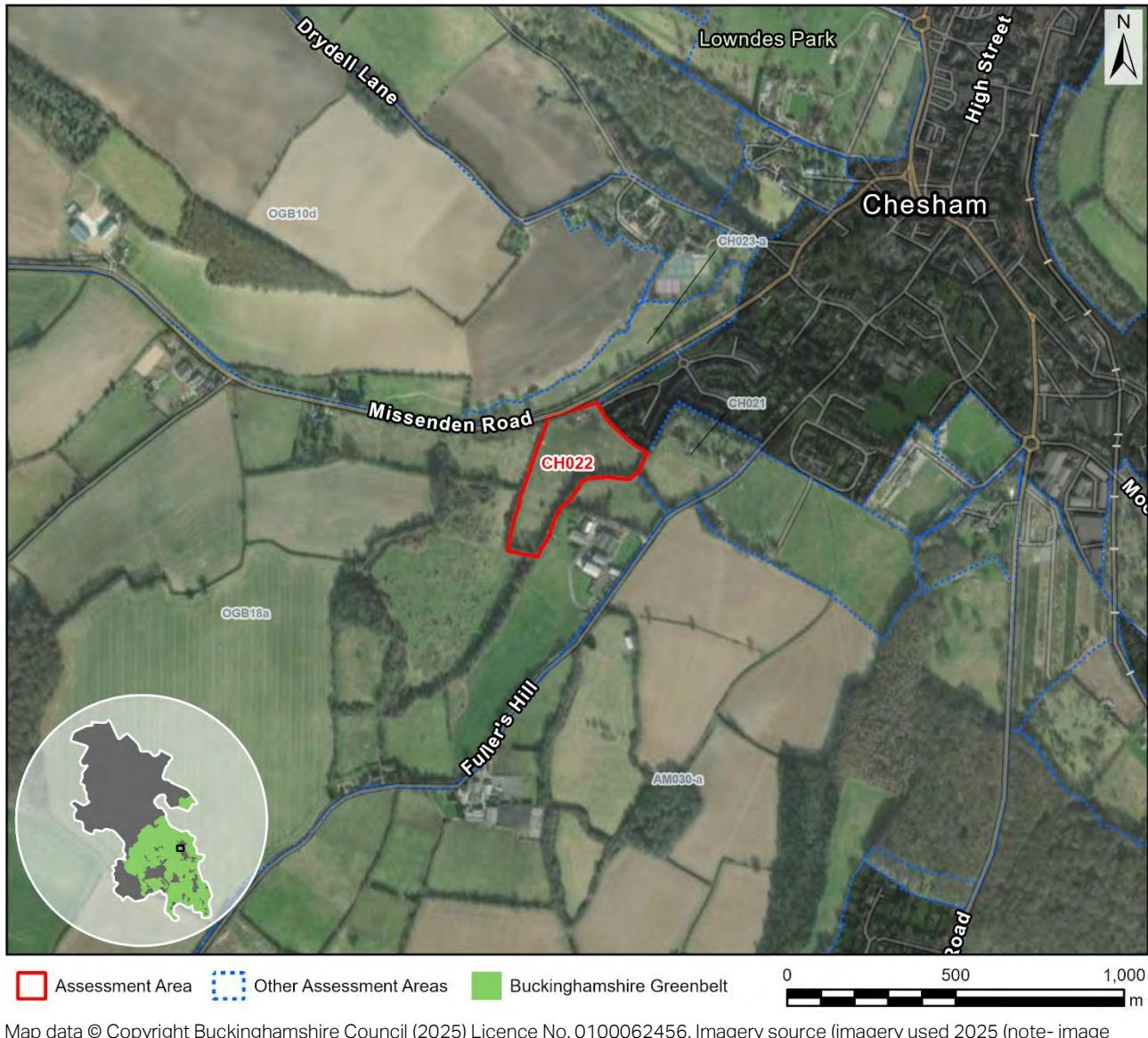
National Landscape (NL) **Constrained:** Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH022

Site Details

Reference	CH022
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Very limited onsite built form and not enclosed by existing development. The AA is contained by strong historic field boundaries, and topography could assist with containment to the south, but containment to the west along a valley could be challenging. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. It is noted that whilst Chesham has expanded to the north and west ('into the Chilterns') along ridge lines it has not expanded along valleys.

Purpose B

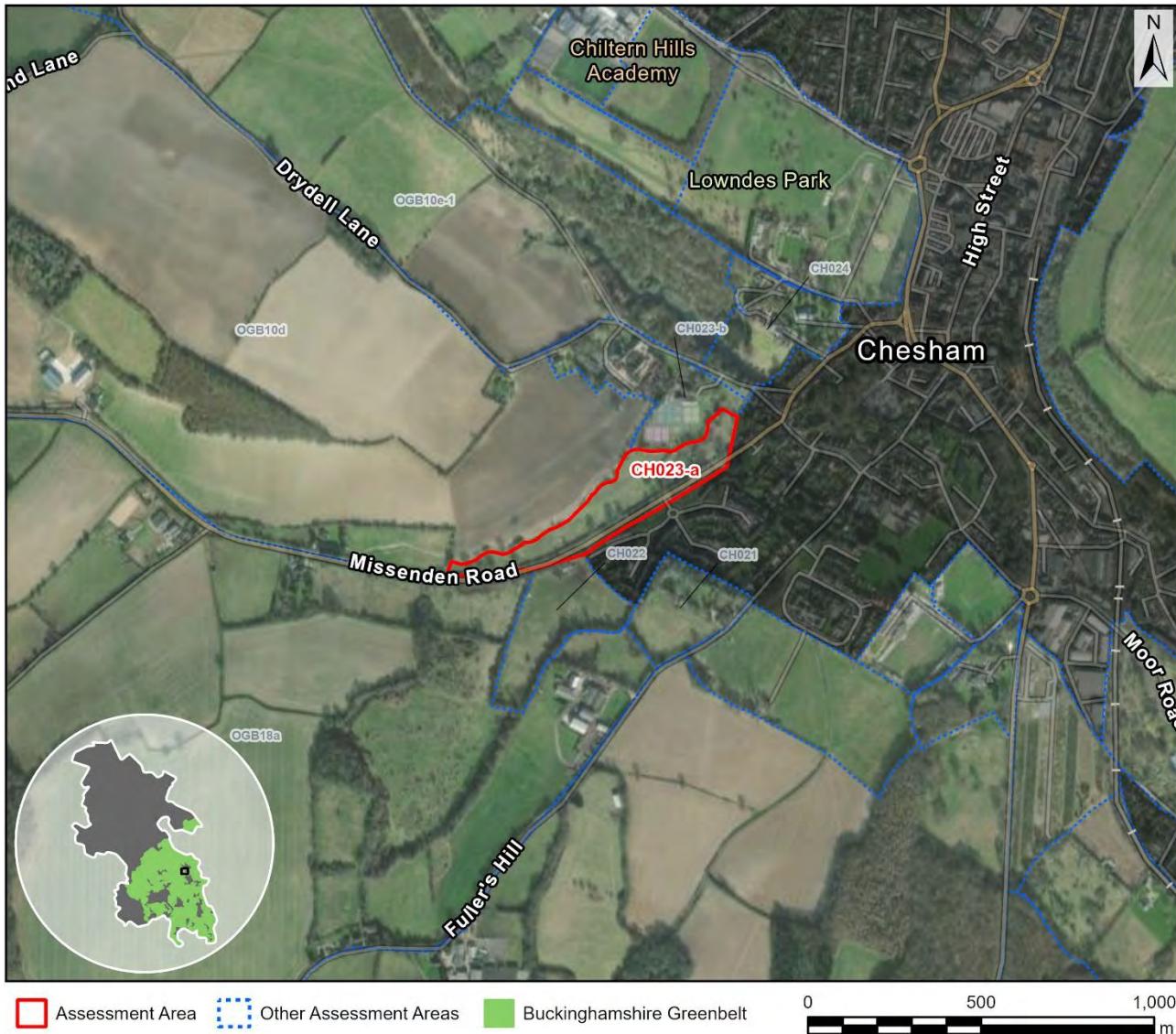
None: No notable contribution.

Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CH023-a

Site Details

Reference	CH023-a
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: No onsite built form and only very partially enclosed by existing development. There is a strong boundary in the form of a valued river / stream. In conclusion, judged moderate including because development would, on balance, not be incongruous. Whilst the river corridor marks the edge of Chesham (noting the NL and conservation area constraints), a modest scheme avoiding flood zones would relate well to the settlement edge and the river limits concerns regarding sprawl along the valley.

Purpose B

None: No notable contribution.

Purpose D	Strong: Adjacent to contributes to the special character of Chesham Old Town. There is both a visual and experiential relationship, noting the river valley topography and appreciation from Missenden Road. See further discussion in Section 4 of the main report.
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CH023-b

Site Details

Reference	CH023-b
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: Limited onsite built form (mainly a historic farm) and not enclosed by existing development. The AA is contained by a lane, flood zones and topography, but containment is weaker to the west. In conclusion, judged moderate due to onsite built form.
Purpose B	None: No notable contribution.
Purpose D	Strong: Intersects and contributes to the special character of Chesham Old Town. See further discussion in Section 4 of the main report.

National Landscape (NL)	Provisionally constrained: Partly within the NL (19%)
Flood risk	Unconstrained: Notable surface water flood risk.
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained (marginal): Significantly intersects a conservation area.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CH024

Site Details

Reference	CH024
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: Limited onsite built form (a grade 1 listed church) but partially enclosed by existing development. There are strong boundaries on all sides. It is noted the AA contributes strongly to the edge of Chesham, particularly as experienced from the Chiltern Way, with views across Lowndes Park to the east.
Purpose B	None: No notable contribution.
Purpose D	Strong: Intersects and contributes to the special character of Chesham Old Town. See further discussion in Section 4 of the main report.

National Landscape (NL)	Unconstrained: Marginally intersects the NL (<10%)
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained: Significantly intersects a conservation area.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CH025

Site Details

Reference	CH025
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: Limited onsite built form but partially enclosed by existing development. There are strong boundaries on all sides. It is noted that the AA contributes strongly to the edge of Chesham, comprising a historic park on steeply rising land.
Purpose B	None: No notable contribution.
Purpose D	Strong: Adjacent to and contributes to the special character of Chesham Old Town. Comprises a historic park on raised ground in close proximity to the prominent church. See further discussion in Section 4 of the main report.

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained (marginal): A locally listed park, dating from the 18th and 19th century. Very visually prominent and contributes to the setting of the adjacent conservation area, with the grade 1 listed church ~50m distant. Also includes a small scheduled monument.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CH026

Site Details

Reference	CH026
Settlement	Chesham (large built-up area)
Conclusion	Provisional grey belt



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Assessment

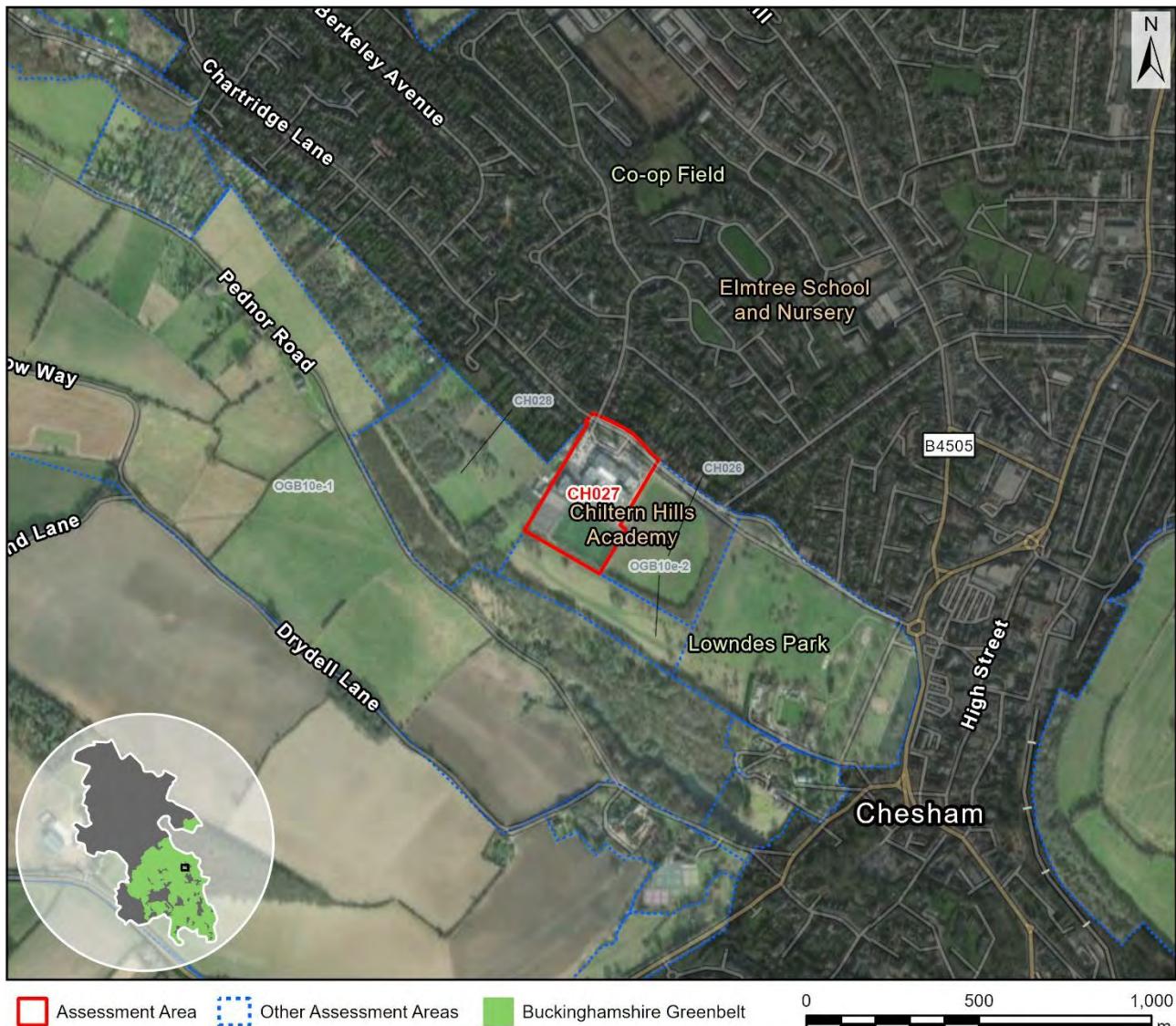
Purpose A	Moderate: No onsite built form but partially enclosed by existing development. There is containment by a secondary school to the west and very mature / heavily treed boundaries to the south and east (partly priority habitat, although not shown on historic mapping; this was previously within Lowndes Park).
Purpose B	None: No notable contribution.
Purpose D	Weak: Separated from Chesham Old but makes some contribution to its historic significance noting raised ground and the adjacent historic park. See further discussion in Section 4 of the main report.

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): Comprises school grounds and no listed buildings are nearby, but formerly part of a historic park and locally listed as such. This is raised ground with the conservation nearby in the valley. Also close to a scheduled monument, but not likely to contribute significantly to its setting.
NL setting	Unconstrained: 81m from the NL and assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site CH027

Site Details

Reference	CH027
Settlement	Chesham (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A	Weak: Significant onsite built form (a secondary school) and partially enclosed by existing development. The south west boundary is considered strong (Lowndes Park and the crest of a valley) but this is less the case for boundaries to the west and east (but there are stronger boundaries further to the west and east).
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 26m from the NL and assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site CH028

Site Details

Reference	CH028
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: No onsite built form and only very partially enclosed by existing development. There is containment by woodland and a school to the east. In conclusion, judged moderate having accounted for containment alongside a view that development would, on balance, not be incongruous. Whilst development breaking from the characteristic built form (along a ridgeline) and spilling into a sensitive valley generates a concern, these are reduced assuming a modest scheme that avoids the woodland (which is likely well established and valued, noting formerly within Lowndes Park).

Purpose B

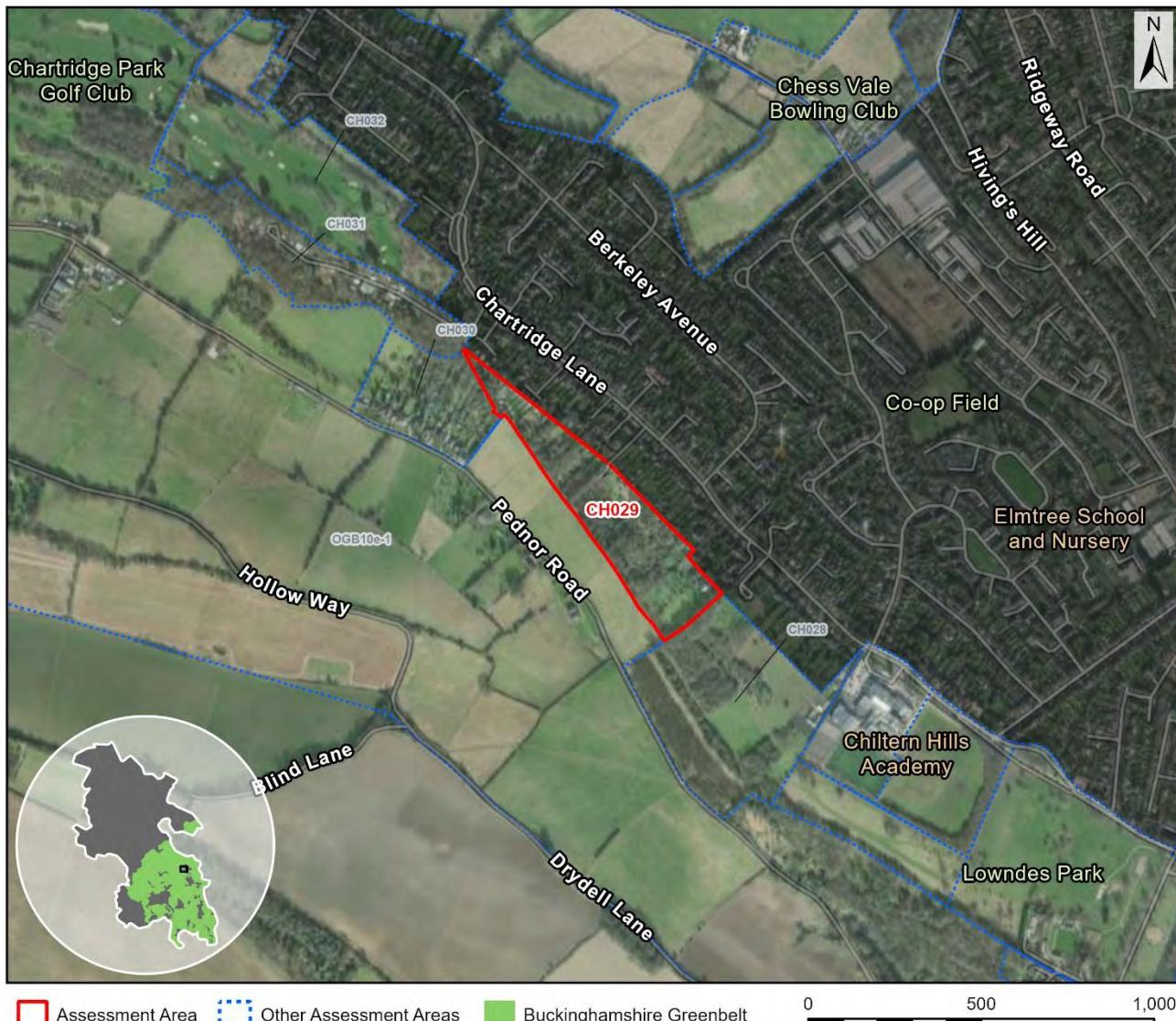
None: No notable contribution.

Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH029

Site Details

Reference	CH029
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form (gardens) and not enclosed by existing development. The AA is contained by a historic field boundary / tree line. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. Whilst the AA largely comprises the rear gardens of properties, the AA is heavily wooded (priority habitat but not shown on historic mapping) and comprises the steep side of a sensitive valley. Development would be a major break from the characteristic built form, namely development along a ridge line (Chartridge) and risk sprawl into and potentially along the valley.

Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Marginally intersects the NL (<10%)
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: Abuts an ancient woodland, but only just. Comprises significant priority habitat and is highly likely to function as part of an ecological network along with the ancient woodland.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Provisionally constrained: Partially intersects the NL and assessed as within the NL setting.
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site CH030

Site Details

Reference	CH030
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	<p>Moderate: Limited onsite built form and not enclosed by existing development. The AA largely comprises woodland that marks the urban edge, hence it is difficult to suggest the AA has strong boundaries. Boundaries to the west and east are shown on historic mapping, but are somewhat weak, particularly to the west. In conclusion, judged moderate due to onsite built form. It is acknowledged that development would be incongruous given the woodland and the ridge / valley character in this area.</p>
Purpose B	<p>None: No notable contribution.</p>
Purpose D	<p>None: No notable contribution</p>

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH031

Site Details

Reference	CH031
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Strong:** Comprises an ancient woodland that strongly marks the urban edge. It is noted that there is some commercial development within the woodland.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape (NL) **Constrained:** Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CH032

Site Details

Reference	CH032
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** No onsite built form and only very partially enclosed by existing development. There is mostly a strong boundary in the form of woodland, but this is less the case to the west (a historic field boundary within a golf course). In conclusion, judged moderate because development would not be incongruous. The AA comprises a golf course associated with the developed ridge, such that development would not involve a major break from the characteristic built form.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape
(NL)

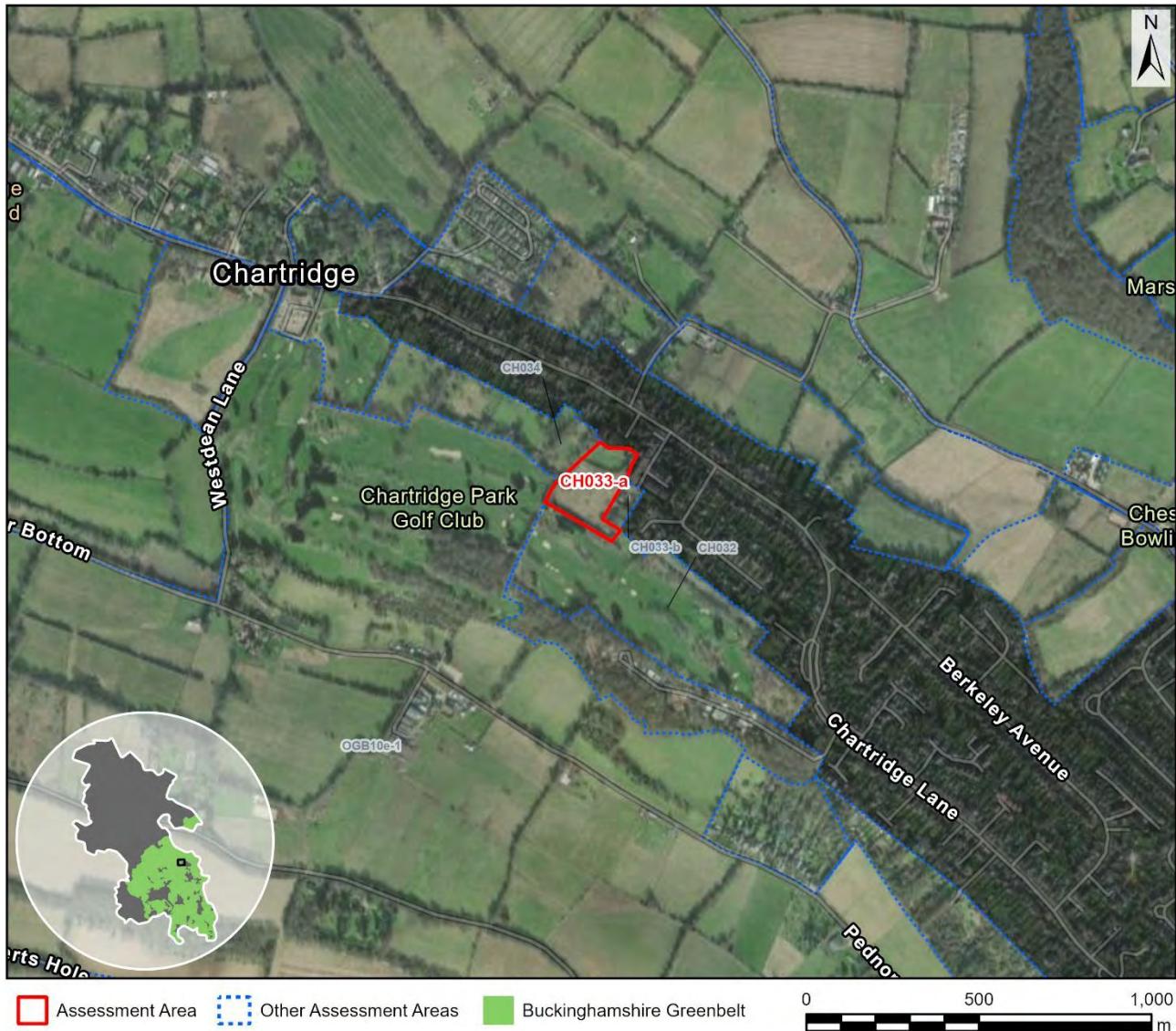
Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH033-a

Site Details

Reference	CH033-a
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** No onsite built form but partially enclosed by existing development. The AA is contained by field boundaries that correspond to a former estate boundary. It is noted that the AA is associated with the developed ridge.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape (NL) **Constrained:** Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH033-b

Site Details

Reference	CH033-b
Settlement	Chesham (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form but partially enclosed by existing development. There do not appear to be strong boundaries, noting this land historically formed part of the field to the west.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape (NL) **Unconstrained:** Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Provisionally constrained: Adjacent to the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, NLS)

Site CH034

Site Details

Reference	CH034
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form and not enclosed by existing development. There is containment by historic field boundaries with mature trees. In conclusion, judged moderate because development would not be incongruous. The AA is associated with the developed ridge and there is development at depth (as opposed to frontage) nearby to the south east. There would be a risk of undermining adjacent Green Belt.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH035

Site Details

Reference	CH035
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Strong:** Limited onsite built form (a golf clubhouse) and only very partially enclosed by existing development. There are weak boundaries to the south west. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. Development would be a clear break from the existing character of frontage development along a ridge line and risk sprawl into a sensitive valley.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CH036

Site Details

Reference	CH036
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form but partially enclosed by existing development. There are quite strong boundaries including with the northern boundary seemingly shown on historic mapping, and there is overall a low risk of development spilling downhill to the north. It is noted that any development would likely be limited as the AA is associated with listed buildings and heavily treed gardens (former orchards). A small part was recently granted permission for one dwelling.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH037

Site Details

Reference	CH037
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Weak: Significant onsite built form (park homes) but not enclosed by existing development. There is quite a strong boundary to the west (a historic field boundary / bridleway) but less so to the north (a historic field boundary with the land sloping steeply downhill) and the boundary to the east is not shown on historic mapping. The nature of the onsite built form is noted, as is the sensitive ridge/valley topography and character.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH038

Site Details

Reference	CH038
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form but partially enclosed by existing development. There is a strong historic field boundary to the east, but boundaries to the north and west are not shown on historic mapping. The nature of the adjacent built form to the west (park homes) is noted. A concern is that development would represent a major break from the characteristic built form of Chartridge, including noting that the ridge / valley is easily appreciated from public rights of way and from Ashridge Road.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH039

Site Details

Reference	CH039
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Strong:** Limited onsite built form and not enclosed by existing development. The AA is contained by strong historic field boundaries. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. Development would be a major break from the characteristic built form of Chartridge, and the ridge / valley character is easily appreciated from public rights of way and Ashridge Road (hedgerow dependent).

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CH040

Site Details

Reference	CH040
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Strong:** Very limited onsite built form and not enclosed by existing development. The AA is contained by strong historic field boundaries other than to the north west, which is a weak boundary. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CH041

Site Details

Reference	CH041
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** Very limited onsite built form but partially enclosed by existing development. There is containment by a strong historic field boundary to the north west and a lane (also a surface water flood zone) to the north east.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

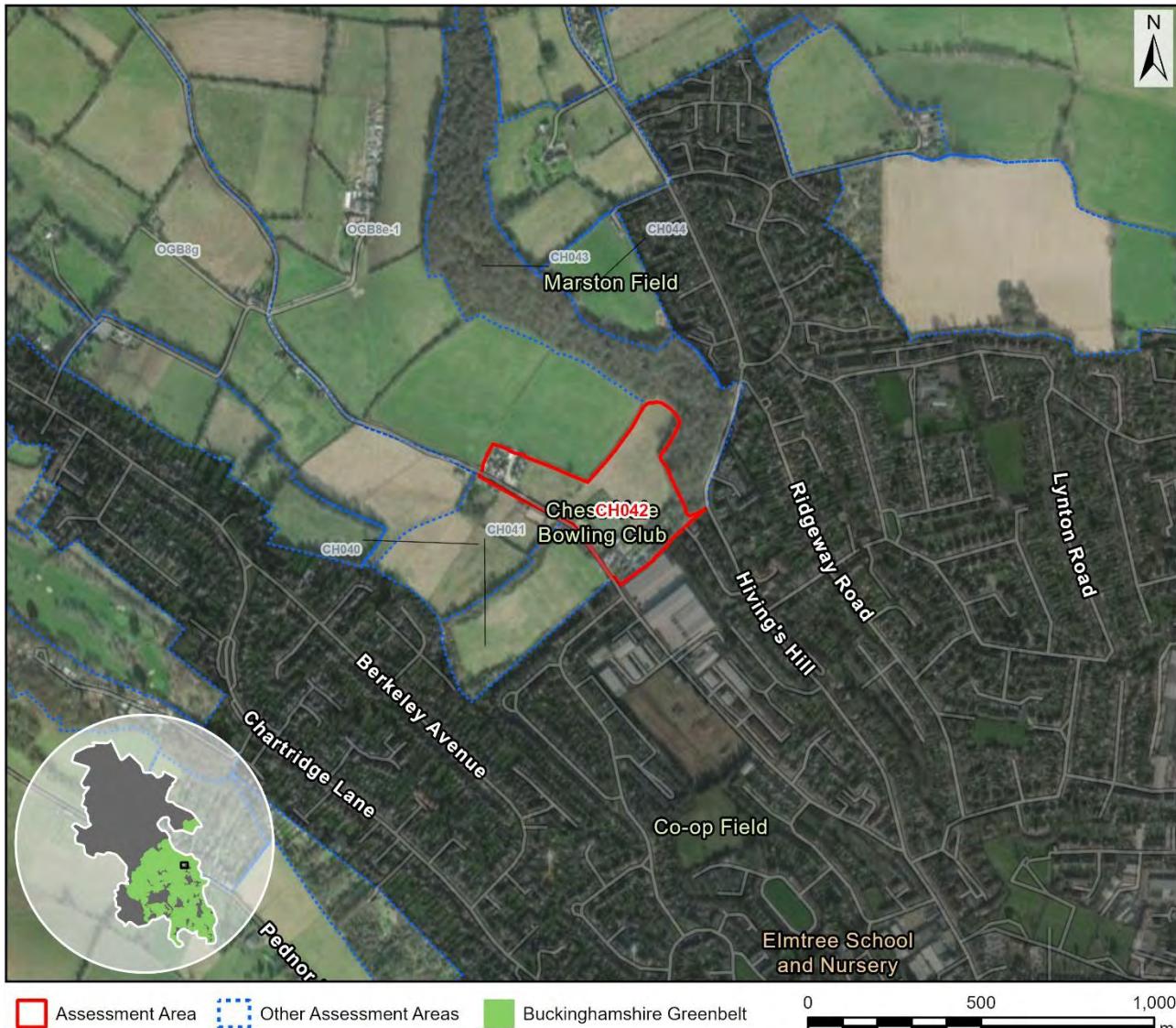
National Landscape (NL) **Constrained:** Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH042

Site Details

Reference	CH042
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: Limited onsite built form (a bowls club and a historic farm, now homes) and not enclosed by existing development. The AA is contained by historic field boundaries (somewhat weak). In conclusion, judged moderate because development would, on balance, not be incongruous. It is noted that flood risk would likely prevent a modest scheme on lower slopes and there would be a risk of sprawl along a sensitive valley.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH043

Site Details

Reference	CH043
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Comprises an ancient woodland that strongly marks the settlement edge.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CH044

Site Details

Reference	CH044
Settlement	Chesham (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A **Moderate:** Very limited onsite built form and not enclosed by existing development. The AA is well contained by a woodland and historic field boundary / bridleway. In conclusion, judged moderate because development would, on balance, not be incongruous. The AA is somewhat associated with the developed ridge, with the adjacent woodland more associated with the steep valley side. It is noted that the AA comprises open space and a playground.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape
(NL)

Unconstrained: Not within the NL

Flood risk

Unconstrained: No notable constraint

Biodiversity

Provisionally constrained: Within SAC impact zone.

Irreplaceable habitat

Provisionally constrained: Adjacent to and strongly associated with a LWS ancient woodland.

Local Green Space

Unconstrained: Not LGS

Historic environment

Unconstrained: No notable constraint

NL setting

Unconstrained: Adjacent to the NL but assessed as outside the NL setting.

Conclusion

Provisional grey belt due to footnote 7 constraint (BD, IH)

Site CH045

Site Details

Reference	CH045
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form (a listed farmhouse) and only very partially enclosed by existing development. The AA is contained by a woodland to the west, a strong historic field / property boundary to the north (also a footpath) and a strong historic field boundary to the south. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. Concerns would be reduced if development involved a modest scheme in south east of the AA.

Purpose B

None: No notable contribution.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: Adjacent to and strongly associated with a LWS ancient woodland.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Includes a central and prominent listed farmhouse closely associated with a network of public rights of way linking to the National Landscape.
NL setting	Provisionally constrained: Adjacent to the NL and assessed as within the NL setting.
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site CH046

Site Details

Reference	CH046
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** No onsite built form but partially enclosed by existing development. The AA is not contained by a historic field boundary, but there is recent woodland planting that provides containment.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape (NL) **Constrained:** Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH047

Site Details

Reference	CH047
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Comprises a woodland that marks the settlement edge.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CH048

Site Details

Reference	CH048
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form and not enclosed by existing development. The AA is contained by strong historic field boundaries. In conclusion, judged moderate because development would, on balance, not be incongruous. Whilst land in the east of the AA falls away towards a sensitive valley, a modest scheme (noting NL constraint) could relate reasonably well to the settlement edge and adjacent woodlands provide some containment.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CH049

Site Details

Reference	CH049
Settlement	Chesham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** No onsite built form but partially enclosed by existing development. The AA is contained by historic field boundaries, but these are somewhat weak with few trees evident and seemingly some gaps. It is noted that this is a very steep valley side and there would be a risk of sprawl.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape (NL) **Constrained:** Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CPGC001

Site Details

Reference	CPGC001
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form and only very partially enclosed by existing development. There is containment by ancient woodland to the north but weaker containment to the north east. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. Whilst development would not be out of keeping with the existing settlement pattern, the outcome would be something of an extended finger of development.

Purpose B

Strong: The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter and makes a significant contribution to

appreciation of the gap. Only a very small gap would remain were the AA to be developed, and it is not clear that the HS2 works site detracts significantly from the importance of the gap.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Provisionally constrained: Abuts an ancient woodland although appears not to be accessible. There would be a risk of development partially enveloping the ancient woodland.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 500-1000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site CPGC002

Site Details

Reference	CPGC002
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Grey belt



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Assessment

Purpose A

Weak: Significant onsite built form and partially enclosed by existing development. The AA is contained by strong historic field boundaries / footpaths. It is noted that there is a pending planning application, at the time of writing, which would involve development to the north east, which calls into question containment.

Purpose B

Moderate: The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter but makes limited contribution to appreciation of the gap. Chesham Lane is an important link between the settlements, but there would be potential to maintain a substantial settlement gap.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): Includes five grade 2 listed buildings, but these are all within the context of non-designated or modern buildings. Significant 20th Century heritage associated with the National Epilepsy Centre. Also a non-listed obelisk indicating links to nearby Newlands Park.
NL setting	Unconstrained: 500-1000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site CPGC003

Site Details

Reference	CPGC003
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Strong:** No onsite built form and not enclosed by existing development. The AA has quite poor containment noting that part of the western field boundary is not historic. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 500-1000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site CPGC004

Site Details

Reference	CPGC004
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A **Moderate:** No onsite built form and not enclosed by existing development. The AA is contained by a road and woodland (partially ancient). In conclusion, judged moderate because development would not be incongruous. It is noted that the woodland adjacent to the road is not ancient and not shown on historic mapping (it is priority habitat).

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained (marginal): There is a central surface water flood zone but this is a lower risk zone.
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Provisionally constrained: Closely associated with an adjacent ancient woodland.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 500-1000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (IH)

Site CPGC005

Site Details

Reference	CPGC005
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A	Moderate: Limited onsite built form but partially enclosed by existing development. The AA is contained by a road and woodland.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Provisionally constrained: 1% ancient woodland. Abuts two ancient woodlands to a significant extent, and one of these is accessible.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 1000-2000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (IH)

Site CPGC006

Site Details

Reference	CPGC006
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Comprises an ancient woodland that marks the settlement edge.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint

Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Constrained: 40% ancient woodland plus wider priority habitat with other ancient woodland adjacent on three sides.
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (IH)
NL setting	N/a: Already ruled out (IH)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CPGC007

Site Details

Reference	CPGC007
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form and not enclosed by existing development. The AA has reasonable containment to the south by a strong field boundary / farm track, but the eastern boundary is not shown on historic mapping. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous noting that the northern part of the AA comprises a cemetery. Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt.

Purpose B

None: No notable contribution.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Provisionally constrained: Significantly abuts an ancient woodland.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 1000-2000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site CPGC008

Site Details

Reference	CPGC008
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Grey belt



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Assessment

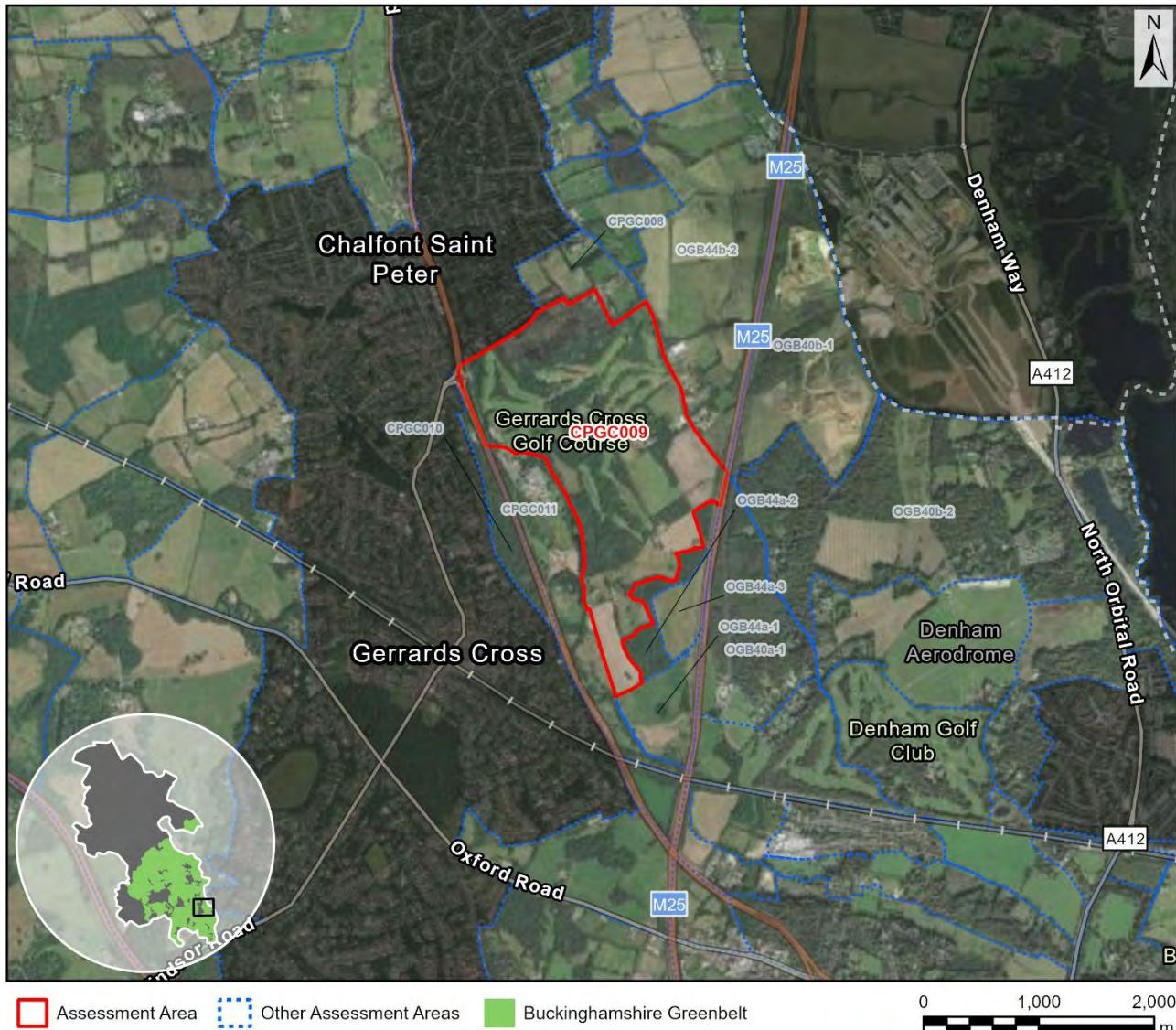
Purpose A	Moderate: Limited onsite built form but partially enclosed by existing development. The AA is contained by a woodland to the south (not ancient but priority habitat and shown on historic mapping), a lane to east and a historic field boundary and priority habitat to the south east.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site CPGC009

Site Details

Reference	CPGC009
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form and only very partially enclosed by existing development. The AA is contained by a lane to the north, the M25 to the east, ancient woodland to the south and the River Misbourne to the west. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous, noting that the AA mostly comprises woodland and TPOs that marks the settlement edge, and similarly the River Misbourne / A413 corridor marks the settlement edge. It is noted that the north west sector of the AA is less sensitive.

Purpose B

None: No notable contribution.

Purpose D	Weak: Raised ground above the Misbourne valley and former parkland but distant from the historic cores of both Chalfont St. Peter and Gerrards Cross. See further discussion in Section 4 of the main report.
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: The fluvial flood zone comprises a small part of the AA but could be a constraint to accessing the A413.
Biodiversity	Unconstrained: Distant from a habitat site or SSSI but mostly comprises a blanket TPO.
Irreplaceable habitat	Provisionally constrained: Partially abuts ancient woodland and includes extensive priority habitat. Also several veteran trees.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: No listed buildings within or adjacent to the AA. However, the AA comprises the bulk of a locally listed registered park and garden (Chalfont Park) and there is a cluster of listed buildings nearby. There is also a small scheduled monument that comprises a very small part of the AA. It is difficult to envisage concerns around the setting of the conservation area (which contains very few listed buildings) given the A413 corridor.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site CPGC010

Site Details

Reference	CPGC010
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form and only very partially enclosed by existing development. There is strong containment by the A413. It is noted that the AA comprises priority habitat woodland that marks the settlement edge (adjacent to a conservation area), but this is not ancient woodland (rather, it formerly formed the western extent of Chalfont Park).

Purpose B **None:** No notable contribution.

Purpose D **Weak:** Adjacent to the North Park and Kingswood Conservation Area but limited contribution to its significance and limited links to the historic cores

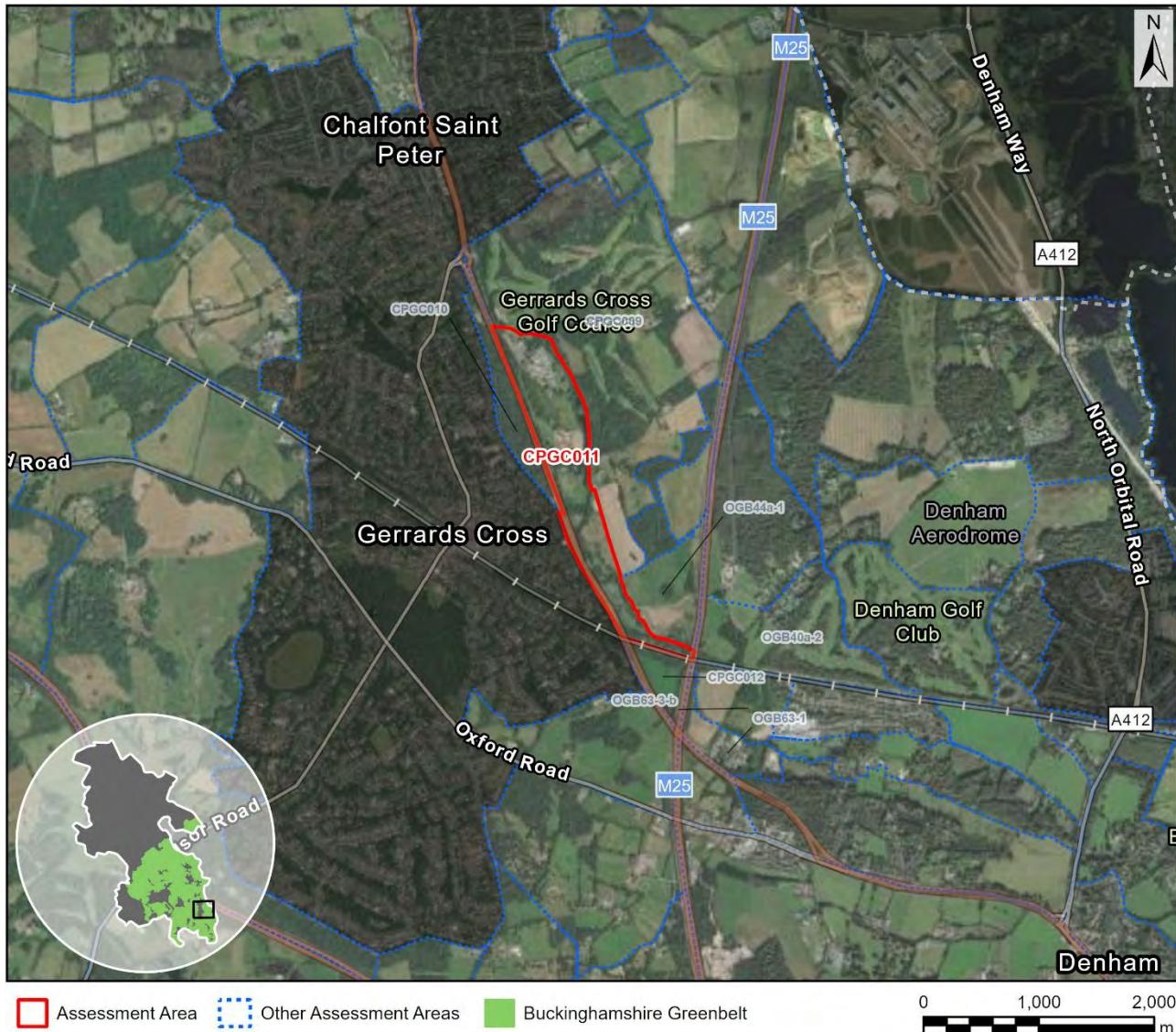
of either Chalfont St. Peter or Gerrards Cross. See further discussion in Section 4 of the main report.

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: Notable surface water flood risk.
Biodiversity	Unconstrained: Clips SAC impact zone. Mostly comprises a blanket TPO.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: This is a remnant part of Chalfont Park, prior to the parkland being severed by the A413. Lower Road was historically a main route to London, and there is a locally listed milestone. A small part of the conservation area is adjacent to the west of Lower Road / the AA and whilst there are no listed buildings here there is a cluster of locally listed buildings. There is also a listed building adjacent to the AA perhaps associated with a former entrance to Chalfont Park.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (HE)

Site CPGC011

Site Details

Reference	CPGC011
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A

Moderate: Limited onsite built form and not enclosed by existing development. There is mostly good containment by the River Misbourne as well as rising land and woodland. Containment is less strong to south east, but any further development would be fairly modest given ancient woodland and the flood risk zone. In conclusion, judged moderate having accounted for onsite built form and containment alongside a view that development would, on balance, not be incongruous. Whilst development would extend beyond the woodland and the A413 that currently act in combination to mark the settlement edge, the river and woodland could be drawn upon for containment.

Purpose B	None: No notable contribution.
Purpose D	Weak: Strongly associated with the Misbourne valley and former Chalfont Park but distant from the historic cores of both Chalfont St. Peter and Gerrards Cross. See further discussion in Section 4 of the main report.
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Provisionally constrained: This AA is defined to reflect the River Misbourne in the vicinity of Chalfont Park. Within the AA there are some notable areas of land that fall outside of the fluvial flood zone, but there is historic environment constraint here and also some surface water flood risk.
Biodiversity	Unconstrained: Distant from a habitat site or SSSI (circa 1.5km) but around 50% comprises a blanket TPO.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Includes four listed buildings associated with former Chalfont Park but in the context of modern built form (a golf club). The wider AA forms part of a locally designated historic park and garden but the A413 is an urbanising influence.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (FR, HE)

Site CPGC012

Site Details

Reference	CPGC012
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A **Moderate:** No onsite built form and not enclosed by existing development. There is strong containment on all sides. It is noted that constraints within the AA would likely limit any development.

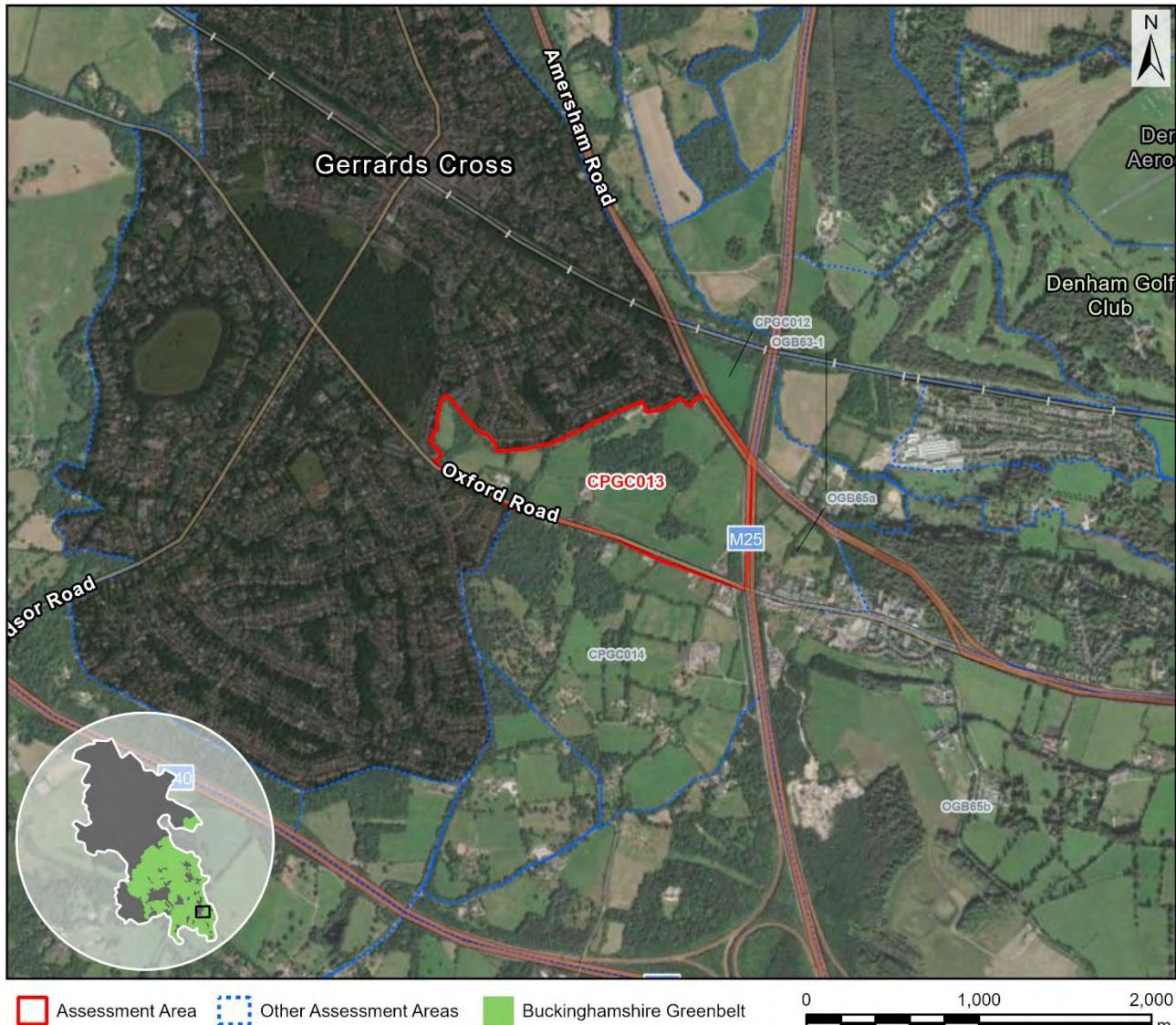
Purpose B **Weak:** The AA comprises a substantial part of the gap between Chalfont St. Peter / Gerrards Cross and London but makes very limited contribution to appreciation of the gap. The gap is sensitive on account of washed over built form and major road corridors (also the train line), but land to the west of the M25 makes relatively limited contribution. There are glimpsed views into the AA from the A413.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Provisionally constrained: Significant surface water flood risk.
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (FR)

Site CPGC013

Site Details

Reference	CPGC013
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A

Moderate: Limited onsite built form and only very partially enclosed by existing development. There is strong containment by the A413, the M25 and the A40 and these roads are also urbanising influences. It is noted that the AA includes woodland that marks the settlement edge and there is a concern regarding a linear projection of built form extending to Tatling End. Also, containment to the south is potentially somewhat challenging.

Purpose B

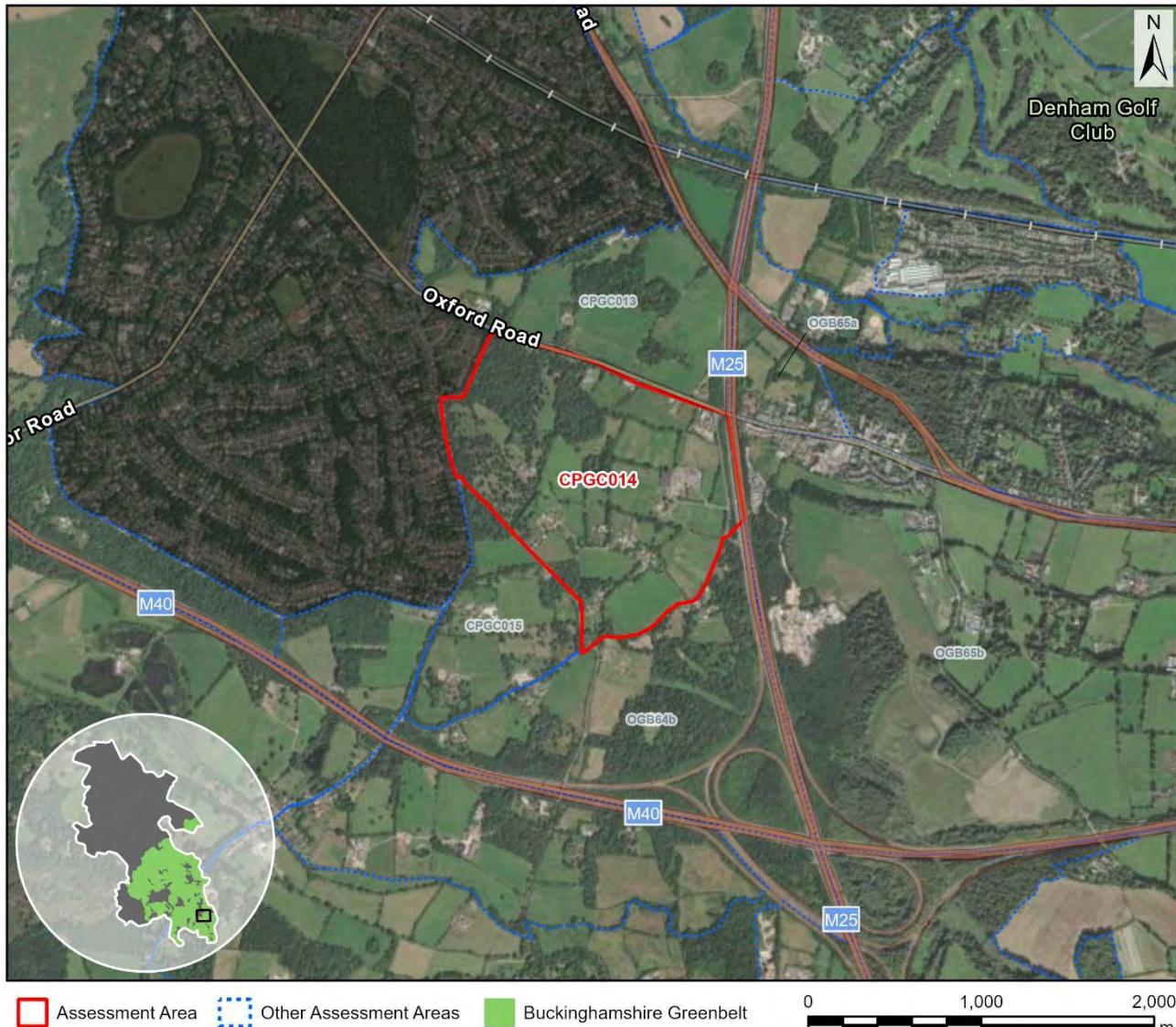
Weak: The AA comprises a substantial part of the gap between Chalfont St. Peter / Gerrards Cross and London but makes very limited contribution to appreciation of the gap. The gap is sensitive on account of washed over built form and major road corridors (also the train line), but land to the west of

	the M25 makes relatively limited contribution. The AA is not accessible but there are filtered views from the A40, and this sector of the road is a single carriageway in contrast the dual carriageways to the east.
Purpose D	Weak: Adjacent to the Gerrards Cross Common Conservation Area, but only relates to a small part of the edge of the conservation area. The AA is influenced by the A40 and has limited accessibility. See further discussion in Section 4 of the main report.
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Partially within SAC impact zone. Includes 23 TPOs.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Mostly quite unconstrained but the western extent abuts the Gerrards Cross Conservation Area, where there is an important cluster of listed and locally listed buildings. The potential to buffer the conservation area can be envisaged.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site CPGC014

Site Details

Reference	CPGC014
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form (largely comprising a farm and a series of listed buildings) and only very partially enclosed by existing development. The AA is contained by the A40 to the north, lanes and woodland to the south and the M25 to the east. The urbanising influence of the roads is considered to be limited on balance. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous noting the woodland at the settlement edge and the risk of a linear projection from Gerrards Cross to Tatting End.

Purpose B	Weak: The AA comprises a substantial part of the gap between Chalfont St. Peter / Gerrards Cross and London but makes very limited contribution to appreciation of the gap. The gap is sensitive on account of washed over built form and major road corridors (also the train line), but land to the west of the M25 makes relatively limited contribution. The AA is not accessible, and there are very limited views from the A40, but this sector of the road is a single carriageway in contrast the dual carriageways to the east; also a lane passes through the AA.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Mostly within SAC impact zone.
Irreplaceable habitat	Unconstrained: Abuts ancient woodland but only to a limited extent. Also includes significant wider priority habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: A notable density of listed buildings, with seven intersecting and another adjacent. These are dispersed widely across the AA. Modern development separates the AA from the conservation area.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site CPGC015

Site Details

Reference	CPGC015
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Strong:** Limited onsite built form and not enclosed by existing development. The AA is contained by lanes. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt.

Purpose B **None:** No notable contribution.

Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: There are two adjacent listed buildings but this is a fairly large AA.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site CPGC016

Site Details

Reference	CPGC016
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A

Moderate: Limited onsite built form and not enclosed by existing development. The AA is contained by ancient woodland, the M40 and a road with mature trees to the east. The M40 is an urbanising influence. In conclusion, judged moderate having accounted for the urbanising influence of the M40 alongside a view that development would, on balance, not be incongruous. It is noted that much of the AA comprises a woodland and stream corridor (historic fish ponds) that marks the settlement edge, and much of the remainder of the AA comprises priority habitat, but a valley could assist with containment.

Purpose B

None: No notable contribution.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Around 900m from a SSSI and contains significant priority habitat. Separated by the M40 but relative ease of access by road. Within SAC impact zone.
Irreplaceable habitat	Unconstrained (marginal): 1% ancient woodland. Abuts ancient woodland but only marginally. Also includes very significant wider priority habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site CPGC017

Site Details

Reference	CPGC017
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Not grey belt



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Assessment

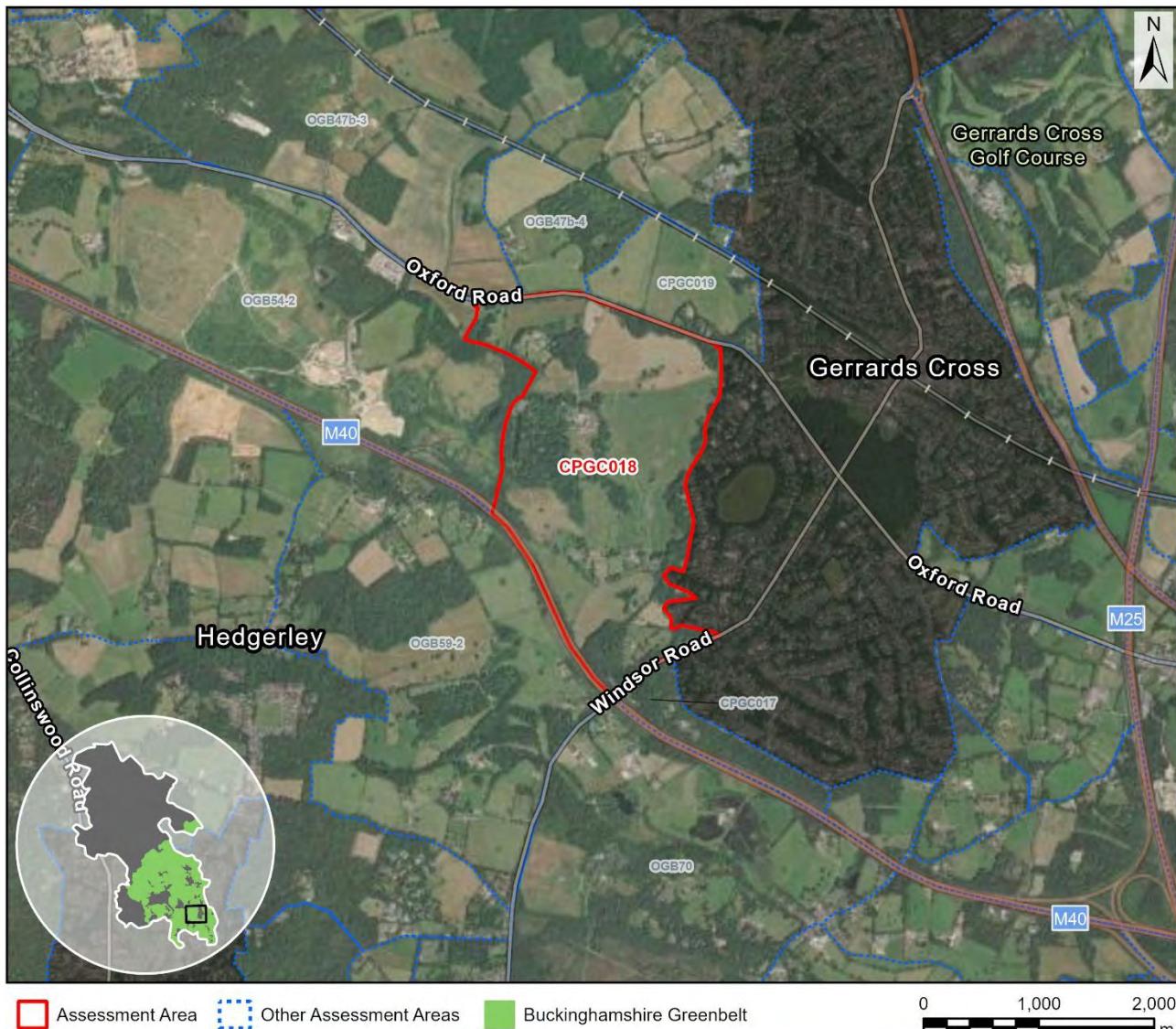
Purpose A	Strong: Comprises an ancient woodland that strongly marks the settlement edge.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Mostly comprises ancient and non-ancient woodland around 900m from Stoke Common SSSI, albeit the intervening M40 is a barrier to functional connectivity.
Irreplaceable habitat	Constrained: 48% ancient woodland with the remainder of the AA mostly woodland habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (IH)
NL setting	N/a: Already ruled out (IH)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CPGC018

Site Details

Reference	CPGC018
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: Limited onsite built form (primarily historic) and not enclosed by existing development. The AA is contained by the A40 to the north and the M40 to the south, whilst to the west raised land, woodland and the setting of Bulstrode House (albeit only grade 2 listed) could assist with containment. In conclusion, judged moderate having accounted for containment alongside a view that development would, on balance, not be incongruous, particularly if focused within the east of the AA. However, it is acknowledged that the historic parkland marks the settlement edge.

Purpose B

Moderate: The AA comprises a substantial part of the gap between Beaconsfield and Chalfont St. Peter / Gerrards Cross but makes limited

contribution to appreciation of the gap. The gap is sensitive on account of the A40 as a key connecting feature, and because of some features of the road corridor that impact the sense of an open countryside gap. Also, the AA contributes to the gap on account of comprising a Registered Park and Garden associated with raised land and easily appreciated from a footpath and from raised land to the north of the A40. However, views from the A40 are limited, and were the AA to be developed there would still be a substantial countryside gap between the towns.

Purpose D	Moderate: Comprises a grade 2* registered park and garden that is closely related to the Gerrards Cross Conservation Area, including noting public footpaths. However the A40 is an urbanising influence, and the land is not easily appreciated from the A40. Also, Gerrards Cross has limited significance as a historic town, having developed into a town in the 20th century. See further discussion in Section 4 of the main report.
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone. Includes 21 TPOs.
Irreplaceable habitat	Provisionally constrained: 1% ancient woodland and abuts another. Also several veteran trees and extensive wider priority habitat. A registered park and garden.
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained: Comprises a registered park and garden.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt due to footnote 7 constraint (HE)

Site CPGC019

Site Details

Reference	CPGC019
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A

Moderate: Limited onsite built form and only very partially enclosed by existing development. The AA is contained by the train line to the north, an ancient woodland to the west (also a surface water flood zone) and the A40 to the south (along with some priority habitat). In conclusion, judged moderate having accounted for containment alongside a view that development would, on balance, not be incongruous

Purpose B

Moderate: The AA comprises a substantial part of the gap between Beaconsfield and Chalfont St. Peter / Gerrards Cross but makes limited contribution to appreciation of the gap. The gap is sensitive on account of the A40 as a key connecting feature, and because of some features of the

road corridor that impact the sense of an open countryside gap. Also, the AA contributes to the gap on account of comprising rising land visible from the A40, from a footpath within the AA and also from the Registered Park and Garden to the south of the A40. However, a woodland provides containment and restricts views towards Beaconsfield and were the AA to be developed there would still be a substantial countryside gap between the towns.

Purpose D **Weak:** Closely related to the Gerrards Cross Conservation Area. However, there is limited accessibility, the A40 is an urbanising influence and the land is not easily appreciated from the A40. Also, Gerrards Cross has limited significance as a historic town, having developed into a town in the 20th century. See further discussion in Section 4 of the main report.

National Landscape (NL) **Unconstrained:** Not within the NL

Flood risk **Unconstrained:** No notable constraint

Biodiversity **Provisionally constrained:** Within SAC impact zone.

Irreplaceable habitat **Unconstrained (marginal):** Abuts an ancient woodland but appears not to be accessible and the potential to buffer the ancient woodland can be envisaged.

Local Green Space **Unconstrained:** Not LGS

Historic environment **Provisionally constrained:** Visible on the approach to the Gerrards Cross conservation area (but no listed buildings are nearby) and Grade 2* listed Bulstrode Park is opposite but not easily appreciated. Influenced by the A40 as a busy modern road.

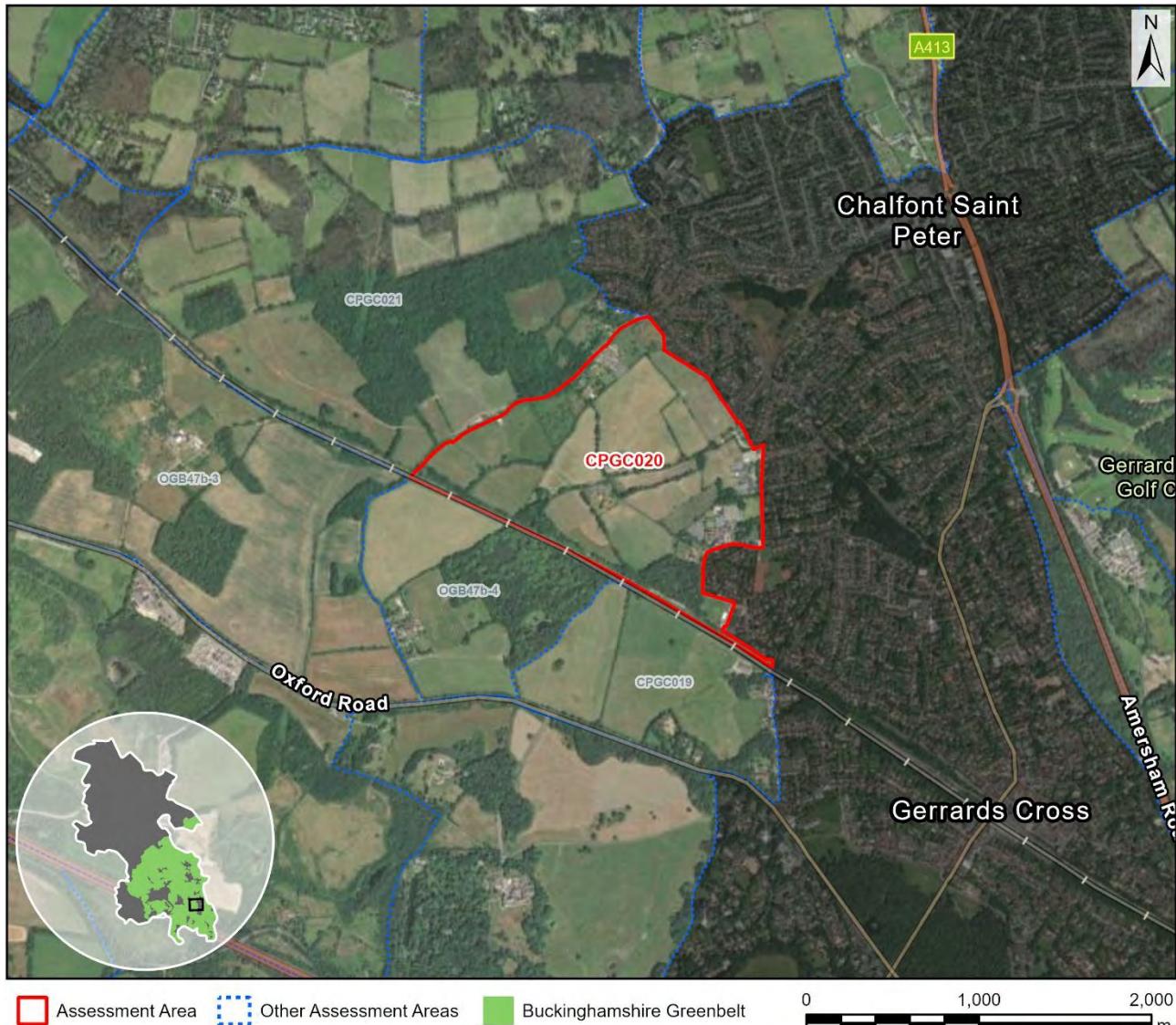
NL setting **Unconstrained:** Distant from the NL (beyond 2km)

Conclusion **Provisional grey belt due to footnote 7 constraint (BD, HE)**

Site CPGC020

Site Details

Reference	CPGC020
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form and only very partially enclosed by existing development. The AA is contained by the train line to the south and a lane to the west that is partially associated with woodland. Further to the west there is then containment by woodlands. In conclusion, judged moderate including because development would, on balance, not be incongruous.

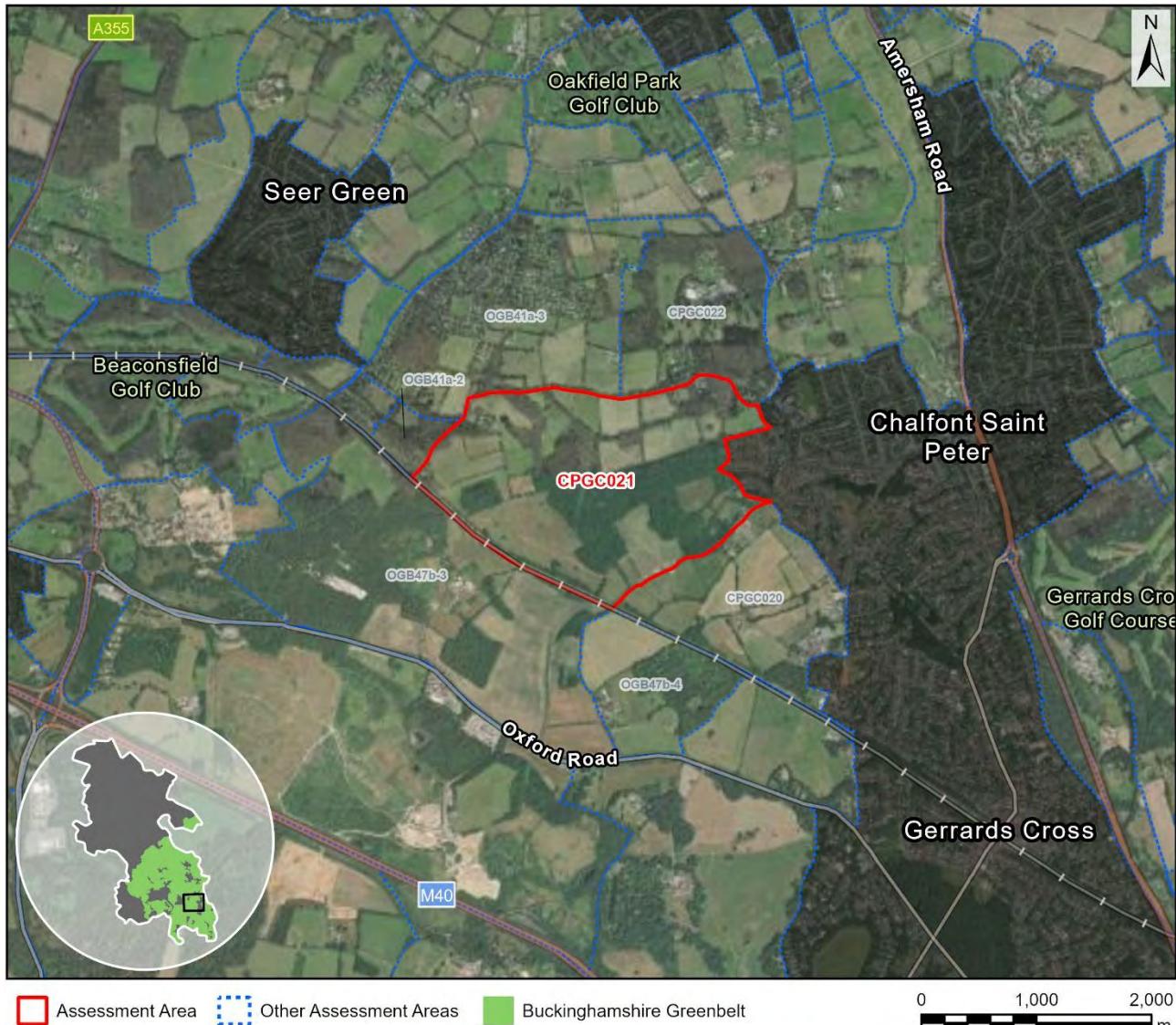
Purpose B **Weak:** The AA comprises a small part of the gap between Beaconsfield and Chalfont St. Peter / Gerrards Cross and makes very limited contribution to appreciation of the gap. Whist the AA is adjacent to the train line, it is distant from the A40 which is the key road corridor connecting the towns.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained (marginal): 1% ancient woodland. Includes a small area of ancient woodland and abuts another, albeit separated by a railway line. The woodlands appear not to be accessible, and the potential to buffer the ancient woodland can be envisaged.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Conservation areas are separated by modern built form (and do not contain listed buildings)
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site CPGC021

Site Details

Reference	CPGC021
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form and not enclosed by existing development. The AA is contained by the train line to the south and then a series of lanes. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. Much of the AA is wooded and this woodland marks the settlement edge.

Purpose B

Moderate: The AA comprises a substantial part of the gap between Beaconsfield and Chalfont St. Peter / Gerrards Cross but makes limited contribution to appreciation of the gap. Whilst development would impact the sense of settlement separation given existing development in the Seer

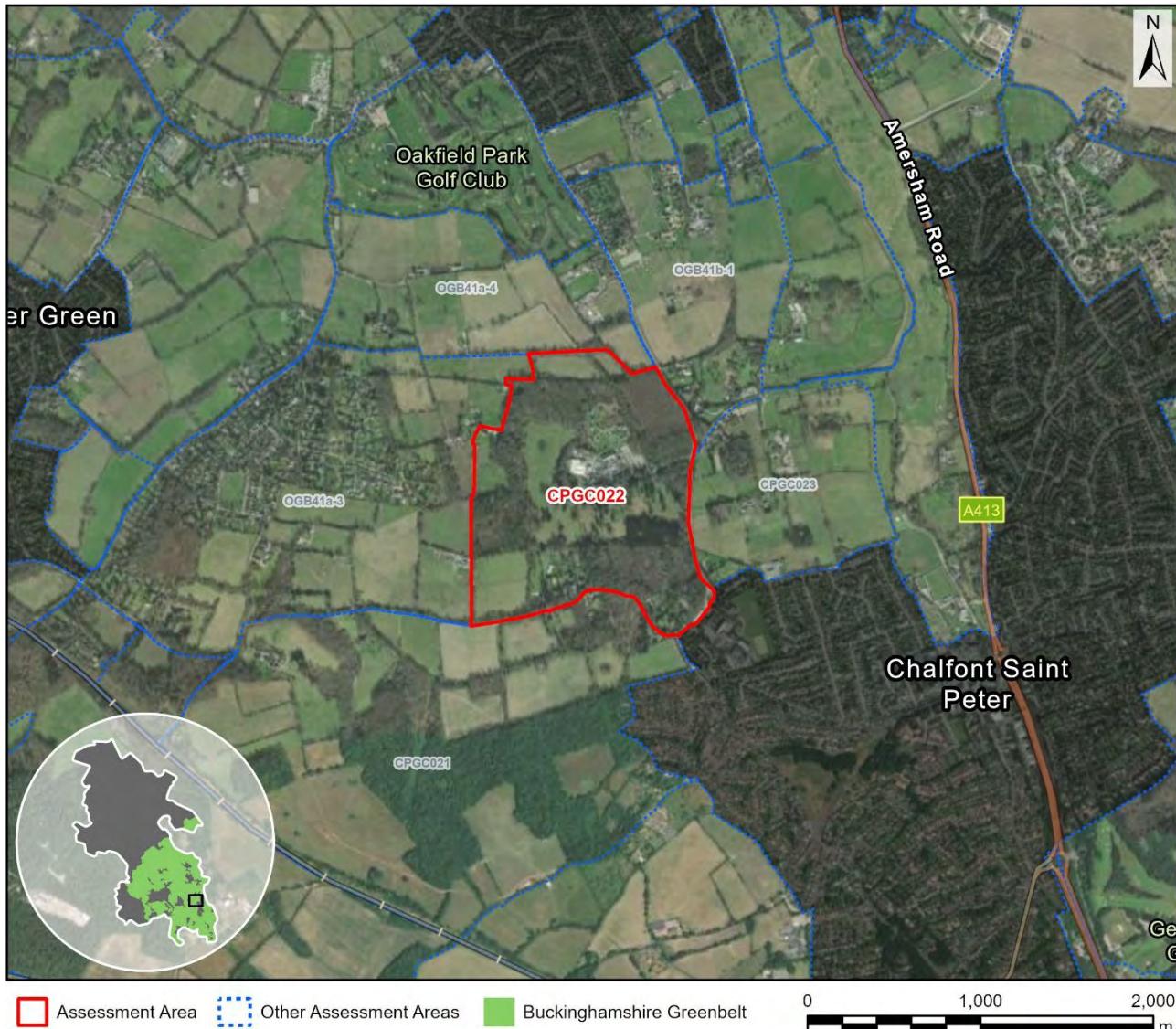
Green / Jordans area, impacts could be mitigated and a significant gap would remain at the eastern edge of Beaconsfield.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone. Includes 10 TPOs.
Irreplaceable habitat	Constrained (marginal): 18% ancient woodland plus wider priority habitat. There is significant adjacent and nearby ancient woodland.
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (IH)
NL setting	N/a: Already ruled out (IH)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CPGC022

Site Details

Reference	CPGC022
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form and not enclosed by existing development. The AA is a former parkland such that there is a degree of containment. In conclusion, judged moderate due to onsite built form. It is acknowledged that development would be incongruous.

Purpose B **Moderate:** The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter but makes limited contribution to appreciation of the gap. The AA includes built form and also extensive woodland which would likely restrict and contain any development.

Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Mostly within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: 4% ancient woodland plus very extensive wider priority habitat including veteran trees.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: There is one listed building at the edge of the AA, and the AA has a degree of heritage value, but this is a large AA.
NL setting	Unconstrained: 1000-2000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, IH)

Site CPGC023

Site Details

Reference	CPGC023
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form and not enclosed by existing development. The AA is well contained to the west and east, but this is less the case to the north east. In conclusion, judged moderate because development would not be incongruous, including noting the context of the settlement form to the east.

Purpose B **Moderate:** The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter but makes limited contribution to appreciation of the gap. This is an important part of the gap, including noting the Misbourne Valley to the east, but were the AA to be developed a

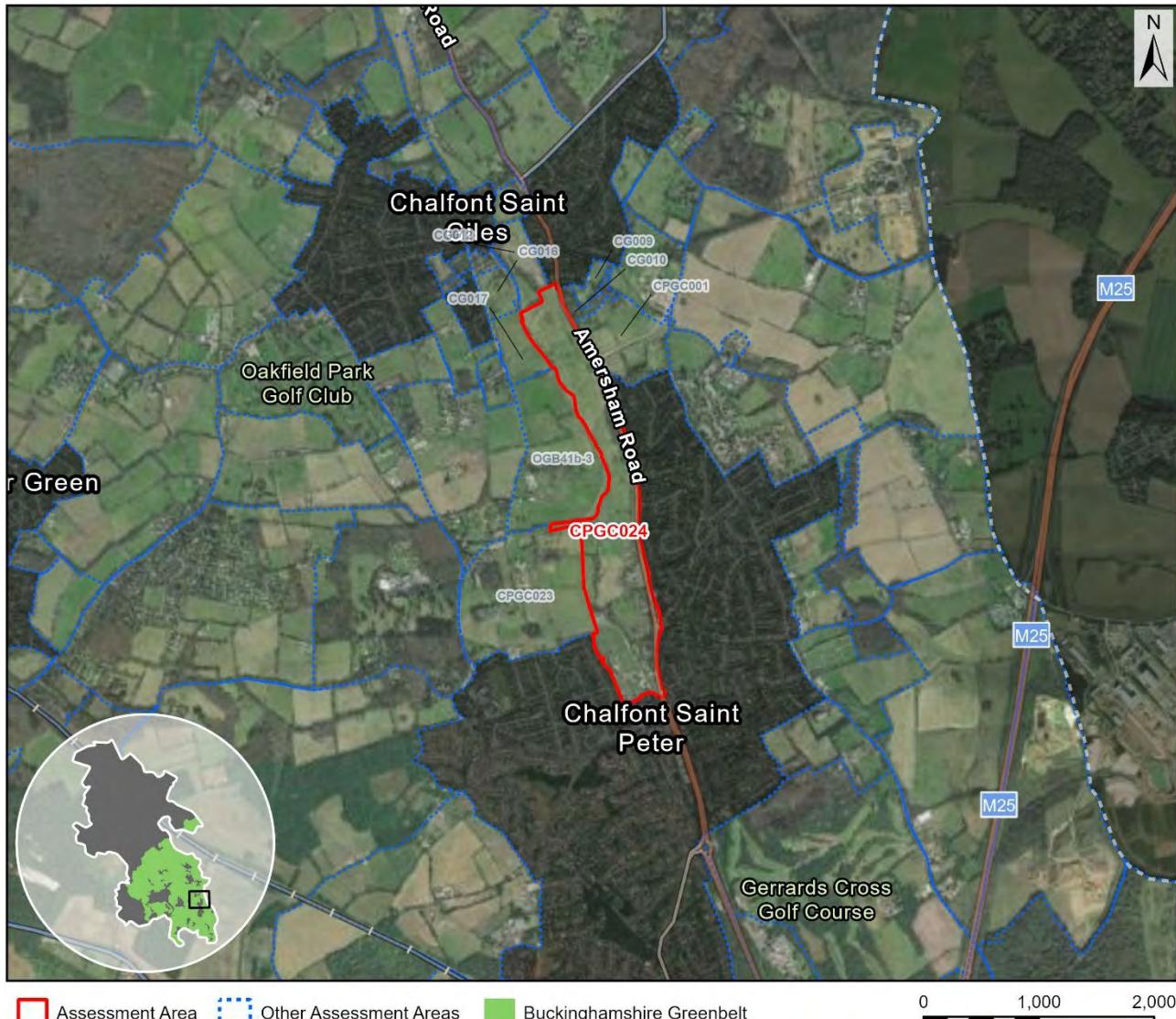
substantial gap would remain to the north, albeit this would be fragile including noting washed over built form.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: Clips SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 1000-2000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site CPGC024

Site Details

Reference	CPGC024
Settlement	Chalfont St Peter and Gerrards Cross (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: Limited onsite built form but partially enclosed by existing development. There is some containment on account of this being a river corridor and noting the South Bucks away along the western edge of the corridor. It is noted that the river corridor passes through the centre of Chalfont St. Peter and Chalfont St. Giles such that it is difficult to conclude that development would be incongruous, including noting that any development would be very limited.

Purpose B

Strong: The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter and makes a significant contribution to

appreciation of the gap. This is the River Misbourne / A413 corridor that is a key link between the settlements.

Purpose D	Weak: Separated from the historic core of Chalfont St. Peter by modern built form. See further discussion in Section 4 of the main report.
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Constrained (marginal): A large AA defined to reflect the River Misbourne corridor between Chalfont St Giles and Chalfont St Peter. The main area outside of a fluvial flood zone comprises sports pitches / community facilities and there is surface water flood risk here.
Biodiversity	N/a: Already ruled out (FR)
Irreplaceable habitat	N/a: Already ruled out (FR)
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (FR)
NL setting	N/a: Already ruled out (FR)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site CW001

Site Details

Reference	CW001
Settlement	Chorleywood (town)
Conclusion	Not grey belt



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Assessment

Purpose A **None:** No notable contribution

Purpose B **Weak:** The AA comprises a small part of the gap between Chorleywood and Little Chalfont and makes very limited contribution to appreciation of the gap, although the adjacent train line is noted.

Purpose D **None:** No notable contribution

National Landscape (NL) **Constrained:** Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CW002

Site Details

Reference	CW002
Settlement	Chorleywood (town)
Conclusion	Not grey belt



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Assessment

Purpose A **None:** No notable contribution

Purpose B **Moderate:** The AA comprises a substantial part of the gap between Chorleywood and Little Chalfont but makes limited contribution to appreciation of the gap. A gap would remain to the west that, on balance, is considered substantial.

Purpose D **None:** No notable contribution

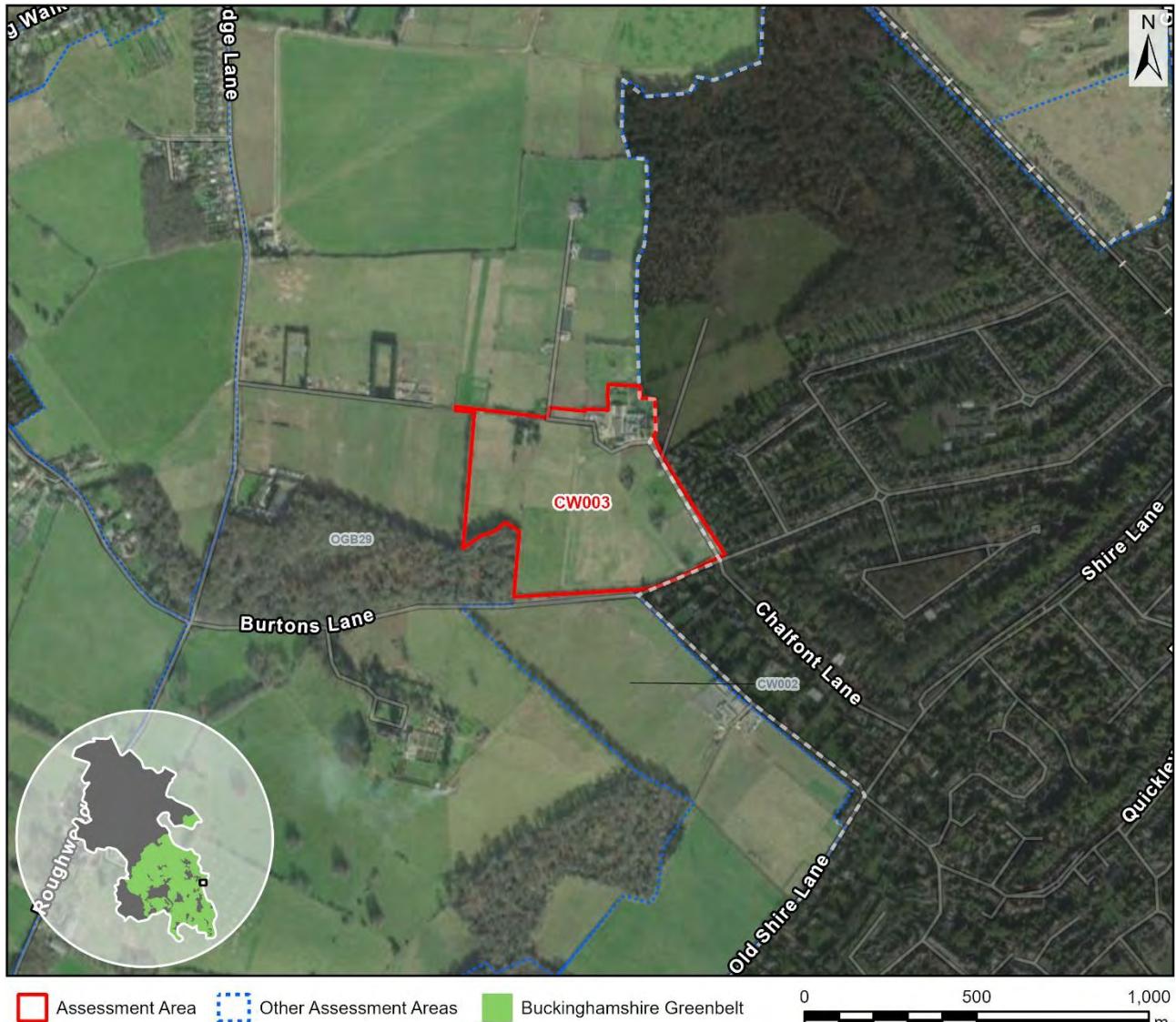
National Landscape (NL) **Constrained:** Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site CW003

Site Details

Reference	CW003
Settlement	Chorleywood (town)
Conclusion	Not grey belt



Assessment	
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chorleywood and Little Chalfont but makes limited contribution to appreciation of the gap. A gap would remain to the west that, on balance, is considered substantial.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)
