

Site AC001

Site Details

Reference	AC001
Settlement	Aston Clinton (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 Aston Clinton and Tring but makes limited contribution to appreciation of the gap, with land to the east contributing more significantly. The AA also comprises a substantial part of the gap between Aston Clinton and Wendover, but again makes limited contribution to appreciation of the gap, albeit this is a sensitive corridor given long distance views and extensive 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 AM001-a

Site Details

Reference	AM001-a
Settlement	Amersham (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. The AA is contained by very strong boundaries including the train line to the north.
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	Provisionally constrained: Almost abuts an ancient woodland. Separated by a road, but the woodland is accessible by a footpath.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Near adjacent to a conservation area and does likely contribute to its setting to some extent (the Chess Valley) but no listed buildings are nearby (although there is one locally listed).
NL setting	Provisionally constrained: Within 100m of NL and judged provisionally constrained as a precautionary approach (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 AM001-b

Site Details

Reference	AM001-b
Settlement	Amersham (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. The AA is contained by a historic field boundary to the west, a flood risk zone to the north and a lane to the east. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous, including noting steep topography and given that the tube line marks the settlement edge. Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt.
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 a steep valley side and there are important view points in this area, but the built form associated with Chesham in this area is washed over by the Green Belt and overall limited. The tube line and River Chess corridor are separating features in this area.
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	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site AM002

Site Details

Reference	AM002
Settlement	Amersham (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 is contained by a lane to the west, a flood risk zone to the north and a historic field boundary to the east. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous, including noting steep topography and given that the tube line marks the settlement edge. Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt.
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 a steep valley side and there are important view points in this area, but the built form associated with Chesham in this area is washed over by the Green Belt and overall limited. The tube line and River Chess corridor are separating features in this area.
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 AM003

Site Details

Reference	AM003
Settlement	Amersham (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	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 a steep valley side and there are important view points in this area, but the built form associated with Chesham in this area is washed over by the Green Belt and overall limited. The tube line and River Chess corridor are separating features in this area.
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	Constrained: 62% ancient woodland plus wider priority 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 AM004

Site Details

Reference	AM004
Settlement	Amersham (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 strong historic field boundary that is also a footpath, and also by a woodland to the north. In conclusion, judged moderate because development would, on balance, not be incongruous. The very steep valley topography is noted, as is the low density built form to the south.
Purpose B	Weak: The AA comprises a small part of the gap between Amersham, Chesham and Little Chalfont and makes very limited contribution to appreciation of the gap. There may be some sensitive views, including from

	the tube line and from the opposite side of the Chess Valley, but development would have limited effect on settlement separation.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Marginally intersects the NL (<5%)
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: Abuts an ancient woodland, but not by much. Part of the ancient woodland is open access land.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Provisionally constrained: Marginally intersects the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, IH, NLS)

Site AM005

Site Details

Reference	AM005
Settlement	Amersham (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. The AA is contained by strong historic field boundaries to the west and east (both also footpaths) and the train line to the north. In conclusion, judged moderate because development would, on balance, not be incongruous. Development within the southern part of the site, avoiding the valley sides (noting the NL constraint) could relate reasonably well to the settlement edge. There would be a risk of undermining adjacent Green Belt.

Purpose B

Weak: The AA comprises a small part of the gap between Amersham, Chesham and Little Chalfont and makes very limited contribution to

	appreciation of the gap. There may be some sensitive views, including from the tube line and from the opposite side of the Chess Valley, but development would have limited effect on settlement separation.
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 AM006

Site Details

Reference	AM006
Settlement	Amersham (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 is contained by a historic field boundary / footpath to the west and the tube line to the east and north. The urbanising influence of the tube line 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 (albeit the AA is mainly associated with the developed plateau). Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt.
Purpose B	Weak: The AA comprises a small part of the gap between Amersham, Chesham and Little Chalfont and makes very limited contribution to

	appreciation of the gap. There may be some sensitive views, including from the tube line and from the opposite side of the Chess Valley, but development would have limited effect on settlement separation.
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 AM007

Site Details

Reference	AM007
Settlement	Amersham (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 (agricultural). The AA is contained by a lane to the east and a farm complex to the north. The urbanising influence of the tube line 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, given that the tube line marks the settlement edge (albeit the AA is associated with the developed plateau). Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt.

Purpose B	Moderate: The AA comprises a substantial part of the gap between Amersham and Little Chalfont but makes limited contribution to appreciation of the gap. The AA is associated with the tube line, which is a connecting feature, but were the AA to be developed a substantial gap would remain.
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: Appears to make limited contribution to the setting of the adjacent listed building (land to the east contributes more).
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 AM008-a

Site Details

Reference	AM008-a
Settlement	Amersham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Limited onsite built form (a prominent listed farmhouse) and not enclosed by existing development. The AA is contained by historic field boundaries that are also footpaths, but the hedgerows appear somewhat weak. 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	Strong: The AA comprises a substantial part of the gap between Amersham and Little Chalfont and makes a significant contribution to appreciation of

	the gap. Development would lead to the towns merging (bar the tube line) and footpaths pass through this area.
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	Constrained (marginal): A small AA mostly comprising a historic farmstead that is easily appreciated from important public footpaths (linking to the Chess Valley and Latimer Park). Just one listed building, but it is large and prominent.
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 AM008-b

Site Details

Reference	AM008-b
Settlement	Amersham (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 a historic field boundary that is also a footpath, but the hedgerow appears somewhat weak. The train line and industrial area beyond are urbanising influences. It is acknowledged that extending beyond the train line generates a concern.
Purpose B	Strong: The AA comprises a substantial part of the gap between Amersham and Little Chalfont and makes a significant contribution to appreciation of the gap. Development would lead to the towns merging (bar the tube line) and a footpath passes through the AA.

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: 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 AM009

Site Details

Reference	AM009
Settlement	Amersham (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 strongly contained by development, the train line and the A404.
Purpose B	Strong: The AA comprises a substantial part of the gap between Amersham and Little Chalfont and makes a significant contribution to appreciation of the gap. The AA comprises the gap north of White Lion Road, which is a key link, albeit there is limited appreciation of the land from the road.
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: 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 AM010

Site Details

Reference	AM010
Settlement	Amersham (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. The AA is mostly well contained but less so to the south, where there is a weak historic field boundary with a footpath along much of its length. It is noted that land to the south does not fall within the NL and is similarly associated with the developed plateau, so containment could be challenging.
Purpose B	Strong: The AA comprises a substantial part of the gap between Amersham and Little Chalfont and makes a significant contribution to appreciation of the gap. The AA comprises the gap south of the White Lion Road, which is a

	key link, and it is noted that a footpath passes along the southern edge of the AA that links the two 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: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Includes one centrally located listed building and another is adjacent. Also includes one locally listed building with two others adjacent. Whilst Little Chalfont as a whole has limited historic character (beyond that relating to its early 20th century growth), a degree of earlier historic character can be appreciated across the sector of Green Belt south of the Whitle Lion Road between Little Chalfont and Amersham.
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 AM011

Site Details

Reference	AM011
Settlement	Amersham (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A	Weak: Significant onsite built form (a college) and partially enclosed by existing development. However, there is little containment to the south.
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: 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)

Site AM012

Site Details

Reference	AM012
Settlement	Amersham (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. However, there is little containment to the south, and this is sloping land of the Misbourne Valley.
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 (marginal): Abuts ancient woodland but the part of the AA that abuts comprises a secondary school.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 473m from the NL and assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site AM013

Site Details

Reference	AM013
Settlement	Amersham (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 within SAC impact zone. Mostly comprises a blanket TPO.
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 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 AM014

Site Details

Reference	AM014
Settlement	Amersham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Very limited onsite built form and only very partially enclosed by existing development. There is containment by woodland and historic field boundaries to the east, and the southern part of the AA comprises a cemetery. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. It is noted that the settlement edge is marked by a woodland, a school and a college. Also, this is a steeply sloping valley side.

Purpose B

Moderate: The AA comprises a substantial part of the gap between Amersham and Little Chalfont but makes limited contribution to appreciation of the gap. Were the AA to be developed a substantial gap would remain to

	that part of Little Chalfont directly to the east that is associated with the valley side. However, it is noted that a footpath passes through the AA that links the two 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	Provisionally constrained: Abuts and comprises the land between two ancient woodlands.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 230m from the NL and assessed as outside 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 AM015

Site Details

Reference	AM015
Settlement	Amersham (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A	Moderate: Very limited onsite built form but partially enclosed by existing development. The AA is contained by development, the A413 and a cemetery. It is acknowledged that development would lead to a linear projection of development east of Amersham, and there is a degree of concern regarding containment to the south.
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)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Provisionally constrained: Abuts one ancient woodland and comprises most of the land between two ancient woodlands, but the potential to avoid/minimise impact can be envisaged.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Contributes to the Misbourne Valley which is associated with Old Amersham to the west, but the conservation area is ~1,100m distant.
NL setting	Unconstrained: Near adjacent to the NL but assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (IH)

Site AM016

Site Details

Reference	AM016
Settlement	Amersham (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 is contained by A-roads to the west and north, the River Misbourne to the south and a historic field boundary / footpath to the east. The urbanising influence of the A-roads is mainly in the west of the AA and overall is considered to be limited. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous noting the importance of Amersham not extending south of the A413 (the Misbourne Valley) and notwithstanding the context of Old Amersham and built form to the east.

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	Weak: Separated from Old Amersham but makes some contribution to its historic significance noting the river valley topography. 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 AM017-a

Site Details

Reference	AM017-a
Settlement	Amersham (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 the Amersham bypass.
Purpose B	None: No notable contribution.
Purpose D	Weak: Separated from Old Amersham but makes some contribution to its historic significance noting the river valley topography. 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 AM017-b

Site Details

Reference	AM017-b
Settlement	Amersham (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A	Moderate: Limited onsite built form (a historic former farm, associated with the South Bucks Way) but partially enclosed by existing development. The southern and eastern boundaries are somewhat weak but were development to extend beyond the AA it would then, in turn, be contained by the A413 and the River Misbourne flood risk zone.
Purpose B	None: No notable contribution.
Purpose D	Moderate: Separated from but does contribute moderately to the special character of Old Amersham. Comprises built form but this includes three

	listed buildings (with another adjacent) and another prominent pair of listed buildings is nearby. See further discussion in Section 4 of the main report.
National Landscape (NL)	Unconstrained: Marginally intersects the NL (<5%)
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	Provisionally constrained: A small AA with three listed buildings plus the Chiltern Way passes through and Old Amersham is nearby. However, heavily influenced by main roads and modern development.
NL setting	Provisionally constrained: Partially intersects the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (HE, NLS)

Site AM019

Site Details

Reference	AM019
Settlement	Amersham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

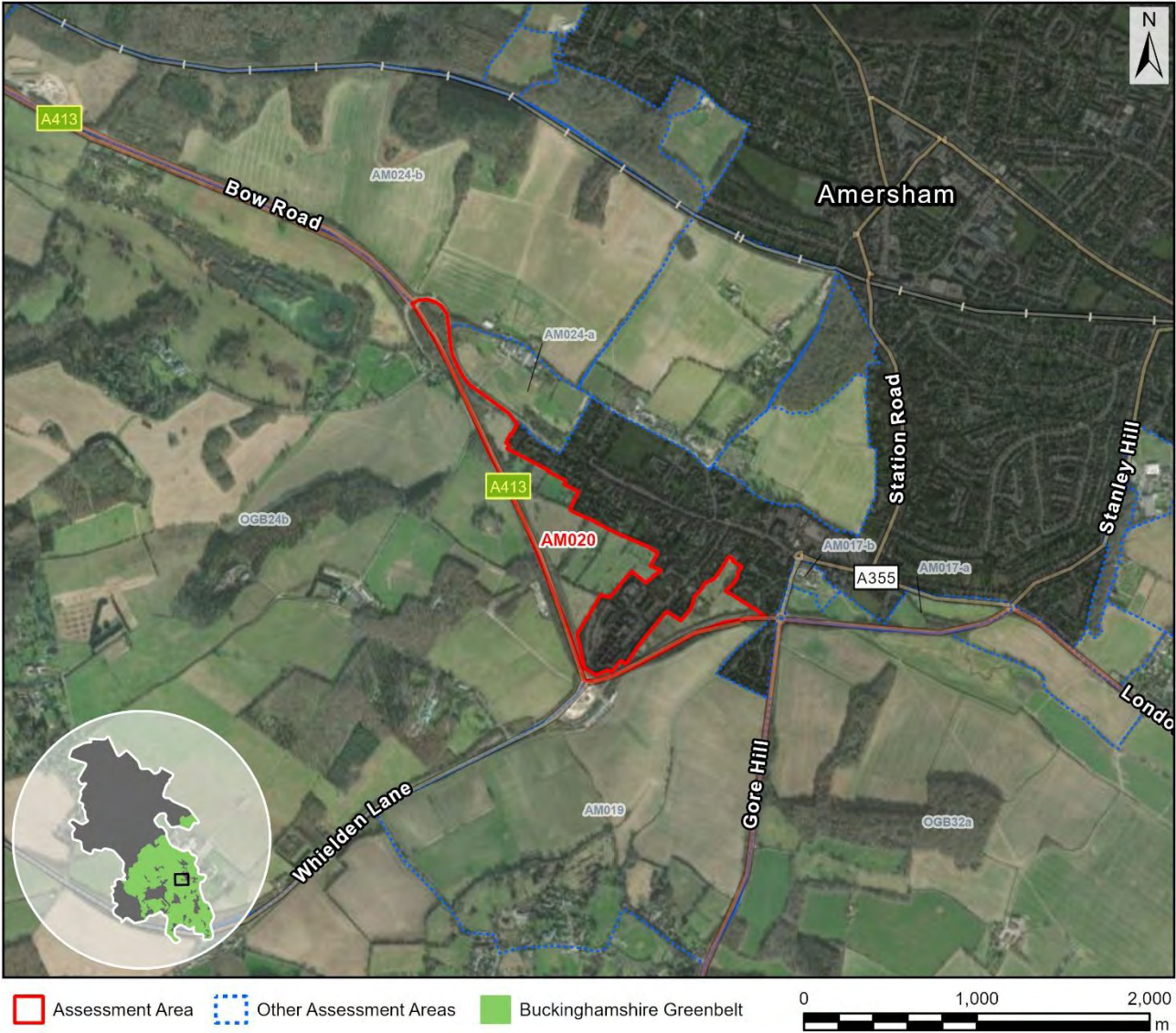
Strong: Limited onsite built form and only very partially enclosed by existing development. The AA is well contained by A-roads to the west and east and steeply rising land / Coleshill to the south, but containment is weaker to the south west, noting a valley. The urbanising influence of the A-roads is variably within the AA and overall is considered to be limited. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous noting the importance of Amersham not extending south of the A413 (Amersham Bypass) and given the existing irregular settlement form. Concerns would be reduced if development involved a modest scheme in the far north of the AA (but there would be nothing to provide containment).

Purpose B	Moderate: The AA comprises a substantial part of the gap between Amersham, Beaconsfield and High Wycombe but makes limited contribution to appreciation of the gap. This is a prominent hill, but substantial gaps would remain were the AA to be developed.
Purpose D	Moderate: Separated from but does contribute moderately to the special character of Old Amersham. The river valley topography is important to the historic significance of Old Amersham, but the AA is distant from the conservation area and separated by the A413 bypass. 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 AM020

Site Details

Reference	AM020
Settlement	Amersham (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, particularly to the east. The AA is very well contained by the Amersham bypass.
Purpose B	None: No notable contribution.
Purpose D	Moderate: Adjacent to and contributes moderately to the special character of Old Amersham. The area is partly accessible by footpaths and there are some quite close distance views of the Church, but land within the AA is not actively farmed and there is the influence of infrastructure and some modern built form. 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 AM021

Site Details

Reference	AM021
Settlement	Amersham (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. The AA is contained by an ancient woodland and a road (Rectory Hill) to the west. It is noted that this land is extremely visually prominent.
Purpose B	None: No notable contribution.
Purpose D	Strong: Adjacent to and contributes to the special character of Old Amersham, which is considered to be the most significant of the historic towns within the study area. There is both a visual and experiential relationship. 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 AM022

Site Details

Reference	AM022
Settlement	Amersham (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	Strong: Separated from but contributes to the special character of Old Amersham, which is considered to be the most significant of the historic towns within the study area. There is both a visual and experiential relationship. 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 AM023

Site Details

Reference	AM023
Settlement	Amersham (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 road to the east, Old Amersham to the south and a strong historic field boundary / footpath to the west that follows a distinct valley. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. The train line marks the edge of Amersham-on-the-Hill and it is also noted built form is partly historic, namely a former rectory in the east (within a candidate locally designated park and garden) and a primary school in the south that somewhat marks the edge of Old Amersham. 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	Strong: Near adjacent to and contributes to the special character of Old Amersham, which is considered to be the most significant of the historic towns within the study area. There is both a visual and experiential relationship. 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 AM024-a

Site Details

Reference	AM024-a
Settlement	Amersham (large built-up area)
Conclusion	Not grey belt



Assessment

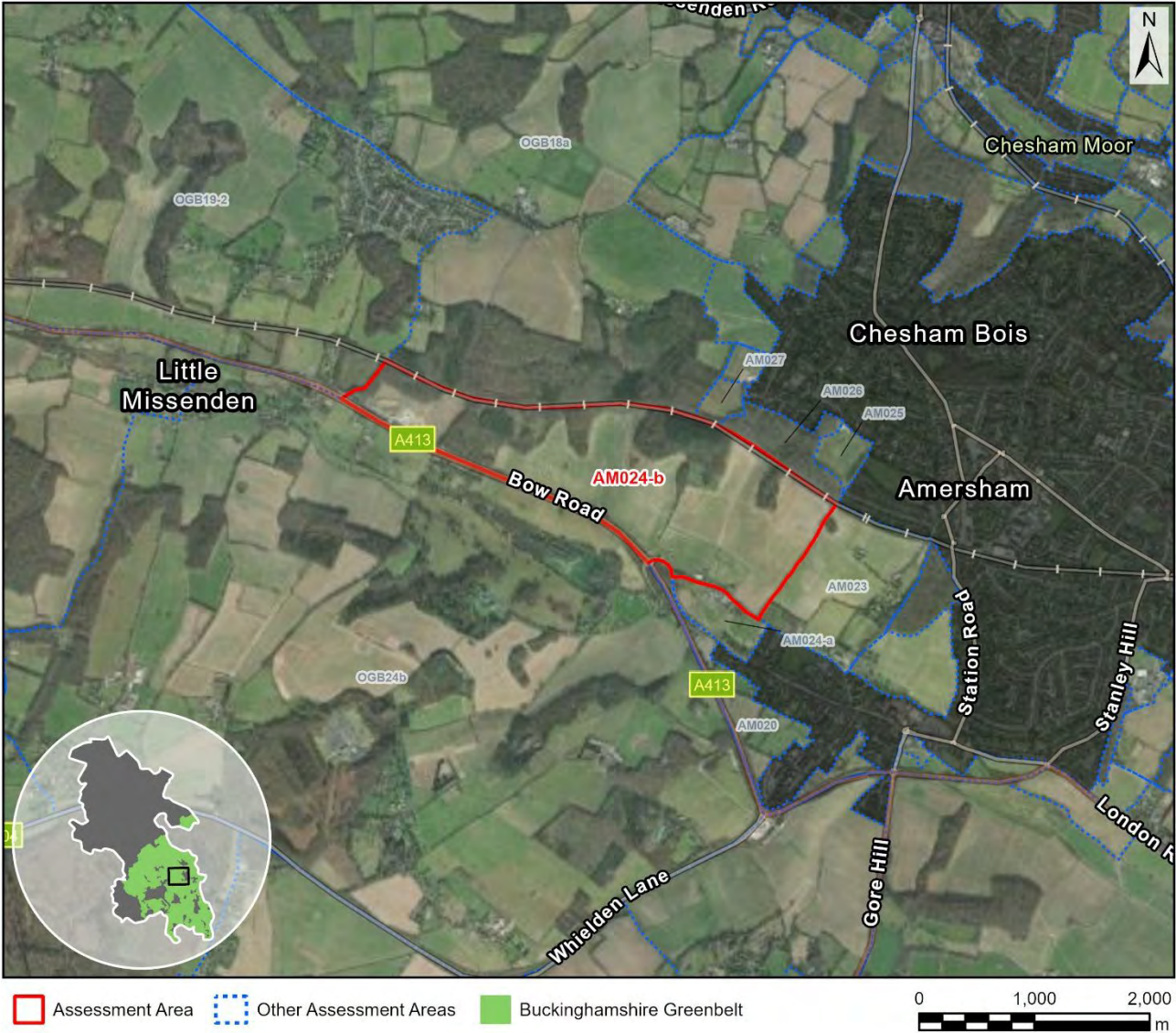
Purpose A	Moderate: Limited onsite built form (a historic farm) and only very partially enclosed by existing development. The AA is contained by roads, but to the north there could be a risk of development extending beyond the road (whilst to the south the road is associated with a flood risk zone and the South Bucks Way long distance path). In conclusion, judged moderate because development would, on balance, not be incongruous.
Purpose B	None: No notable contribution.
Purpose D	Strong: Adjacent to contributes to the special character of Old Amersham, which is considered to be the most significant of the historic towns within

	the study area. There is both a visual and experiential relationship. 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 AM024-b

Site Details

Reference	AM024-b
Settlement	Amersham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Very limited onsite built form and only very partially enclosed by existing development. The AA is contained by the A413, ancient woodlands, the train line and, to the east, a strong historic field boundary / footpath that follows a distinct valley. The A413 is an urbanising influence only in the western part of the AA and overall urbanising influences are considered limited. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous.
Purpose B	Moderate: The AA comprises a substantial part of the gap between Amersham and Great Missenden but makes limited contribution to

	appreciation of the gap. The AA is associated with the A413 and the Misbourne Valley, which is the key corridor linking the towns (including Old Amersham), but the A413 is a dual carriageway here and there is limited appreciation of the AA. There is also a need to consider views from the South Bucks Way to the south.
Purpose D	Moderate: Separated from but contributes moderately to the special character of Old Amersham. The river valley topography is important to the historic significance of Old Amersham, but the AA does not contribute to its setting to the same extent as AAs to the east. 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 AM025

Site Details

Reference	AM025
Settlement	Amersham (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 very well contained by 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	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: Abuts ancient woodland but the potential for development closely related to the urban edge minimising concerns can be envisaged.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 98m from the NL and assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, IH)

Site AM026

Site Details

Reference	AM026
Settlement	Amersham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Comprises a woodland (partly ancient) 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: Within SAC impact zone. Around 50% blanket TPO.
Irreplaceable habitat	Constrained: 34% ancient woodland with the remainder of the AA associated 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 AM027

Site Details

Reference	AM027
Settlement	Amersham (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 mostly very well contained by woodland and the train line, but less well contained to the north. In conclusion, judged moderate because development would, on balance, not be incongruous. A similar example a linear projection of built form can be seen to the north.
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: Abuts an ancient woodland that appears not to be accessible. Comprises much of the land between two ancient woodlands, and more broadly could well contribute to ecological connectivity along the valley side.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Around 50m from a grade 2* listed registered park and garden but well screened and separated by a railway line. The core of the park and garden is a long way distant.
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, IH, NLS)

Site AM028

Site Details

Reference	AM028
Settlement	Amersham (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A	Moderate: Limited onsite built form (a Rugby club) and not enclosed by existing development. Containment is reasonable to the south and west (historic field boundaries) but poor to the north (not a historic field boundary). In conclusion, judged moderate because development would, on balance, not be incongruous. It is noted that development would be incongruous if it extended to the west. Also, 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)	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: Around 100m from a grade 2* listed registered park and garden but well screened. The core of the park and garden is a long way distant.
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 AM029

Site Details

Reference	AM029
Settlement	Amersham (large built-up area)
Conclusion	Not grey belt



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Assessment

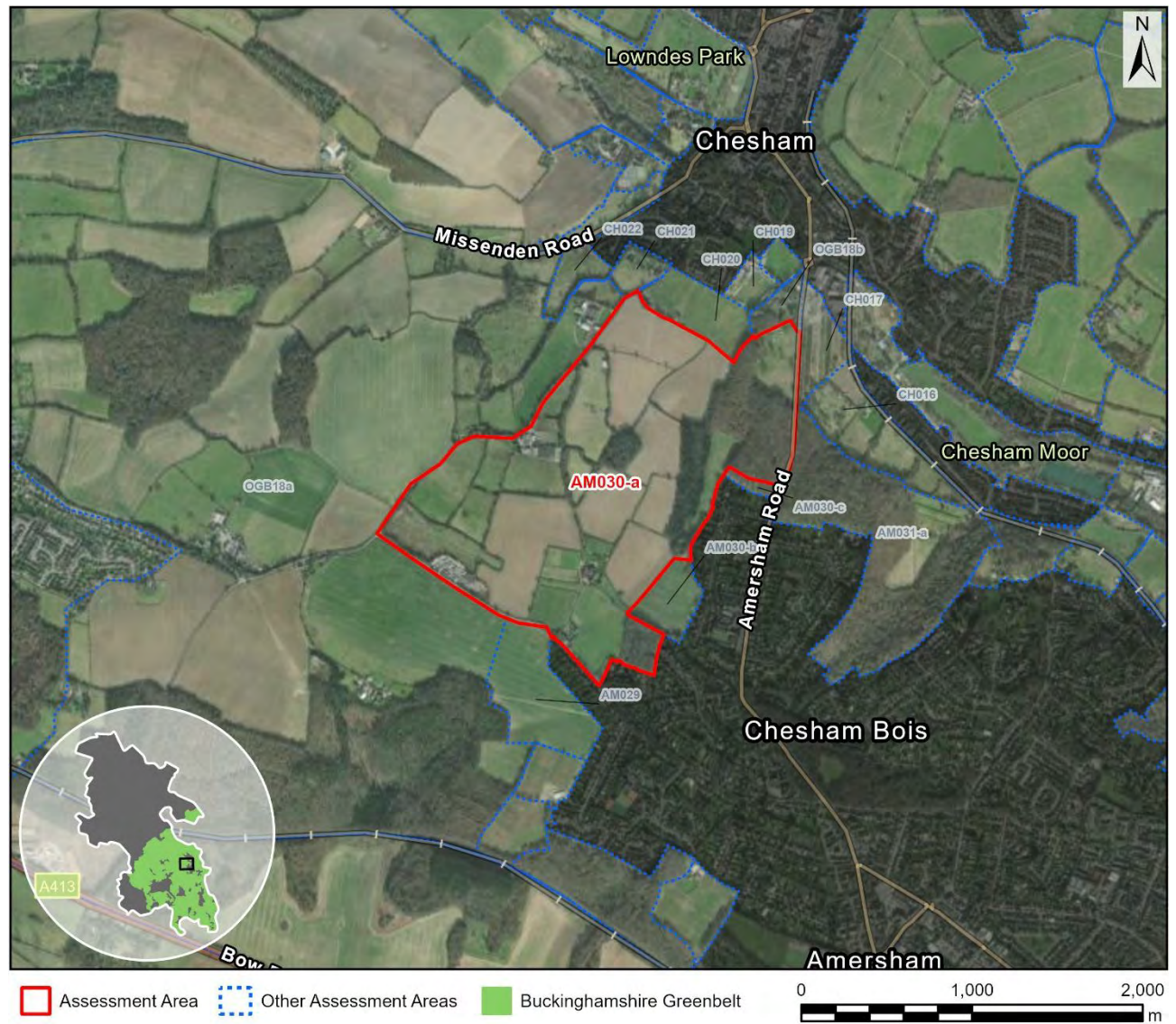
Purpose A	Strong: No onsite built form and only very partially enclosed by existing development. There is no containment to the west and containment is poor to the south (not a historic field boundary). In conclusion, judged strong given limited built form or urbanising influences, challenging containment 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)	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 AM030-a

Site Details

Reference	AM030-a
Settlement	Amersham (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 AA is contained by lanes on all sides. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. The AA does not relate well to the settlement edge given woodlands and also heritage assets. Topography is also a factor, with land falling away steeply from the developed plateau.
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 a footpath passes

	through the AA linking the towns. Also, the eastern edge of the AA is associated with the A416, which is a key link.
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 AM030-b

Site Details

Reference	AM030-b
Settlement	Amersham (large built-up area)
Conclusion	Provisional 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 a woodland and a bridleway to the south and to the west by a hedge / tree belt and rising land. The hedge is not a historic field boundary and appears to have been planted perhaps 20 or 30 years ago. In conclusion, judged moderate because development would not be incongruous.
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. Were the AA to be developed a substantial gap would remain.

Purpose D	None: No notable contribution
National Landscape (NL)	Provisionally constrained: Partly within the NL (37%)
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: An important cluster of listed buildings is nearby, linked by a public right of way. This is the upper part of a valley.
NL setting	Provisionally constrained: Partially intersects the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (NL, BD, HE, NLS)

Site AM030-c

Site Details

Reference	AM030-c
Settlement	Amersham (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 well contained by woodland / common land to the north and the A416 to the east, but less well contained to the west (not a historic field boundary). In conclusion, judged moderate because development would not be incongruous. It is noted that the AA comprises the southern part of a woodland that, whilst not an ancient woodland, is a highly valued mature beech woodland. The AA does not comprise common land, whilst the woodland adjacent to the north does, but it is not entirely clear why this is the case, having reviewed historic mapping and 1945 aerial imagery.

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. Were the AA to be developed a substantial gap would remain.
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. Comprises a blanket TPO.
Irreplaceable habitat	Provisionally constrained: Comprises priority habitat in close proximity to an ancient woodland.
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, IH, NLS)

Site AM031-a

Site Details

Reference	AM031-a
Settlement	Amersham (large built-up area)
Conclusion	Not grey belt



Assessment

Purpose A	Strong: Comprises a woodland (partly ancient) that strongly marks the settlement edge.
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. Whilst the AA is wooded, it is associated with a steep valley side and footpaths pass through the AA linking the towns. Were the AA to be developed separation would be provided only by the tube line.
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 AM031-b

Site Details

Reference	AM031-b
Settlement	Amersham (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Mostly comprises a woodland (partly ancient) that strongly marks the settlement edge. It is noted that a small part of the AA includes built form and is very well contained by woodland.
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. Whilst the AA is wooded, it is associated with a steep valley side and footpaths pass through the AA linking the towns. Also, the lane at the eastern edge of the AA is an important link. Were the AA to be developed separation would be provided only by the tube line.

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. Around 50% blanket TPO.
Irreplaceable habitat	Constrained: 48% ancient woodland, plus some additional priority 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 BF001

Site Details

Reference	BF001
Settlement	Beaconsfield (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Largely comprises an ancient woodland that strongly marks the settlement edge.
Purpose B	Moderate: The AA comprises a substantial part of the gap between Amersham and Beaconsfield but makes limited contribution to appreciation of the gap, including given onsite ancient woodland that would restrict any development.
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 BF003

Site Details

Reference	BF003
Settlement	Beaconsfield (large built-up area)
Conclusion	Not grey belt



Assessment

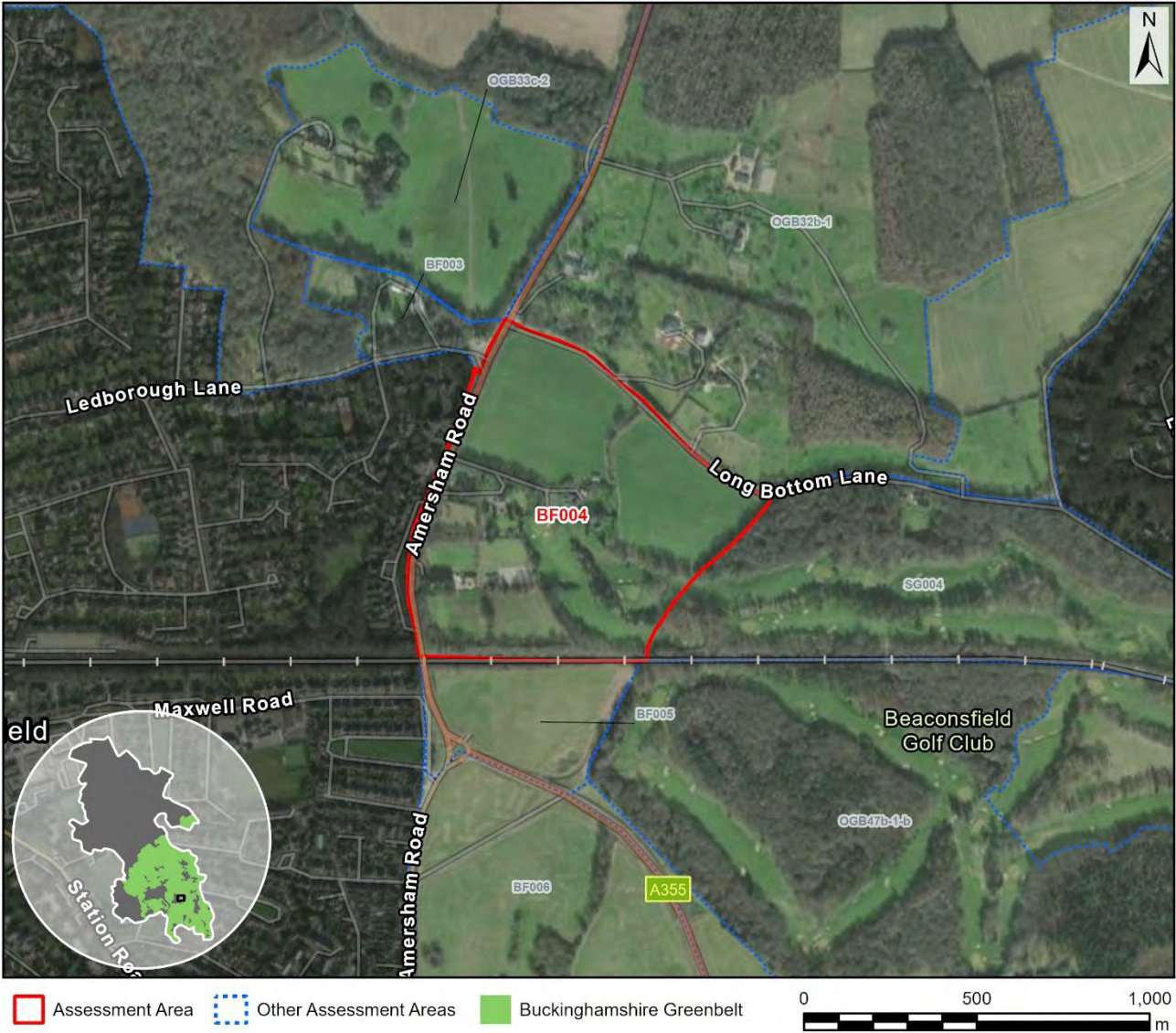
Purpose A	Moderate: Limited onsite built form and not enclosed by existing development. The AA is contained by ancient woodland, a substantial historic field boundary / surface water flood zone (beyond which is an important open space) and the A355. In conclusion, judged moderate having accounted for onsite built form and containment alongside a view that development would, on balance, not be incongruous (albeit the woodland does mark 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 due to footnote 7 constraint (NL)

Site BF004

Site Details

Reference	BF004
Settlement	Beaconsfield (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 south and a road to the north (associated with a distinct valley and woodland) whilst to the east is a historic field boundary (edge of a former parkland) that is also associated with priority habitat woodland, a footpath and a surface water flood channel. The urbanising influence of the train line is considered limited on balance. In conclusion, judged moderate having accounted for containment alongside a view that development would, on balance, not be incongruous. Whilst development would extend east of the A355, there would be good potential to limit development to the southern part of the AA,

	drawing upon field boundaries, listed buildings and sloping land (an NL setting sensitivity) for containment.
Purpose B	Weak: The AA comprises a small part of the gap between Beaconsfield and Chalfont St. Giles and makes very limited contribution to appreciation of the gap. The gap is somewhat sensitive on account of Seer Green and 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	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: Abuts an ancient woodland but only to a very limited extent.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Two centrally located listed buildings, although this is a large AA and not accessible, i.e. there are no footpaths nor appreciation of the listed buildings from roads.
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 BF005

Site Details

Reference	BF005
Settlement	Beaconsfield (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 well contained by the train line to north and the A355 to south (associated with a Local Wildlife Site, LWS) whilst to the east is a historic field boundary (edge of a former parkland) associated with priority habitat woodland (LWS) a footpath and a surface water flood channel. There are urbanising influences on three sides. In conclusion, judged moderate having accounted for both containment and urbanising influences. It is acknowledged that development would be somewhat 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	Provisionally constrained: Within SAC impact zone. Includes a Local Wildlife Site.
Irreplaceable habitat	Unconstrained: Abuts an ancient woodland but only to a very limited extent.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
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 (BD)

Site BF006

Site Details

Reference	BF006
Settlement	Beaconsfield (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A	Moderate: Very limited onsite built form and only very partially enclosed by existing development. The AA is contained to the east by the A355 (associated with a Local Wildlife Site, LWS) and to the south by heritage assets, a priority habitat woodland and a minor road (a historic driveway). In conclusion, judged moderate because development would, on balance, not be incongruous. However, the effect could be to somewhat undermine adjacent Green Belt, and containment could prove challenging.
Purpose B	None: No notable contribution.

Purpose D	Moderate: Partially intersects and contributes moderately to the special character of Beaconsfield Old Town. The AA is influenced by modern built form and infrastructure. 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	Provisionally constrained: A large AA and much is unconstrained, but the southern part links closely to a cluster of listed buildings within the conservation area. In practice there would be good potential to buffer the conservation area.
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 BF007

Site Details

Reference	BF007
Settlement	Beaconsfield (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A	Moderate: Very limited onsite built form (including a cricket club) and only very partially enclosed by existing development. The AA is well contained by heritage assets, a priority habitat woodland (also a blanket TPO), the A355 and the A40. There are urbanising influences, particularly on the assumption that development would be focused to the south (to avoid woodland). In conclusion, judged moderate having accounted for both containment and urbanising influences. However, an acknowledged concern is a linear projection of built form between Beaconsfield and Wilton Park.
Purpose B	None: No notable contribution.

Purpose D	Moderate: Partially intersects and contributes moderately to the special character of Beaconsfield Old Town. The AA is influenced by modern built form and infrastructure. 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	Provisionally constrained: A remnant part of a historic parkland now used as a long-established cricket club. Well screened and influenced by the adjacent A40, but links closely to the conservation area and a listed building is adjacent.
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, HE)

Site BF008

Site Details

Reference	BF008
Settlement	Beaconsfield (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 mostly well contained but this is less the case to the south, where there is a lane (formerly the lane to Hedgerley, but now blocked off by the M40) and a historic farm (locally listed). There are urbanising influences (major roads). In conclusion, judged moderate including because development would not be incongruous.
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Purpose B	None: No notable contribution.
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Purpose D	Moderate: Separated from but contributes moderately to special character of Beaconsfield Old Town. The AA is influenced by modern built form and infrastructure. 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): Not thought likely to contribute to the setting of the nearby conservation area to any significant extent, including noting main/major roads. The southern part is likely more sensitive as it can be appreciated as part of a circular walk from the Old Town.
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)

Site BF009

Site Details

Reference	BF009
Settlement	Beaconsfield (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A	Moderate: Limited onsite built form (a locally listed farm) and not enclosed by existing development. The AA is well contained to the south (the M40) but less well contained to the north west (a tree-lined road and a rugby club) and the north (the former lane to Hedgerley). The M40 is a strong urbanising influence. It is noted that whilst development of the AA in isolation would be incongruous, a larger scheme including the AA would be less incongruous and could draw upon stronger boundaries.
Purpose B	None: No notable contribution.

Purpose D	Moderate: Separated from contributes moderately to special character of Beaconsfield Old Town. The AA is influenced by modern built form and infrastructure. 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 a remnant historic lane blocked off by the M40 and a historic farm (not listed). In proximity to Beaconsfield Old Town and a Grade 2* listed registered park and garden but heavily influenced by the M40.
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)

Site BF010

Site Details

Reference	BF010
Settlement	Beaconsfield (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A	Moderate: Limited onsite built form (a rugby club) and only very partially enclosed by existing development. The AA is contained by heritage assets and roads. In conclusion, judged moderate because development would not be incongruous.
Purpose B	None: No notable contribution.
Purpose D	Moderate: Adjacent to and contributes moderately to the special character of Beaconsfield Old Town. Comprises a rugby club which is an urbanising influence. 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	Provisionally constrained: Comprises a rugby club and quite well screened, but adjacent to conservation area and also the prominent gatehouse of a grade 2* registered park and garden.
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, HE)

Site BF011

Site Details

Reference	BF011
Settlement	Beaconsfield (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: Very limited onsite built form and not enclosed by existing development. There is a degree of containment on the basis of the AA comprising the northern extent of a Registered Park and Garden. 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 acknowledged that the AA does strongly mark the settlement edge, including given an area of woodland, and there would be a risk of undermining adjacent Green Belt.
Purpose B	None: No notable contribution.

Purpose D	Strong: Adjacent to and contributes to the special character of Beaconsfield Old Town. Comprises part of a registered park and garden and there is a prominent boundary wall. 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: Comprises a registered park and garden.
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 BF012

Site Details

Reference	BF012
Settlement	Beaconsfield (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 M40, heritage assets and roads. The M40 is an urbanising influence, and a petrol station is also noted. In conclusion, judged moderate including because development would not be incongruous. It is noted that the AA includes two prominent listed buildings and a surface water flood zone could be drawn upon for containment. However, priority habitat within the AA (along the A40) does contribute to the settlement edge.
Purpose B	None: No notable contribution.

Purpose D	Moderate: Adjacent to and contributes moderately to the special character of Beaconsfield Old Town. The AA is influenced by modern built form and infrastructure. 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	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Includes two prominent listed buildings visible on the approach to Beaconsfield Old Town along the A40 and also adjacent to a registered park and garden. However, a petrol station is an urbanising influence, the AA is not accessible and it is well-screened from the A40 by a mature tree line.
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, HE)

Site BF013

Site Details

Reference	BF013
Settlement	Beaconsfield (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 the M40 and a road associated with priority habitat. The M40 is also an urbanising influence. In conclusion, judged moderate including because development would not be incongruous. It is acknowledged that development would breach the A40 (and associated priority habitat), which forms the southern edge to Beaconsfield in this area.
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: Around 200m from a grade 2* listed registered park and garden.
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)

Site BF014

Site Details

Reference	BF014
Settlement	Beaconsfield (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 B-road to the west (with modest associated priority habitat; also land beyond mostly has planning permission for sports pitches with associated facilities), the M40 to the south and a minor road to the east (associated with more substantial priority habitat and also the Chiltern Way). Also, any further development to the east would be limited by strong boundaries. The M40 is an urbanising influence. In conclusion, judged moderate having accounted for both containment and the urbanising influence of the M40 alongside a view that development would, on balance, not be incongruous. It is acknowledged that development would breach the

	A40 (and associated priority habitat), which forms the southern edge to Beaconsfield in this area.
Purpose B	Moderate: The AA comprises a substantial part of the gap between Beaconsfield and High Wycombe but makes limited contribution to appreciation of the gap including noting topography (the site is associated with the developed plateau), screening vegetation (a significant hedgerow shown as priority habitat by the national dataset) and the intervening M40 motorway.
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: 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)

Site BF015

Site Details

Reference	BF015
Settlement	Beaconsfield (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A

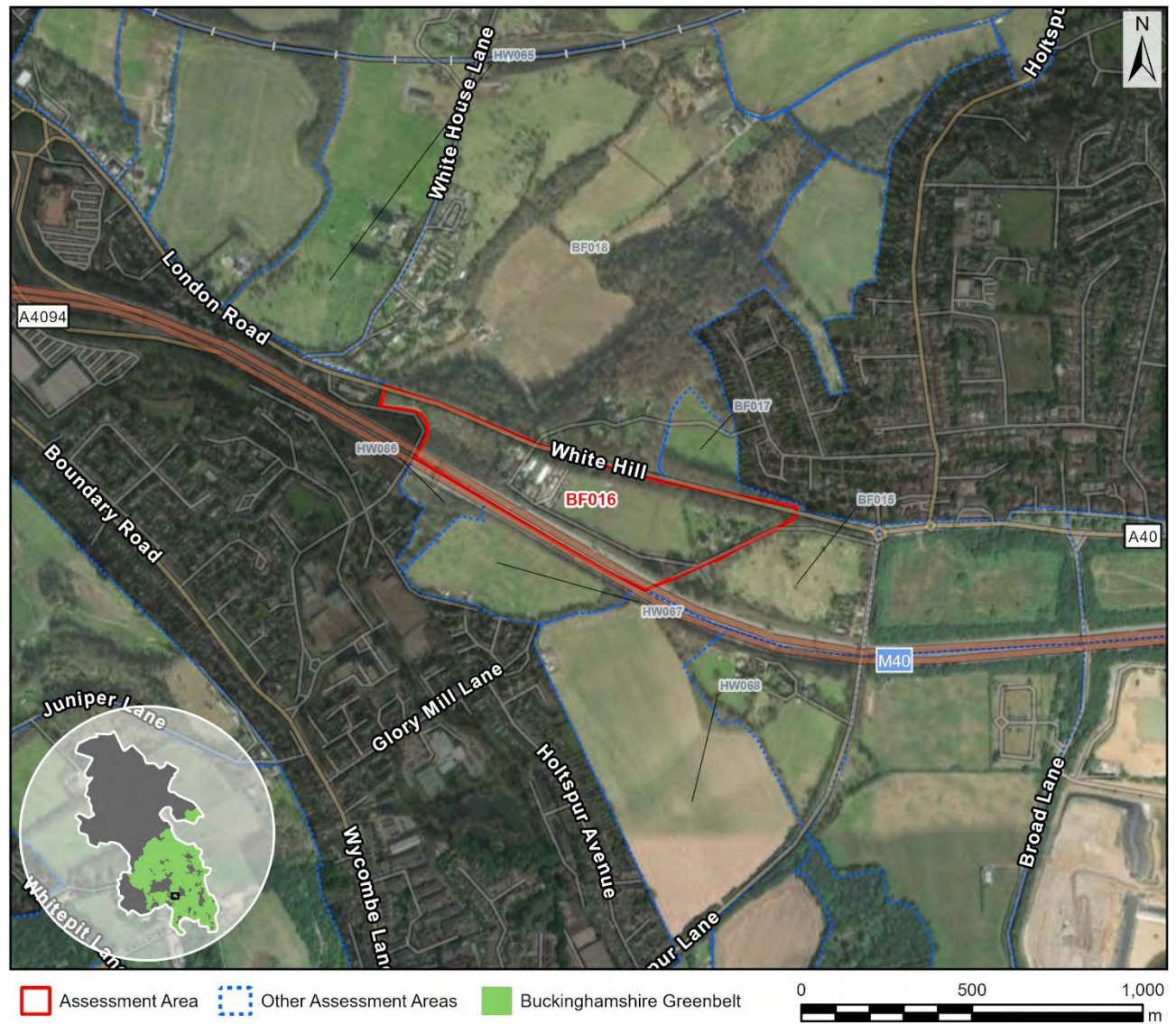
Moderate: Limited onsite built form and only very partially enclosed by existing development. The AA is contained by a lane and several houses to the west (a former lane to Loudwater now blocked by the M40), the M40 to the south and a B-road to the east. The M40 is a strong urbanising influence. It is acknowledged that development would be somewhat incongruous, although concerns are greatly reduced if account is taken of the site with planning permission to the east. There could also be a risk of sprawl to the west, but the land here is itself strongly contained, plus it is steep and closely associated with the motorway which might limit development potential. Finally, it is noted that the AA itself mostly has planning permission for sports pitches with associated facilities.

Purpose B	Moderate: The AA comprises a substantial part of the gap between Beaconsfield and High Wycombe but makes limited contribution to appreciation of the gap because there is very little if any appreciation of the land from: A) the A40 due to changes in levels (the start of a cutting); and B) the B4440 given screening vegetation (although it is noted that historic Streetview imagery shows a brief view into the AA due to lower vegetation). Also, from the B4440 houses within the AA are prominent, and then the M40 is crossed before the road then descends to Wooburn Green. It is also noted that the majority of the AA has planning permission for sports pitches and associated facilities.
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: Not thought likely to contribute to the setting of the nearby cluster of listed buildings (historic farmstead) to any significant extent given the M40 and noting that the adjacent lane is blocked off by the M40.
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)

Site BF016

Site Details

Reference	BF016
Settlement	Beaconsfield (large built-up area)
Conclusion	Not grey belt



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Assessment

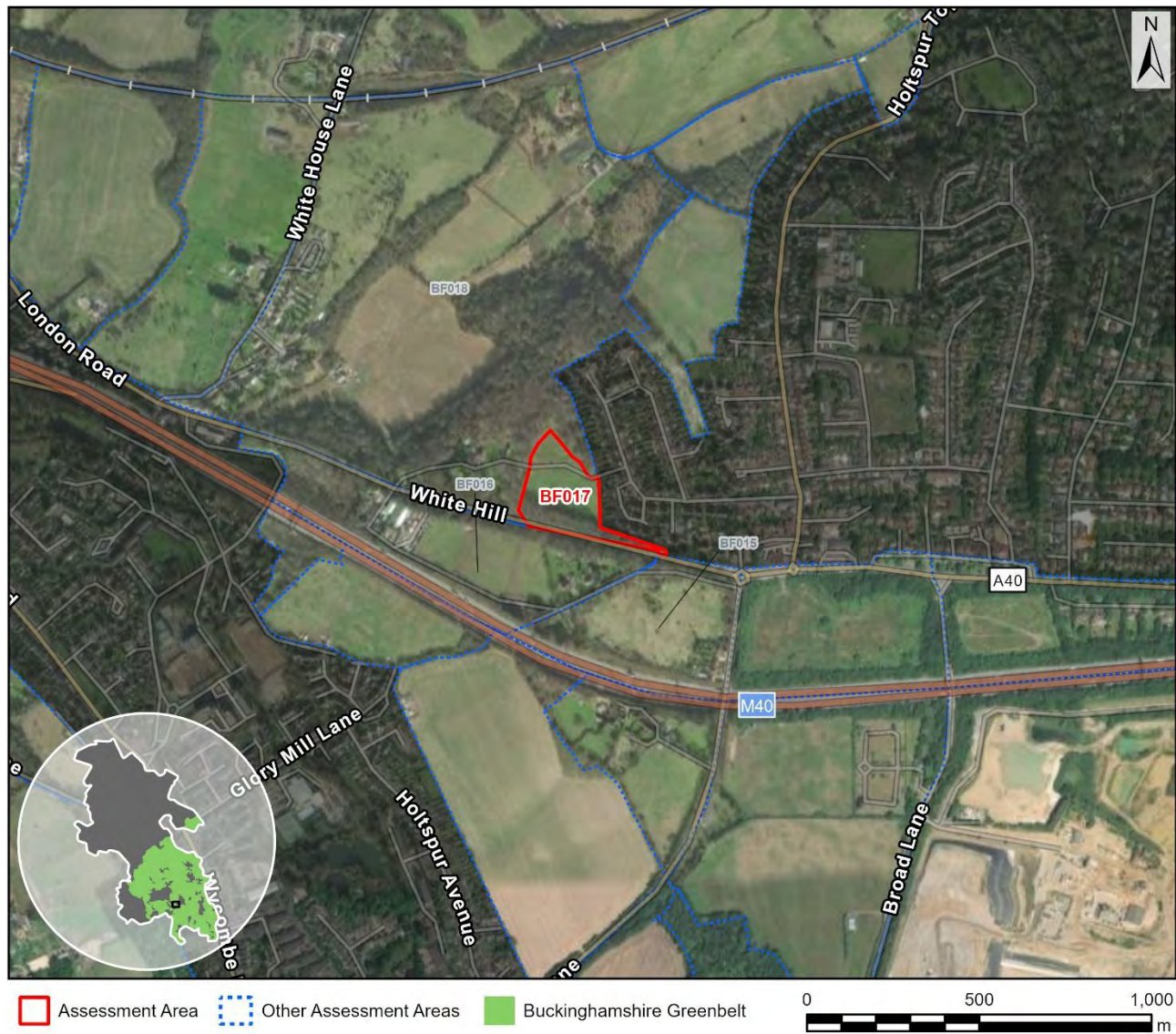
Purpose A	Moderate: Limited onsite built form and only very partially enclosed by existing development. The AA is contained by the A40 to the north, priority habitat and the edge of Loudwater to the west, the M40 to the south and Glory Hill Lane to the east (blocked off by the M40). The M40 is an urbanising influence. In conclusion, judged moderate having accounted for onsite built form, urbanising influences and containment (the only issue is containment to the east, where land has planning permission for sports pitches with associated facilities).
Purpose B	Strong: The AA comprises a substantial part of the gap between Beaconsfield and High Wycombe and makes a significant contribution to

	appreciation of the gap. Development would lead to coalescence; however, it is noted that there are few if any close range views of the AA, and there are unlikely to be significant longer distance views. Also, the AA does include some 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: Within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: Adjacent to an ancient woodland but separated by the A40. Includes priority habitat
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Close to a conservation area but separated by the M40, and the land likely does not contribute significantly to its setting. There are no direct links (a historic lane is blocked off).
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 BF017

Site Details

Reference	BF017
Settlement	Beaconsfield (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 by the A40 (along with priority habitat) and ancient woodland.
Purpose B	Moderate: The AA comprises a substantial part of the gap between Beaconsfield and High Wycombe but makes limited contribution to appreciation of the gap. It is very well enclosed by woodland.
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 a Local Wildlife Site.
Irreplaceable habitat	Provisionally constrained: A small AA that significantly abuts ancient woodland and includes priority habitat.
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 (BD, IH)

Site BF018

Site Details

Reference	BF018
Settlement	Beaconsfield (large built-up area)
Conclusion	Not grey belt



Assessment

Purpose A	Strong: Comprises woodland and a valued valley that strongly marks the settlement edge.
Purpose B	Strong: The AA comprises a substantial part of the gap between Beaconsfield and High Wycombe and makes a significant contribution to appreciation of the gap. Onsite built form is limited and the AA comprises a significant and accessible valley, associated with some longer distance views. However, it is noted that there are a range of features that could be drawn upon to preserve separation.
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 a Local Wildlife Site.
Irreplaceable habitat	Constrained (marginal): 16% comprises a LWS ancient woodland plus there is wider important priority habitat (including designated LWS).
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 BF019

Site Details

Reference	BF019
Settlement	Beaconsfield (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. The AA is well contained by woodland and other highly valued habitat (a Local Wildlife Site and nature reserve), also the Chiltern Way to the north.
Purpose B	Weak: The AA comprises a substantial part of the gap between Beaconsfield and High Wycombe but makes very limited contribution to appreciation of the gap, including given no road connectivity in this area. There is, however, footpath connectivity and there are some longer distance views.
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: 110m from the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, NLS)

Site BF020

Site Details

Reference	BF020
Settlement	Beaconsfield (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 is contained by a historic field boundary and nature reserve to the west, a lane and surface water flood channel to the north and a historic field boundary to the east. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous having noted the woodland priority habitat within the AA, and noting that land falls away from the settlement edge towards an important valley. Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt.

Purpose B	Weak: The AA comprises a substantial part of the gap between Beaconsfield and High Wycombe but makes very limited contribution to appreciation of the gap, including given no road connectivity in this area. There is, however, footpath connectivity and there are some longer distance views.
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): This is an attractive and accessible/popular valley close to a conservation area and a separate cluster of listed buildings, but these assets are at a distance of >100m. The conservation area does not contain any listed buildings.
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 BF021

Site Details

Reference	BF021
Settlement	Beaconsfield (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 is contained by a train line to the north, a lane and surface water flood channel to west and south, and by a historic field boundary and heritage assets to the east. The urbanising influence of the train line is considered to be limited on balance. 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	Moderate: The AA comprises a substantial part of the gap between Beaconsfield and High Wycombe but makes limited contribution to

	appreciation of the gap, including given no road connectivity in this area. There is, however, footpath connectivity and the train line is adjacent.
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 BF022

Site Details

Reference	BF022
Settlement	Beaconsfield (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. The AA is contained by a lane and surface water flood channel to the north and a historic field boundary 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: 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): A small AA adjacent to a conservation area and a (separate) cluster of listed buildings. This is a gateway to an important and highly accessible valley that includes a large Local Nature Reserve.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt due to footnote 7 constraint (HE)

Site BF023

Site Details

Reference	BF023
Settlement	Beaconsfield (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 a historic field boundary and heritage assets to the west and the train line to the north. It is noted that the south east part of the AA comprises a Local Wildlife Site and the central area comprises a surface water flood risk zone, but development of the remaining (NW) sector would not necessarily be incongruous, and the train line here is an urbanising influence.
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 BF024

Site Details

Reference	BF024
Settlement	Beaconsfield (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 BF025-a

Site Details

Reference	BF025-a
Settlement	Beaconsfield (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 reasonably well contained to the west by a lane (also rising land and historic orchard priority habitat) and to the south and south east by ancient woodland, but containment is less strong to the east, where there is priority habitat woodland not shown on historic mapping (and this is not a historic field boundary). In conclusion, judged moderate having accounted for containment alongside a view that development would, on balance, not be incongruous. There would be a risk of undermining adjacent Green Belt, but this is only a small area that includes some 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 BF025-b

Site Details

Reference	BF025-b
Settlement	Beaconsfield (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. The AA is well contained to the south, but to the west the property boundary is not a historic field boundary. It is also noted that the AA comprises priority habitat that marks the settlement edge (there is a footpath).
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 BF026

Site Details

Reference	BF026
Settlement	Beaconsfield (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 reasonably well contained to the south by a lane, woodland and the Chiltern Way but less well contained to the north (a minor lane). In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous, noting that the AA comprises woodland that marks the settlement edge. The AA is associated with Forty Green, with the Royal Standard Pub (a tourist destination) and the Chiltern Way adjacent.

Purpose B	Weak: The AA comprises a small part of the gap between Beaconsfield and High Wycombe and makes very limited contribution to appreciation of the gap. There is a very substantial rural gap between the towns in this area.
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 BF027

Site Details

Reference	BF027
Settlement	Beaconsfield (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. Much of the AA boundary is contained by historic field boundaries, and the AA is also associated with a valley which could assist with containment, but the field boundary to the east 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. 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 BF028

Site Details

Reference	BF028
Settlement	Beaconsfield (large built-up area)
Conclusion	Not grey belt



Assessment

Purpose A

Moderate: No onsite built form and only very partially enclosed by existing development. The AA has somewhat weak containment in that the western boundary is not a historic field boundary, and this is descending land away from the settlement. In conclusion, judged moderate because development would not be incongruous. It is noted that land falls away from the settlement edge towards a distinct 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 BF029

Site Details

Reference	BF029
Settlement	Beaconsfield (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 woodland and strong historic field boundaries, but descending land generates a concern regarding containment to the south. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. There is a poor relationship with the settlement edge, including accounting for topography. 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 BF030

Site Details

Reference	BF030
Settlement	Beaconsfield (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 ancient woodland and a historic field boundary / footpath.
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 BF031

Site Details

Reference	BF031
Settlement	Beaconsfield (large built-up area)
Conclusion	Not grey belt



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Assessment

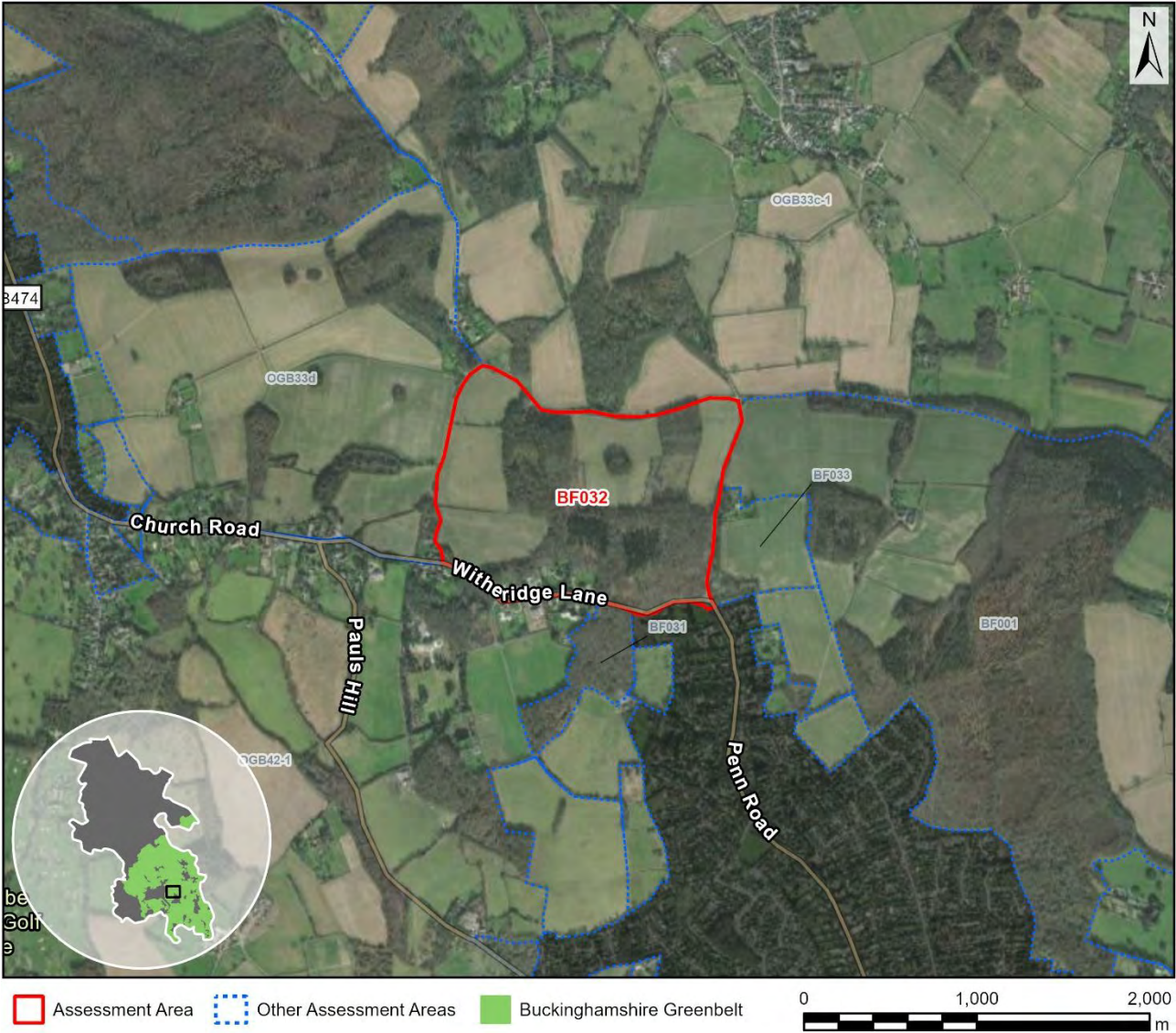
Purpose A	Strong: Comprises an ancient woodland that strongly marks the settlement edge.
Purpose B	Moderate: The AA comprises a substantial part of the gap between Beaconsfield and High Wycombe but makes limited contribution to appreciation of the gap, including noting onsite woodland that would restrict development. However, the gap between the towns is sensitive in this area on account of existing built form including Penn.
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 BF032

Site Details

Reference	BF032
Settlement	Beaconsfield (large built-up area)
Conclusion	Not grey belt



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Assessment

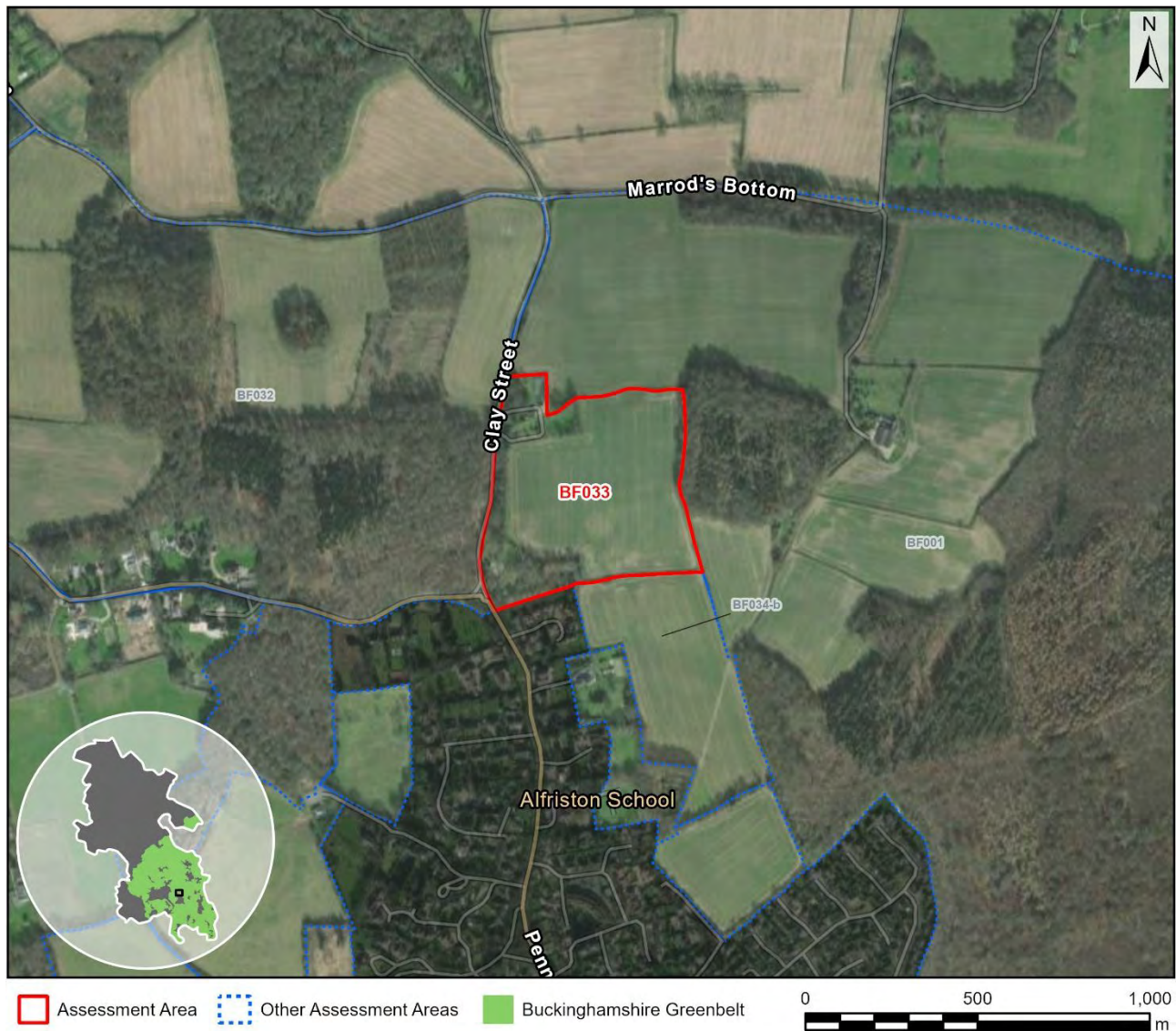
Purpose A	Strong: Comprises an ancient woodland that strongly marks the settlement edge.
Purpose B	Moderate: The AA comprises a substantial part of the gap between Beaconsfield and High Wycombe but makes limited contribution to appreciation of the gap. The gap is sensitive on account of washed over built form (Penn) but any development would be limited given ancient woodland.
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 BF033

Site Details

Reference	BF033
Settlement	Beaconsfield (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 is contained by woodland and historic field boundaries, but the field boundaries are somewhat weak. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous, including noting an area of 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 BF034-a

Site Details

Reference	BF034-a
Settlement	Beaconsfield (large built-up area)
Conclusion	Grey belt



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Assessment

Purpose A	Moderate: Limited onsite built form but only very partially enclosed by existing development. There is containment by mature property boundaries (also a small copse), but these are not historic field boundaries. In conclusion, judged moderate because development would not be incongruous.
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	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): In proximity to a grade 2* listed building but unlikely to contribute to setting as this is a small 'backland' AA.
NL setting	Unconstrained: Marginally intersects the NL but 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 BF034-b

Site Details

Reference	BF034-b
Settlement	Beaconsfield (large built-up area)
Conclusion	Not grey belt



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Assessment

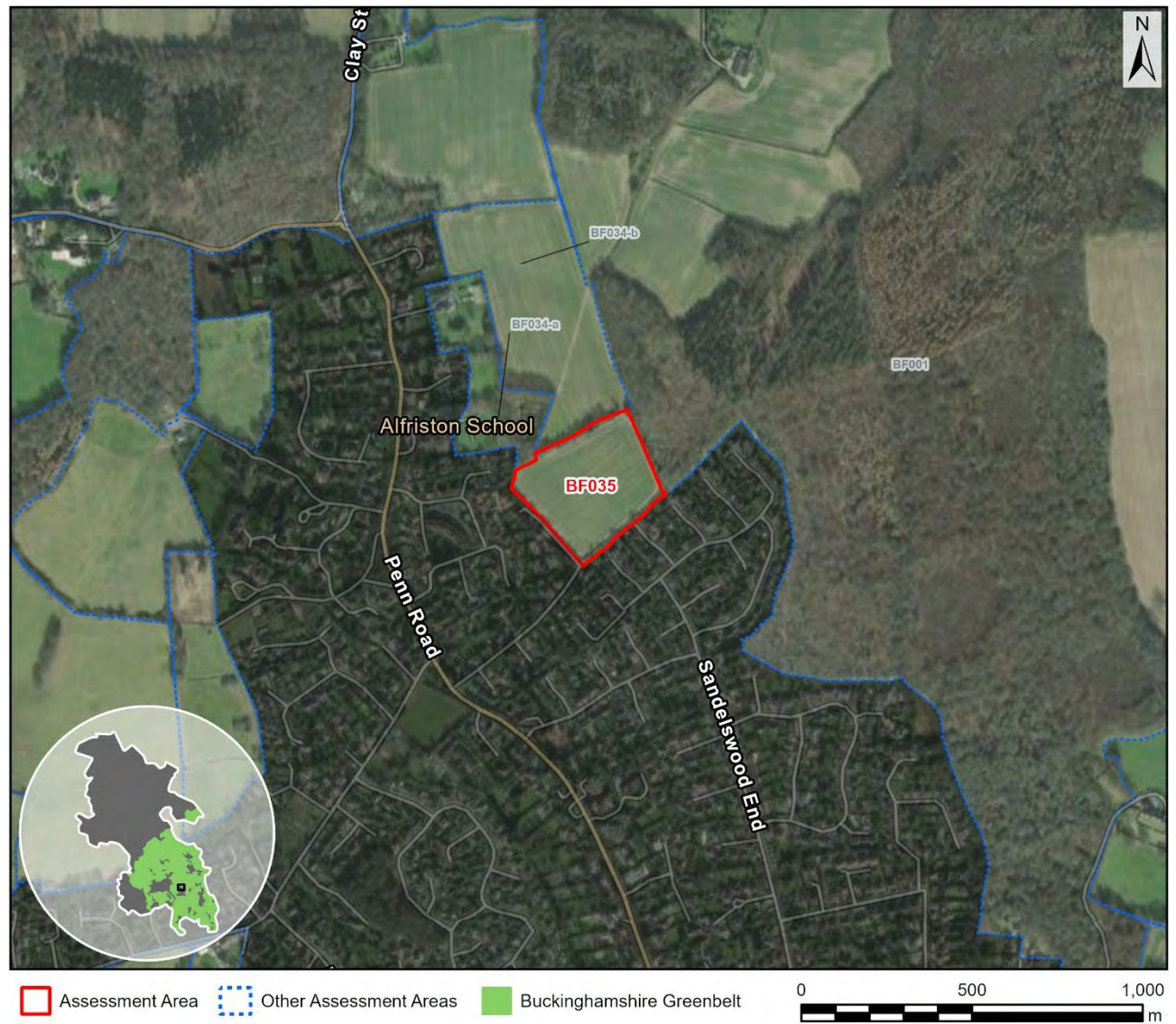
Purpose A	Strong: No onsite built form and not enclosed by existing development. There is containment by historic field boundaries and ancient woodland, but the field boundaries to the north are somewhat weak. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous, noting a poor relationship to the settlement edge. 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 BF035

Site Details

Reference	BF035
Settlement	Beaconsfield (large built-up area)
Conclusion	Not grey belt



Assessment

Purpose A	Moderate: No onsite built form but partially enclosed by existing development. The AA is contained by a strong historic field boundary / tree belt and ancient 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 due to footnote 7 constraint (NL)

Site BW002

Site Details

Reference	BW002
Settlement	Bourne End and Wooburn Town (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: Not within the NL
Flood risk	Unconstrained: No notable constraint

Biodiversity	Provisionally constrained: Beyond 1.2km walking distance of Cock Marsh SSSI and this is a route via the Bourne End in the context of alternative more convenient destinations, plus there is a large intervening area of riverside meadow popular with dog walkers. Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: The lower slopes of the valley side above historic assets along the Wye Valley, but assets are at some distance and there is much intervening modern built form plus there is much screening vegetation. Two footpaths pass through the 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)

Site BW003

Site Details

Reference	BW003
Settlement	Bourne End and Wooburn Town (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 Bourne End / Wooburn, Flackwell Heath and High Wycombe but makes limited contribution to appreciation of the gap. This is very steeply rising land, and there is a need to consider various long distance views given the Wye valley topography, but there would be good potential to leave raised land undeveloped in order to maintain settlement separation.
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: The steep lower slopes of the valley side above Woburn, potentially contributing to the setting of the conservation area (separated by industrial buildings) and/or an important cluster of listed buildings including a grade 2* listed church. However, intervening land is currently under construction for 146 homes (18/05597/OUT).
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, HE)

Site BW004

Site Details

Reference	BW004
Settlement	Bourne End and Wooburn Town (town)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: No onsite built form and not enclosed by existing development. The AA is contained by historic field boundaries and steeply rising land. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous.
Purpose B	Strong: The AA comprises a substantial part of the gap between Bourne End / Wooburn and High Wycombe and makes a significant contribution to appreciation of the gap. This is prominent raised land and development would lead to a very small remaining gap.
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: The steep valley side above two Wye Valley conservation areas. However, perhaps not as sensitive as the similar AA to the east (very prominent valley side above Wooburn Green) or north (very high land with extensive views across the valley).
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 BW005

Site Details

Reference	BW005
Settlement	Bourne End and Wooburn Town (town)
Conclusion	Not grey belt



Assessment

Purpose A	Moderate: No onsite built form but partially enclosed by existing development. There is containment by an A-road, built form and a former train line / rising land. It is noted that the effect of development would be to merge the High Wycombe large built up area and the town of Bourne End / Wooburn, but it is difficult to conclude this would be incongruous from a Purpose A perspective.
Purpose B	Strong: The AA comprises a substantial part of the gap between Bourne End / Wooburn and High Wycombe and makes a significant contribution to appreciation of the gap. Development would lead to a strong sense of merging.

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	Constrained (marginal): This is the gap between two conservation areas and prominent land that is easily appreciated. There is prominent historic built form adjacent, albeit not locally listed.
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 BW006

Site Details

Reference	BW006
Settlement	Bourne End and Wooburn Town (town)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: Very limited onsite built form (associated with a park) but partially enclosed by existing development. There is containment by an A-road, built form and a historic field boundary / rising land. It is noted that the effect of development would be to merge the High Wycombe large built up area and the town of Bourne End / Wooburn, but it is difficult to conclude this would be incongruous from a Purpose A perspective.
Purpose B	Strong: The AA comprises a substantial part of the gap between Bourne End / Wooburn and High Wycombe and makes a significant contribution to appreciation of the gap. Development would lead to a strong sense of

	merging, albeit there is limited visibility from the A4094. The AA comprises a park.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Provisionally constrained: Fluvial flood risk is notable but not significant. However, there is then significant additional 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	Provisionally constrained: Comprises a park closely associated with an adjacent conservation area, including adjacent listed buildings. There is one listed building within the AA, although the park itself appears to have limited historic value.
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 BW007

Site Details

Reference	BW007
Settlement	Bourne End and Wooburn Town (town)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Limited onsite built form (partly historic) and only very partially enclosed by existing development. The AA is contained by lanes and somewhat contained on accounting of comprising the side of a valley. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous.
Purpose B	Strong: The AA comprises a substantial part of the gap between Bourne End / Wooburn and High Wycombe and makes a significant contribution to appreciation of the gap. This is raised land above the Wye Valley and the Chiltern Way passes through.

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: 12% ancient woodland plus significant wider priority habitat. Likely contributes to connectivity between ancient woodland patches at the landscape scale.
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained: Includes one conservation area and is adjacent to two others. This is the steep side of the Wye Valley, associated with an ancient woodland and also the Chiltern Way.
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 BW008

Site Details

Reference	BW008
Settlement	Bourne End and Wooburn Town (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: Not within the NL
Flood risk	Unconstrained: No notable constraint

Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: 5% ancient woodland and abuts another.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: A prominent valley side that may contribute to the setting of the nearby Wooburn Town conservation area albeit separated by modern development. A long distance path passes through the centre of the AA and there is a central and prominent valley side ancient woodland.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, IH, HE)

Site BW009

Site Details

Reference	BW009
Settlement	Bourne End and Wooburn Town (town)
Conclusion	Provisional grey belt



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Assessment

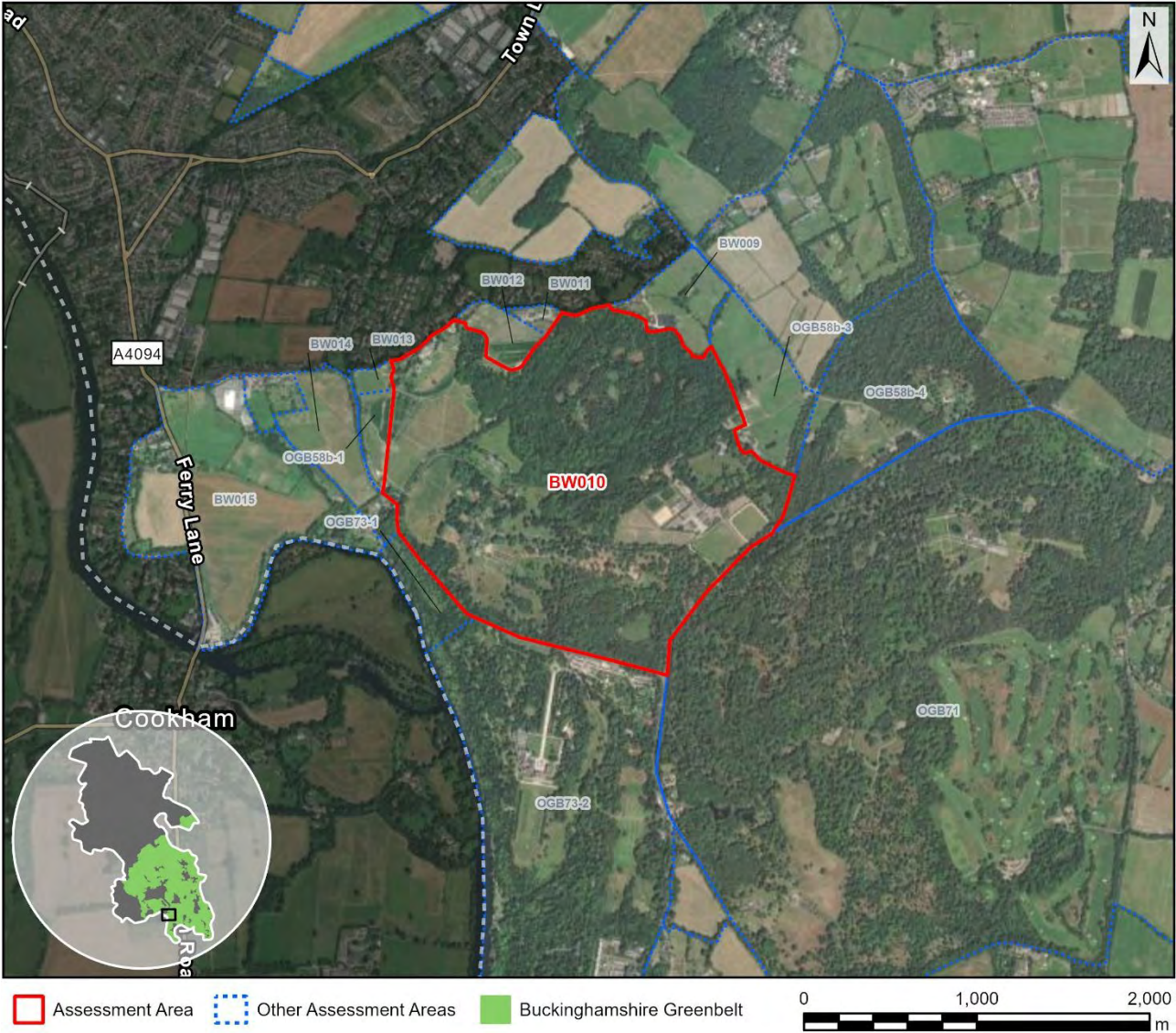
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint

Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: Significantly abuts an ancient woodland.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: This is the transition from Wooburn/Bourne End to a broad landscape with clear historic character, but there are no listed assets in the vicinity.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, IH)

Site BW010

Site Details

Reference	BW010
Settlement	Bourne End and Wooburn Town (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 Bourne End and Slough but makes limited contribution to appreciation of the gap. There is extensive onsite woodland and the broader landscape is also heavily wooded and more broadly constrained.
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	Constrained: 46% ancient woodland, also wider priority habitat. Also significant historic environment constraint.
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 BW011

Site Details

Reference	BW011
Settlement	Bourne End and Wooburn Town (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: 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 comprises significant existing built form.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Around 80m from a grade 2 registered park and garden but few concerns noting modern built form.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site BW012

Site Details

Reference	BW012
Settlement	Bourne End and Wooburn Town (town)
Conclusion	Provisional grey belt



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Assessment

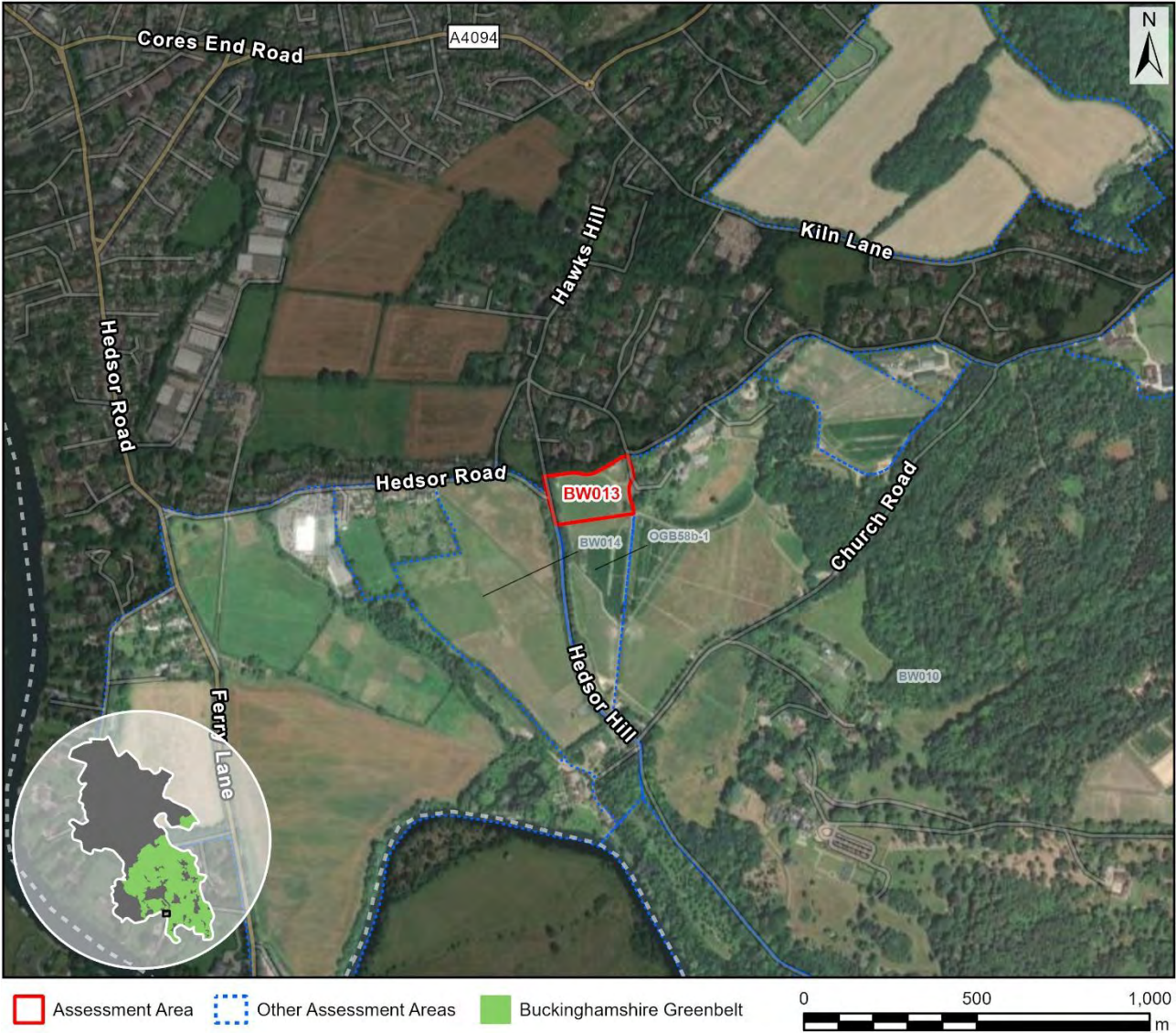
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint

Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: Significantly abuts two ancient woodlands.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Raised land in the context of an adjacent grade 2 registered park and garden. Does intersect the corner of the registered park and garden, but the building here is not listed or locally listed and historic mapping suggests that the land here fell outside of the parkland. Quite well-screened from adjacent Harvest Hill and well-contained by woodland.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, IH, HE)

Site BW013

Site Details

Reference	BW013
Settlement	Bourne End and Wooburn Town (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: 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: Comprises the middle slopes of a prominent valley side that likely contributes to the setting of Thames corridor between Cookham Bridge and the conservation area south of Bourne End, including noting public footpaths including long distance paths. Also a grade 2 registered park and garden is adjacent and the land may contribute to the setting of the church within it, noting the intervening valley. Also, nearby within the registered park and garden is a listed folly/tower. There is adjacent modern built form and the AA is well screened from higher ground along Harvest Hill, although there is also an adjacent public footpath.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site BW014

Site Details

Reference	BW014
Settlement	Bourne End and Wooburn Town (town)
Conclusion	Not 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	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained (marginal): Comprises the lower slopes of a prominent valley side that likely contributes to the setting of the adjacent conservation area and also an adjacent grade 2 registered park and garden, including noting an adjacent listed gatehouse. A bridleway passes through the AA, from which there are clear views of the conservation area, plus the valley side is visible from Ferry Lane between Cookham Bridge and Bourne End, as well as the associated 'Beeches Way' long distance footpath. Generally contributes to an important part of the River Thames corridor.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt due to footnote 7 constraint (HE)

Site BW015

Site Details

Reference	BW015
Settlement	Bourne End and Wooburn Town (town)
Conclusion	Not 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	Constrained: Entirely or almost entirely within a fluvial flood risk zone.

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 BW019

Site Details

Reference	BW019
Settlement	Bourne End and Wooburn Town (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 Bourne End and Marlow and makes very limited contribution to appreciation of the gap. The AA is distant from the connecting road corridor, but there is also a need to consider the Thames Path.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Constrained: Entirely within a fluvial flood risk zone.
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 BW020

Site Details

Reference	BW020
Settlement	Bourne End and Wooburn Town (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 Bourne End and Marlow and makes very limited contribution to appreciation of the gap. The AA is not visible from the A4155 but there is also an important connecting footpath.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Provisionally constrained: Intersects the fluvial flood risk zone at the periphery, but there is also significant surface water flood risk.
Biodiversity	Unconstrained: In proximity to a geological SSSI. Limited concerns regarding recreational pressure on Bisham Wood SSSI component of the Chilterns Beechwoods SAC nor Cock Marsh SSSI.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Adjacent to three listed buildings and could well contribute to their setting, noting that this is a popular route to a riverside pub and open space (with a public car park). Two further listed buildings are located further down the lane and a conservation area is nearby. Generally contributes to the sector of the River Thames corridor with distinct historic character.
NL setting	Provisionally constrained: 70m from the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (FR, HE, NLS)

Site BW021

Site Details

Reference	BW021
Settlement	Bourne End and Wooburn Town (town)
Conclusion	Provisional grey belt



Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Bourne End and Marlow but makes limited contribution to appreciation of the gap. There is limited appreciation of the land from the A4155, but there is also a need to note an important footpath and potential views from higher ground to the north.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: In proximity to a geological SSSI. Limited concerns regarding recreational pressure on Bisham Wood SSSI component of the Chilterns Beechwoods SAC nor Cock Marsh SSSI.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): Comprises a large part of the gap between two conservation areas and a popular footpath runs adjacent that links the conservation areas. Comprises historic landfill.
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 BW022

Site Details

Reference	BW022
Settlement	Bourne End and Wooburn Town (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)	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 BW023

Site Details

Reference	BW023
Settlement	Bourne End and Wooburn Town (town)
Conclusion	Provisional grey belt



Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a substantial part of the gap between Bourne End / Wooburn and Flackwell Heath but makes very limited contribution to appreciation of the gap. The AA includes significant 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: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Around 300m from a conservation area and whilst the AA is associated with raised ground it not thought likely to contribute significantly to the conservation area's setting. Includes significant built form.
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 BW024

Site Details

Reference	BW024
Settlement	Bourne End and Wooburn Town (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 Bourne End / Wooburn and Flackwell Heath but makes limited contribution to appreciation of the gap. This is an important area of open land sloping down from the raised plateau towards the River Thames, and the adjacent lane is an important connecting feature. However, views across the land are limited (there are no public rights of way in this area) and a substantial gap could be maintained to the north (a distinct valley).
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: Around 300m from a conservation area and whilst the AA is associated with raised ground it not thought likely to contribute significantly to the conservation area's setting. Traffic through the conservation area is potentially a further consideration.
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 BW025

Site Details

Reference	BW025
Settlement	Bourne End and Wooburn Town (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 Bourne End / Wooburn and Flackwell Heath but makes limited contribution to appreciation of the gap. The gap is fragile in this area is very fragile on account of washed over built form, and can be considered important given the clear distinction between Bourne End as a settlement associated with the River Thames and Flackwell Heath as a settlement associated with a distinct raised plateau between two river valleys. However, the AA includes some built form and is very well screened, with AAs to the north contributing more to the settlement gap.

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: 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 (BD)

Site BW026

Site Details

Reference	BW026
Settlement	Bourne End and Wooburn Town (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 Bourne End / Wooburn, Flackwell Heath and High Wycombe and makes a significant contribution to appreciation of the gap. The gap between Bourne End and Flackwell Heath is very fragile, and whilst there is built form within the AA along the key connecting route, there is also a need to public rights of way to the east. The east of the AA then also comprises important raised ground in the context of the Wye valley settlements.
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): Prominent raised land above two Thames corridor and Wye valley conservation areas, and public rights of way pass through, but the closest conservation area is ~600m distant and separated by large industrial buildings. Likely not as sensitive as AAs to the east given topography.
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 BW027

Site Details

Reference	BW027
Settlement	Bourne End and Wooburn Town (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	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: One veteran tree.
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained (marginal): Partly intersects a conservation area, and includes a listed building outside of the conservation area, but the AA comprises 'backland' and there is adjacent modern development. Includes allotments that could compliment the conservation area and the open field is shown as an orchard on historic mapping.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt due to footnote 7 constraint (HE)