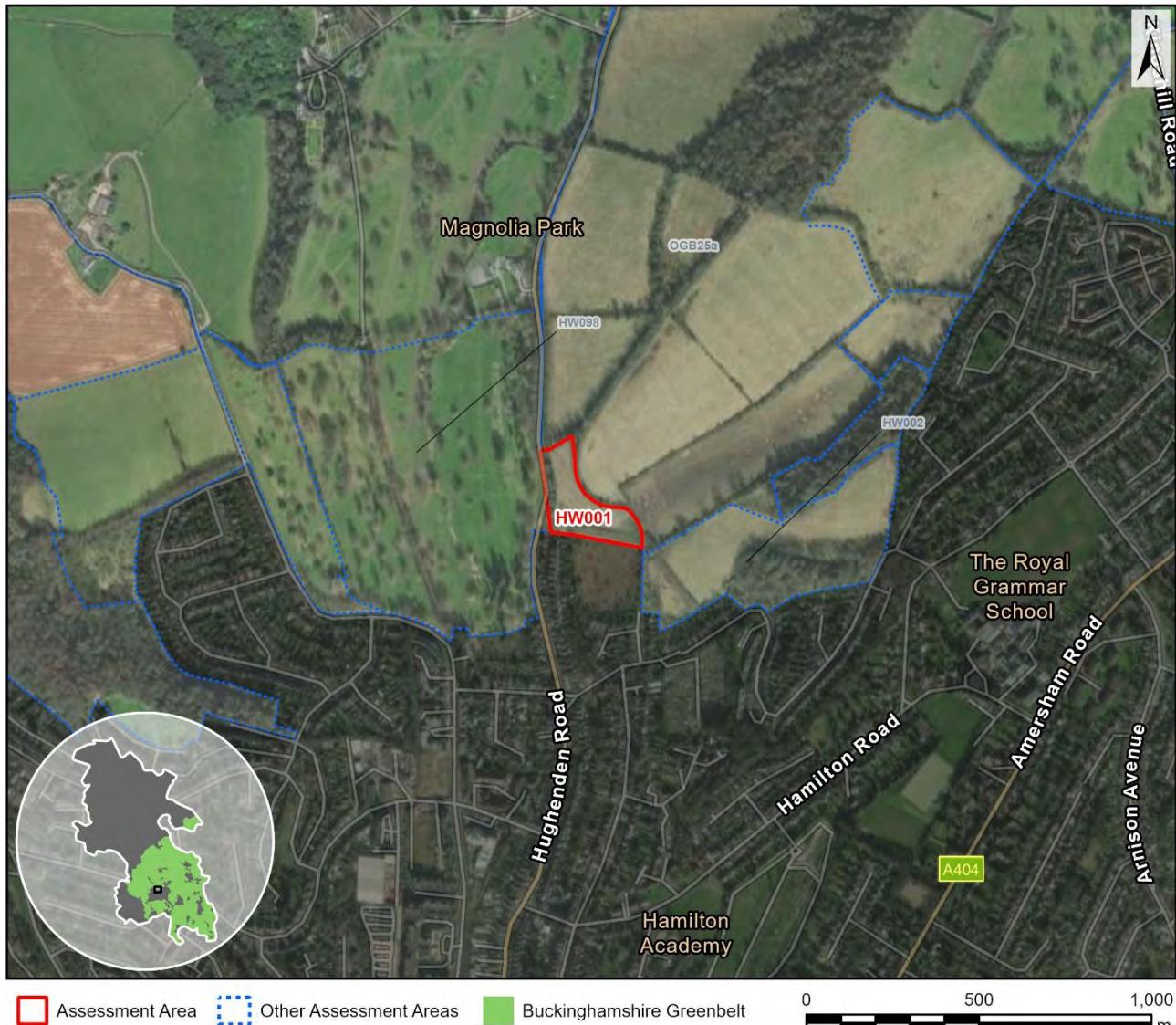


Site HW001

Site Details

Reference	HW001
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	<p>Strong: No onsite development and not enclosed by existing development. The AA is contained by strong historic field boundaries. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous including noting steep topography and a thick tree belt to the south. Also, it is noted that the AA comprises priority habitat.</p>
Purpose B	<p>None: No notable contribution.</p>
Purpose D	<p>None: No notable contribution</p>

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt 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 HW002

Site Details

Reference	HW002
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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

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Assessment

Purpose A **Moderate:** No onsite built form but partially enclosed by existing development. The AA is contained by strong historic field boundaries and woodland. It is noted that the AA comprises priority habitat.

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 HW003

Site Details

Reference	HW003
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

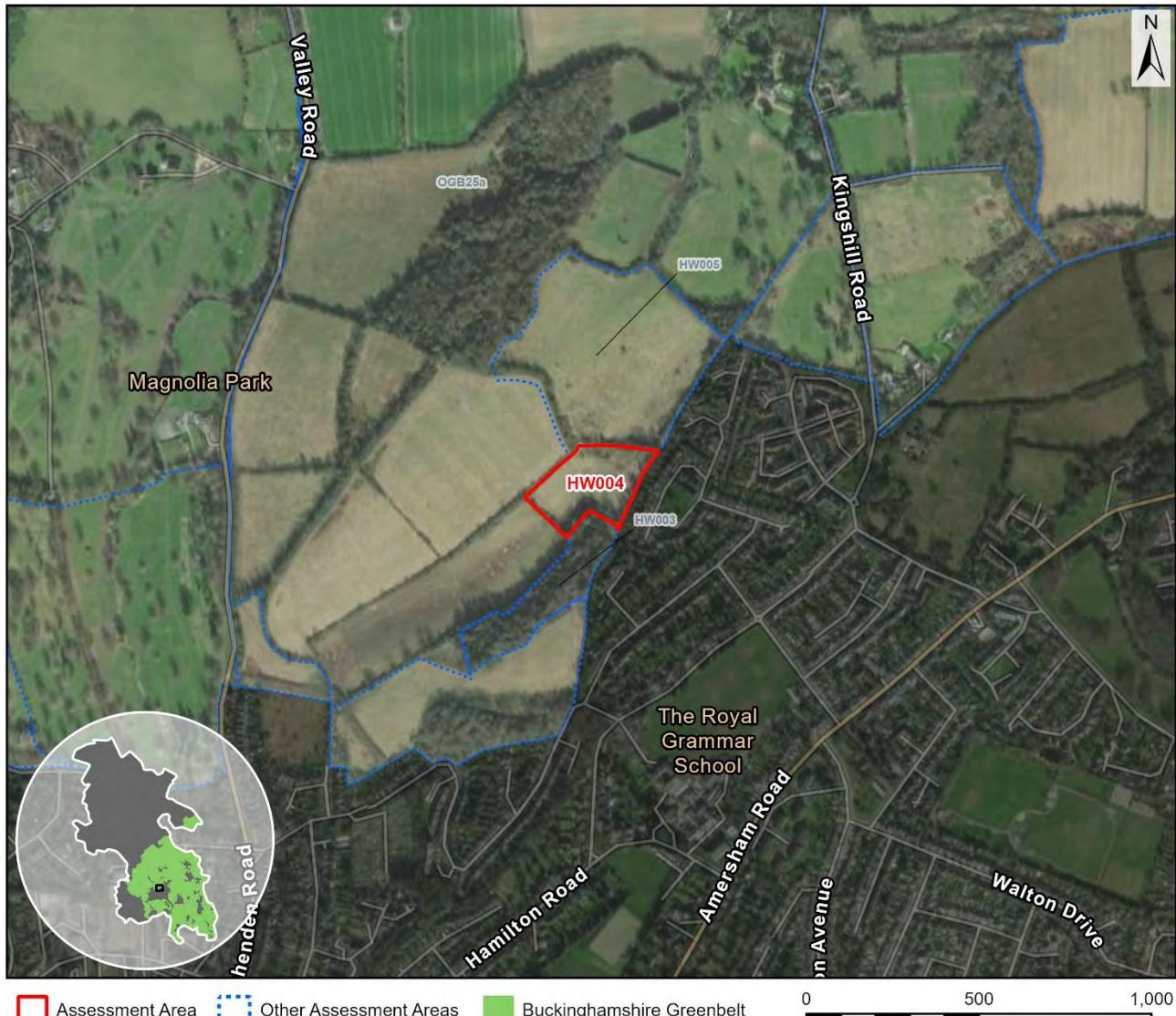
Purpose A	Strong: The AA comprises an ancient woodland that strongly marks the settlement edge.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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 HW004

Site Details

Reference	HW004
Settlement	High Wycombe area (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 mostly well contained by field boundaries and woodland (priority habitat is also noted), but field boundaries to the west are not historic. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. Land falls away steeply from the settlement edge to a valley. 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 HW005

Site Details

Reference	HW005
Settlement	High Wycombe area (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 strong historic field boundaries and woodland (priority habitat to the west is also noted). In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. The AA comprises a significant valley. 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)

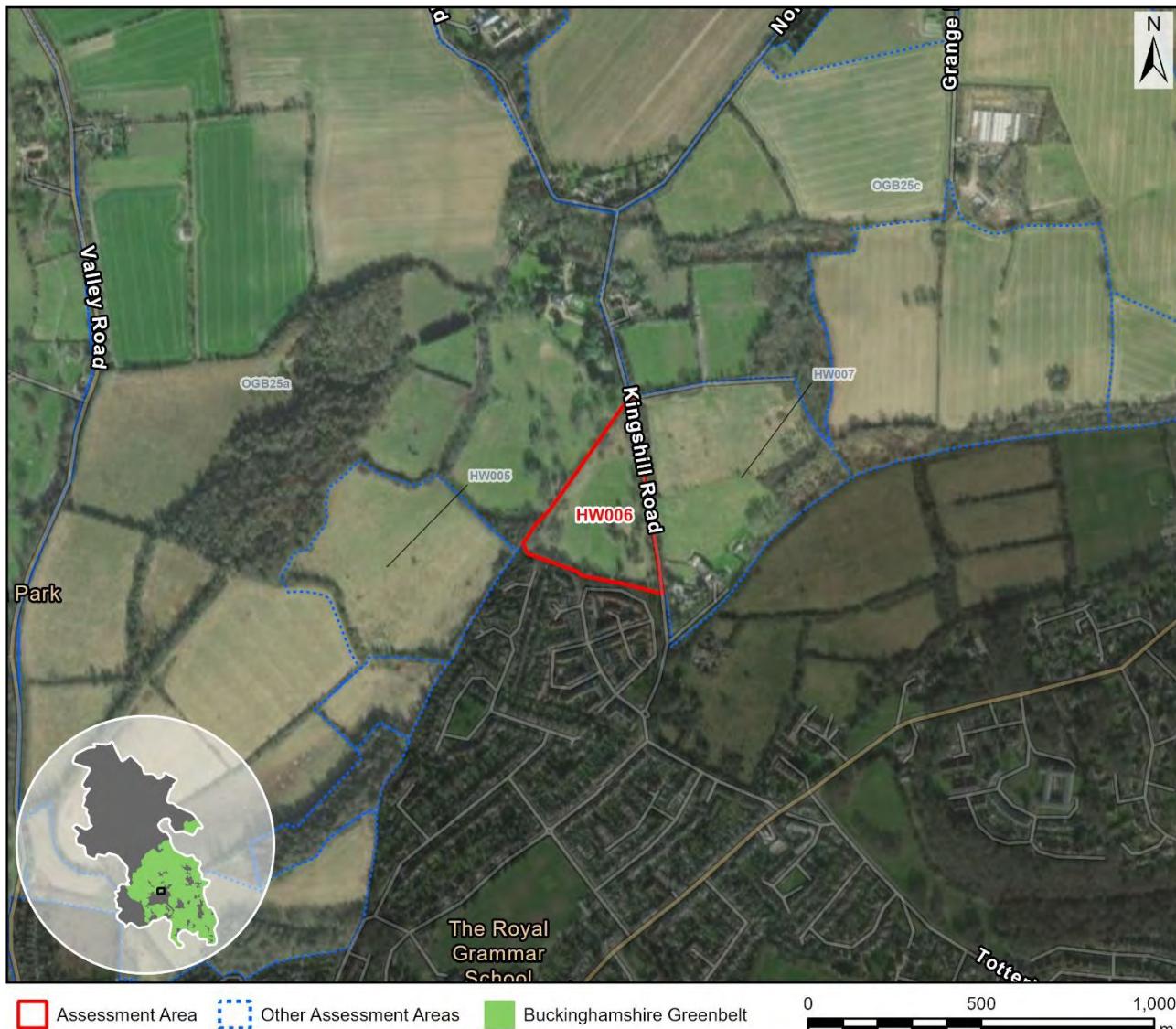
Constrained: Within the NL

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 HW006

Site Details

Reference	HW006
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	<p>Strong: No onsite built form and not enclosed by existing development. The AA is contained by a minor road and a footpath associated with a vegetation (historically this passed through an area of parkland). In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. It is noted that the topography here is relatively flat, but development could lead to something of an extended finger of built form.</p>
Purpose B	<p>None: No notable contribution.</p>
Purpose D	<p>None: No notable contribution</p>

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt 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 HW007

Site Details

Reference	HW007
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form and not enclosed by existing development. The AA is contained by a road, woodland and strong historic field boundaries / footpaths. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. It is noted that there is an existing local plan allocation to the south, but the planning application is pending at the time of writing. Also, the AA is separated from the allocation by woodland and a bridleway.

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 HW008

Site Details

Reference	HW008
Settlement	High Wycombe area (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 well contained to the west, but the historic field boundaries to the north and east are somewhat weak. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. The AA is adjacent to an existing local plan allocation to the south, but the AA would not relate well to the allocation noting a thick tree belt and a bridleway.

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 HW009

Site Details

Reference	HW009
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** No onsite built form and only very partially enclosed by existing development. The field boundaries to the west are notably weak or non-existent. In conclusion, judged moderate because development would not be incongruous, noting topography and also noting the Local Plan allocation to the south.

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

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

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

Site HW010

Site Details

Reference	HW010
Settlement	High Wycombe area (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 strong historic field boundaries. A high density of footpaths is noted.

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 HW011

Site Details

Reference	HW011
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Strong:** Limited onsite built form and not enclosed by existing development. There is notably poor containment to the south. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous noting the existing linear pattern of development.

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 HW012

Site Details

Reference	HW012
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Strong:** Limited onsite built form and not enclosed by existing development. The AA is contained by roads and strong historic field boundaries. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous.

Purpose B **Weak:** The AA comprises a small part of the gap between High Wycombe and Prestwood / Great Missenden and makes very limited contribution to appreciation of the gap. However, the gap to the north is considered to be somewhat sensitive on account of Great Kinghill and extensive washed over built form, and because this is broadly something of a flatter plateau landscape in the context of the wider Chilterns

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 HW013

Site Details

Reference	HW013
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form and partially enclosed only on account of a historic farm. There is containment by historic field boundaries, but the boundary is weak to the north. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous noting the existing linear pattern of development.

Purpose B

Weak: The AA comprises a small part of the gap between High Wycombe and Prestwood / Great Missenden and makes very limited contribution to appreciation of the gap. However, the gap to the north is considered to be somewhat sensitive on account of Great Kinghill and extensive washed over

built form, and because this is broadly something of a flatter plateau landscape in the context of the wider Chilterns

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 HW014

Site Details

Reference	HW014
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form (farm buildings) and not enclosed by existing development. There is little to provide containment. In conclusion, judged moderate due to onsite built form.

Purpose B **Weak:** The AA comprises a small part of the gap between High Wycombe and Prestwood / Great Missenden and makes very limited contribution to appreciation of the gap. However, the gap to the north is considered to be somewhat sensitive on account of Great Kinghill and extensive washed over built form, and because this is broadly something of a flatter plateau landscape in the context of the wider Chilterns

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 HW015

Site Details

Reference	HW015
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: No onsite built form and only very partially enclosed (a farm). The AA is contained by a historic field boundary, but this is somewhat weak. In conclusion, judged moderate because development would, on balance, not be incongruous.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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

Site HW016

Site Details

Reference	HW016
Settlement	High Wycombe area (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 reasonably well contained to the east but less well contained by a weak historic field boundary to the west. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous noting that Widmer End already forms something of a linear projection and given a concern regarding sprawl towards Great Kingshill.

Purpose B **Weak:** The AA comprises a small part of the gap between High Wycombe and Prestwood / Great Missenden and makes very limited contribution to appreciation of the gap. However, the gap to the north is considered to be

somewhat sensitive on account of Great Kinghill and extensive washed over built form, and because this is broadly something of a flatter plateau landscape in the context of the wider Chilterns

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 HW017

Site Details

Reference	HW017
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

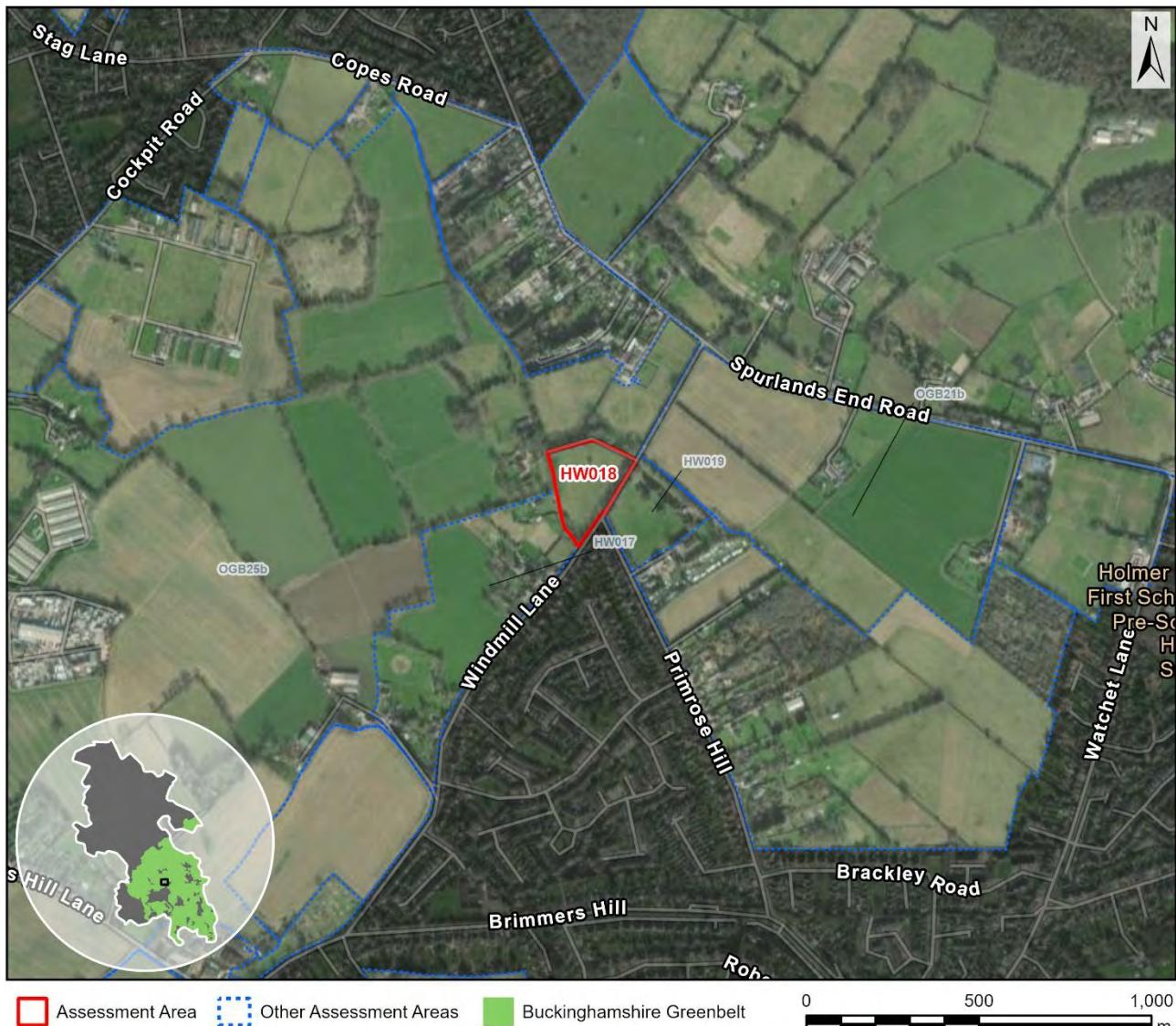
Moderate: Limited onsite built form and not enclosed by existing development. The AA is contained by historic field boundaries and a listed farm / priority habitat to the northeast, but containment is slightly weaker to the north west. In conclusion, judged moderate having accounted for onsite built form (which is mostly modern) alongside a view that development would, on balance, not be incongruous. Topography provides a small degree of containment; however, Widmer End already forms something of a linear projection and there is a concern regarding sprawl towards Great Kingshill.

Purpose B	Weak: The AA comprises a small part of the gap between High Wycombe and Prestwood / Great Missenden and makes very limited contribution to appreciation of the gap. However, the gap to the north is considered to be somewhat sensitive on account of Great Kinghill and extensive washed over built form, and because this is broadly something of a flatter plateau landscape in the context of the wider Chilterns
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 HW018

Site Details

Reference	HW018
Settlement	High Wycombe area (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 containment by a historic farm / priority habitat to the west, a strong historic field boundary 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. Widmer End already forms something of a linear projection and there is a concern regarding sprawl towards Great Kingshill.

Purpose B **Weak:** The AA comprises a small part of the gap between High Wycombe and Prestwood / Great Missenden and makes very limited contribution to appreciation of the gap. However, the gap to the north is considered to be

somewhat sensitive on account of Great Kinghill and extensive washed over built form, and because this is broadly something of a flatter plateau landscape in the context of the wider Chilterns

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 HW019

Site Details

Reference	HW019
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



Assessment

Purpose A **Strong:** No onsite built form and partially enclosed only on account of a historic farm (two listed buildings). There is containment by a lane and 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. Widmer End already forms something of a linear projection and there is a concern regarding sprawl towards Great Kingshill.

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

Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: A small AA adjacent to two listed buildings, with two others nearby, which collectively perhaps help to demarcate the edge of Holmer Green (where there is overall very limited historic character).
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 HW020

Site Details

Reference	HW020
Settlement	High Wycombe area (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form but partially enclosed by existing development. The AA is contained by historic field boundaries (also some priority habitat), but these are somewhat weak in places. It is noted that the AA is associated with the developed plateau.

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

Purpose D **None:** No notable contribution

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

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): A historic farmstead with two listed buildings is at the edge of the AA but not easily appreciated from the road and there would be good potential to buffer / mitigate. There is also an adjacent public footpath that also passes another historic farm where there are the remains of a windmill (see Bucks heritage portal).
NL setting	Provisionally constrained: 100m from the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (NLS)

Site HW021

Site Details

Reference	HW021
Settlement	High Wycombe area (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A: **Moderate:** Limited onsite built form (primarily sports facilities) and only very partially enclosed by existing development. The AA is contained by a road to the north, a farm track / driveway to the west and a woodland or former orchard to the south. In conclusion, judged moderate because development would, on balance, not be incongruous, including noting the built form and the woodland to the south.

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

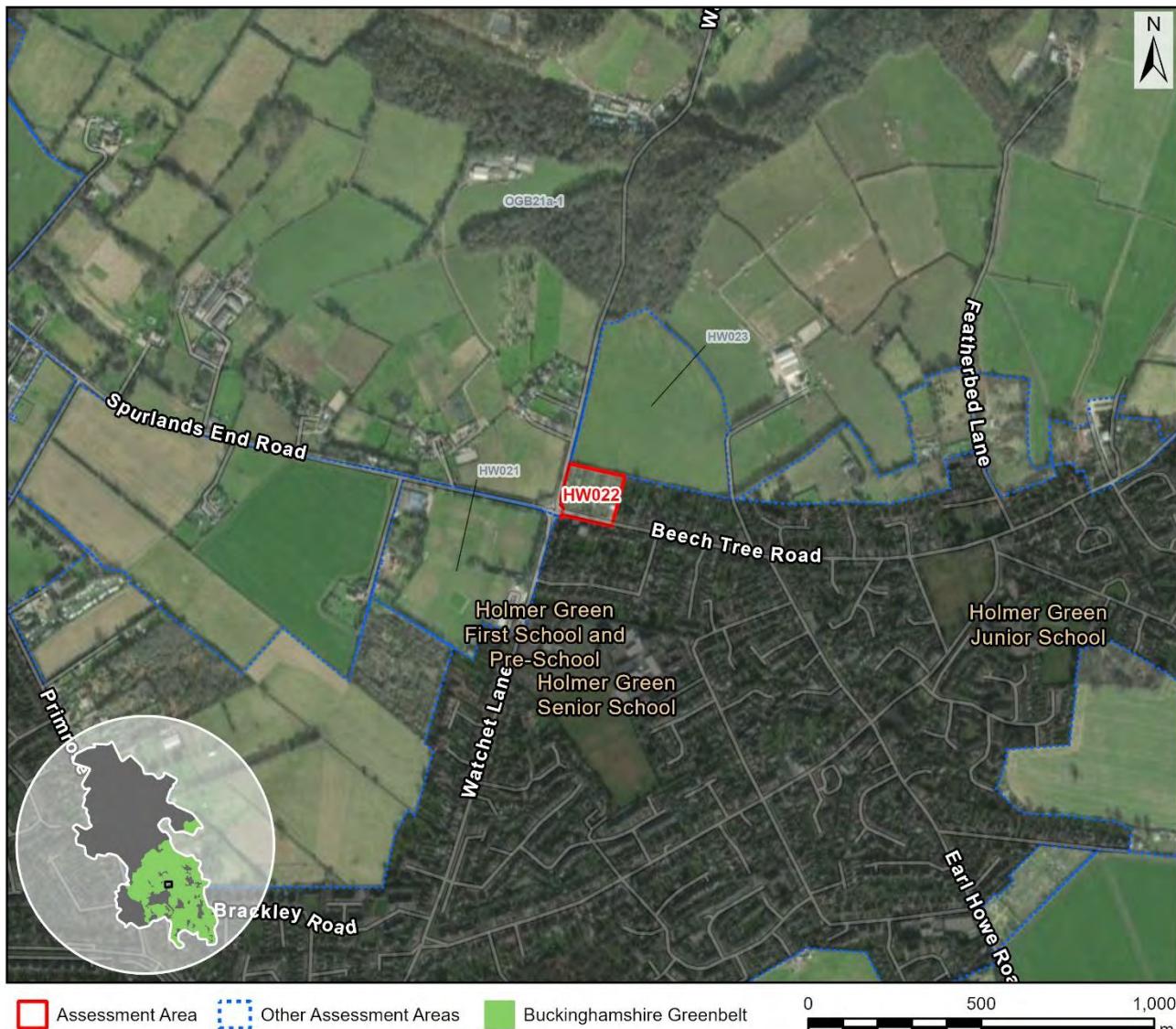
Purpose D: **None:** No notable contribution

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

Site HW022

Site Details

Reference	HW022
Settlement	High Wycombe area (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 lane and a historic field boundary.

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 HW023

Site Details

Reference	HW023
Settlement	High Wycombe area (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 historic field boundaries, but these are somewhat weak. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous.

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

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

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

Site HW024

Site Details

Reference	HW024
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form and only very partially enclosed by existing development. There is containment by strong historic field boundaries and a bridleway (a former lane and a Local Wildlife Site) to the east. In conclusion, judged moderate because development would, on balance, not be incongruous.

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

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

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

Site HW025

Site Details

Reference	HW025
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form (agricultural) and only very partially enclosed by existing development. There is containment by historic field boundaries and a bridleway (a former lane and a Local Wildlife Site) to the west. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous noting that Holmer Green already represents something of a linear projection.

Purpose B

None: No notable contribution.

Purpose D

None: No notable contribution

National Landscape
(NL)

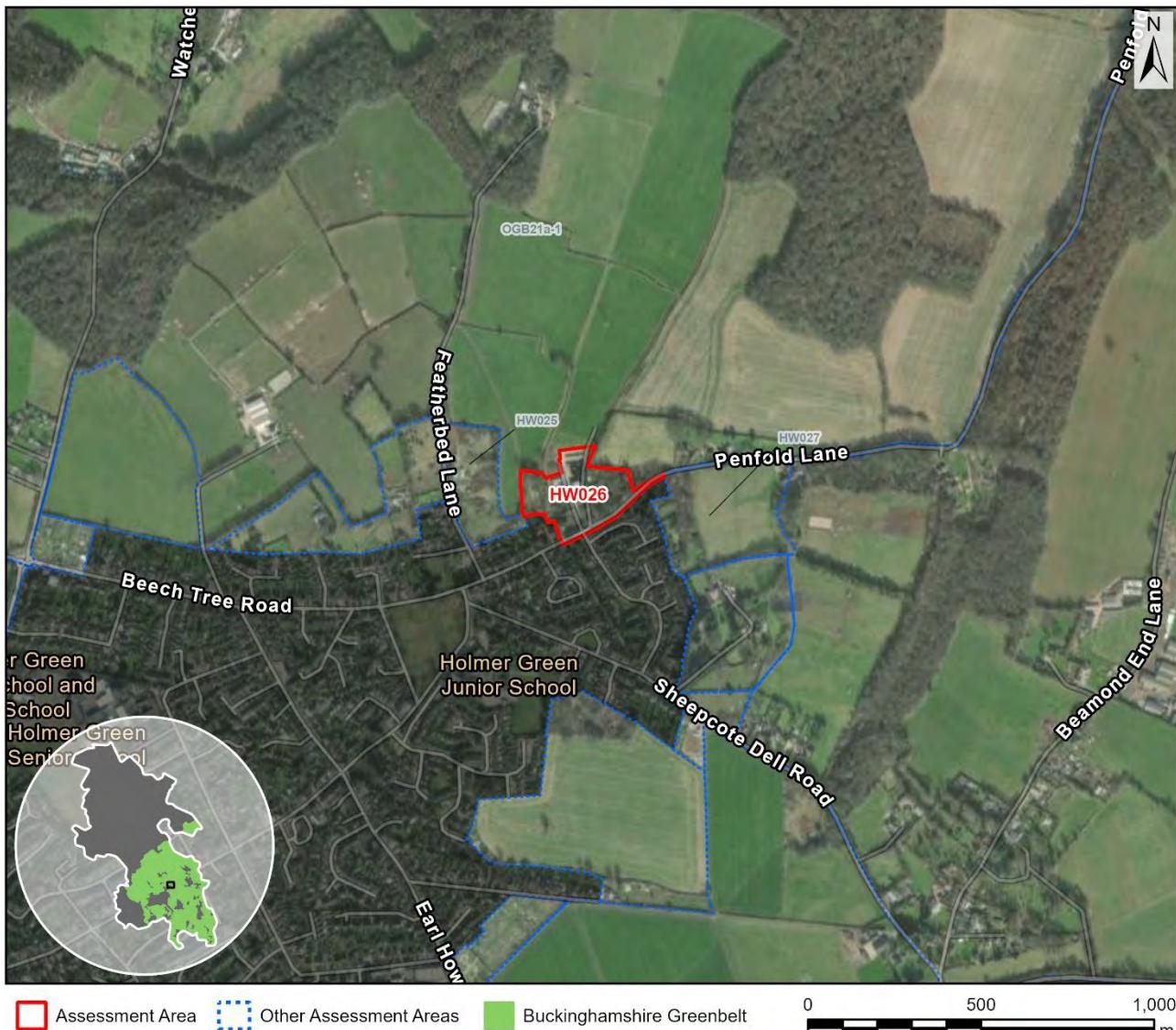
Constrained: Within the NL

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 HW026

Site Details

Reference	HW026
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form (appears mostly agricultural, including three listed buildings) and only very partially enclosed by existing development. There is some containment by historic field / property boundaries, but the north east boundary is not historic (but there is priority habitat and a surface water flood zone). In conclusion, judged moderate having accounted for onsite built form alongside a view that development would, on balance, not be incongruous.

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

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

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

Site HW027

Site Details

Reference	HW027
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Strong:** Limited onsite built form and not enclosed by existing development. The AA is contained by a lane, a woodland and a strong historic field boundary. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous noting that Holmer Green already represents something of a linear projection.

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

Purpose D **None:** No notable contribution

National Landscape
(NL)

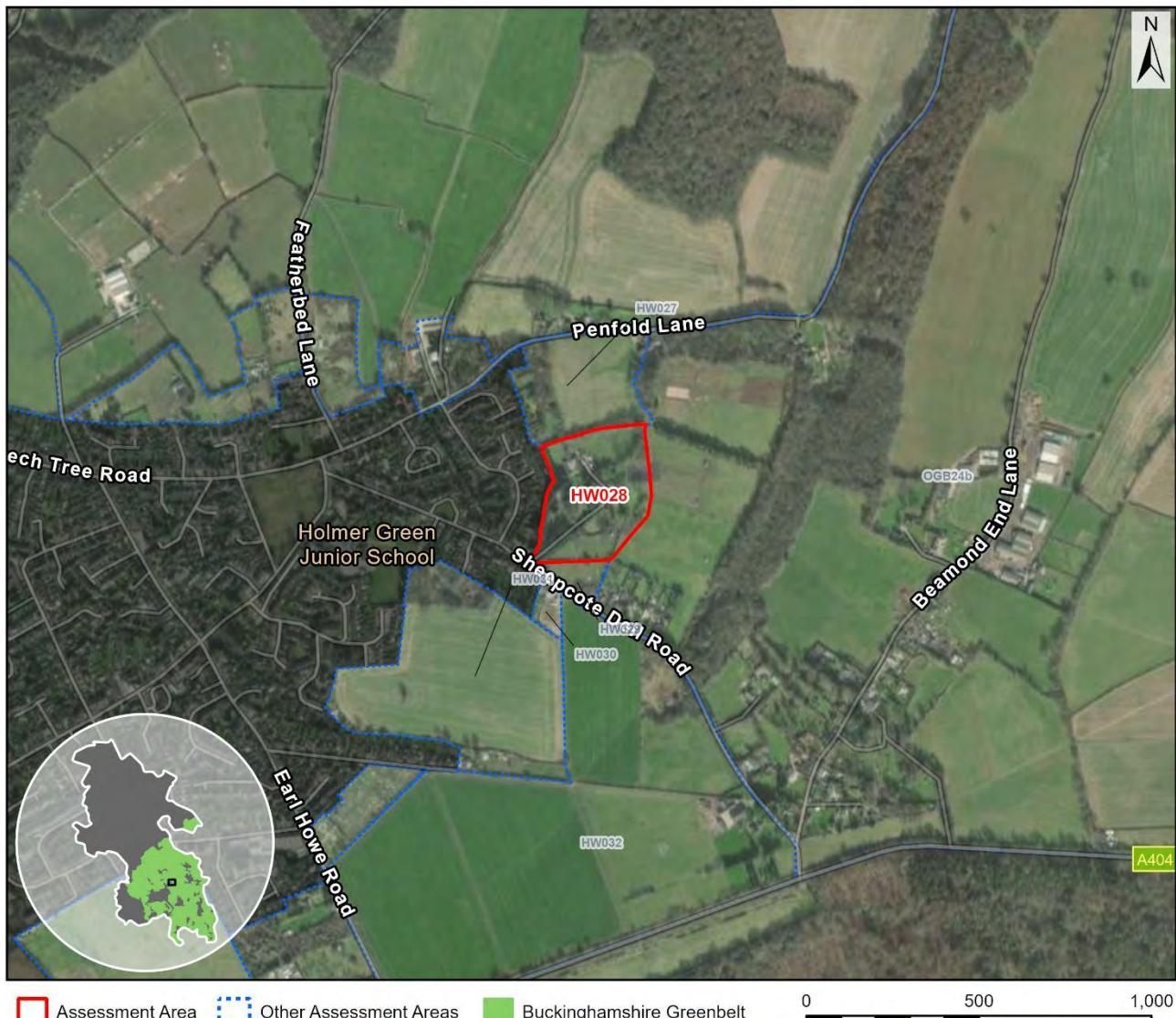
Constrained: Within the NL

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 HW028

Site Details

Reference	HW028
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Strong:** Limited onsite built form (two historic houses, one listed) and not enclosed by existing development. The AA is contained by historic field / property boundaries. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous noting that Holmer Green already represents something of a linear projection.

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 HW029

Site Details

Reference	HW029
Settlement	High Wycombe area (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 road and a historic field boundary.
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 HW030

Site Details

Reference	HW030
Settlement	High Wycombe area (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A **Weak:** Significant onsite built form but not enclosed by existing development. There is containment by a historic field boundary to the east, but not to the south.

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

Purpose D **None:** No notable contribution

National Landscape (NL) **Provisionally constrained:** Partly within the NL (12%)

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: Marginally intersects the NL but assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (NL)

Site HW031

Site Details

Reference	HW031
Settlement	High Wycombe area (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. Containment is weak to the east.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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

Site HW032

Site Details

Reference	HW032
Settlement	High Wycombe area (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 on most sides, but less so to the north. The urbanising influence of the A404 is considered to be limited on balance. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous noting Holmer Green already represents something of a linear projection, and this is lower-lying land at the head of a valley, distinct from the Holmer Green 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 and High Wycombe and makes very limited contribution to appreciation of the gap. A very large countryside gap would remain to the east.
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 HW033

Site Details

Reference	HW033
Settlement	High Wycombe area (large built-up area)
Conclusion	Grey belt



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Assessment

Purpose A	Moderate: No onsite built form but partially enclosed by existing development. There is containment by a historic field boundary.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: Adjacent to 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 HW034

Site Details

Reference	HW034
Settlement	High Wycombe area (large built-up area)
Conclusion	Grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form and not enclosed by existing development. There is containment by roads, including an A-road, and a historic field boundary to the west. In conclusion, judged moderate due to onsite built form.

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

Purpose D **None:** No notable contribution

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

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: Adjacent to 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 HW035

Site Details

Reference	HW035
Settlement	High Wycombe area (large built-up area)
Conclusion	Grey belt



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Assessment

Purpose A **Weak:** Very limited onsite built form but strongly enclosed by existing development once account is taken of a site with planning permission to the west. There is good containment including by the A404.

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

Purpose D **None:** No notable contribution

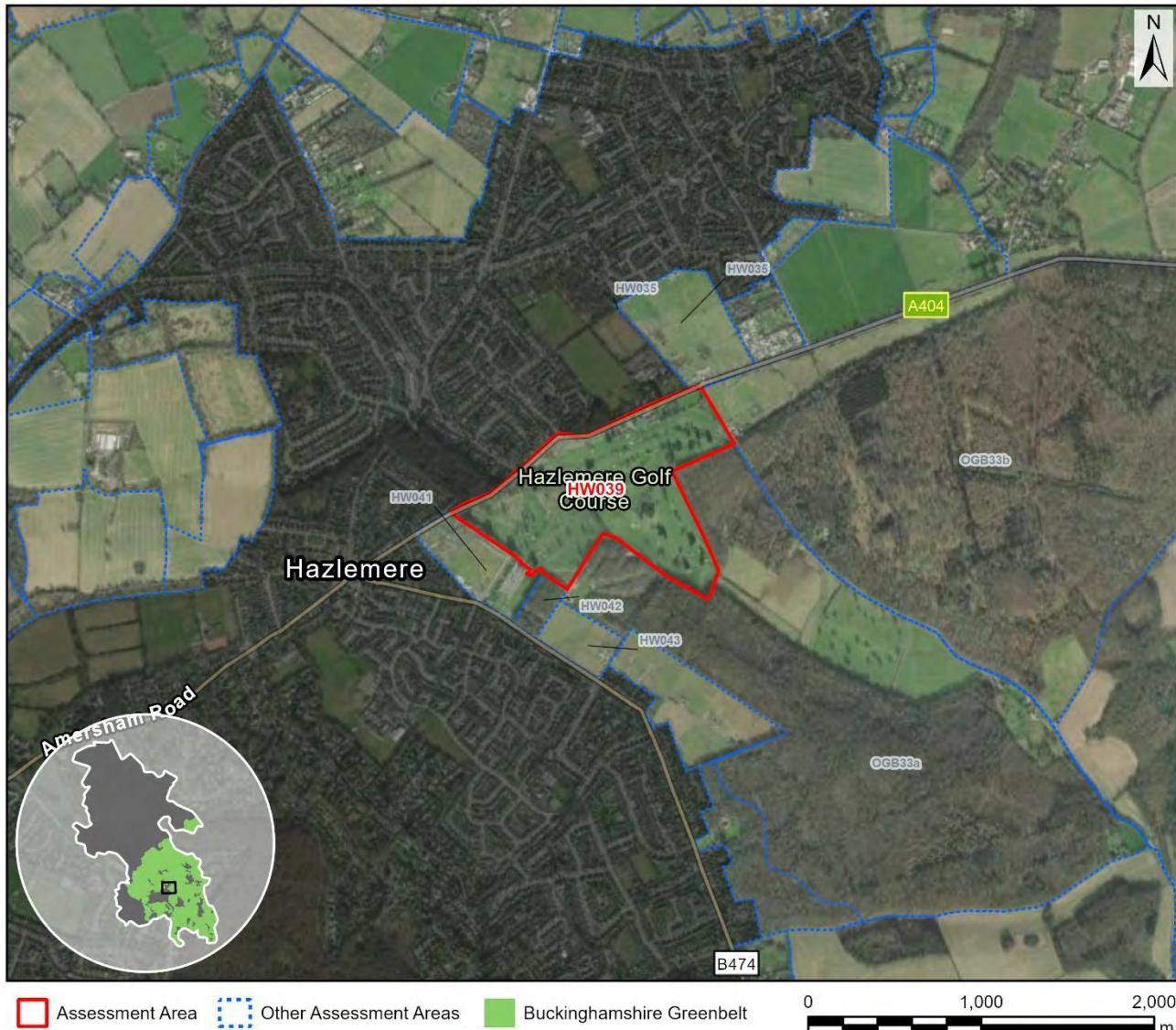
National Landscape (NL) **Unconstrained:** Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: Adjacent to 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 HW039

Site Details

Reference	HW039
Settlement	High Wycombe area (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. The AA is contained by woodland and strong historic field boundaries, as well as by a cemetery to the south. In conclusion, judged moderate because development would, on balance, not be incongruous, albeit the A404 marks the settlement edge. The AA is associated with a distinct valley.

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

Purpose D **None:** No notable contribution

National Landscape
(NL)

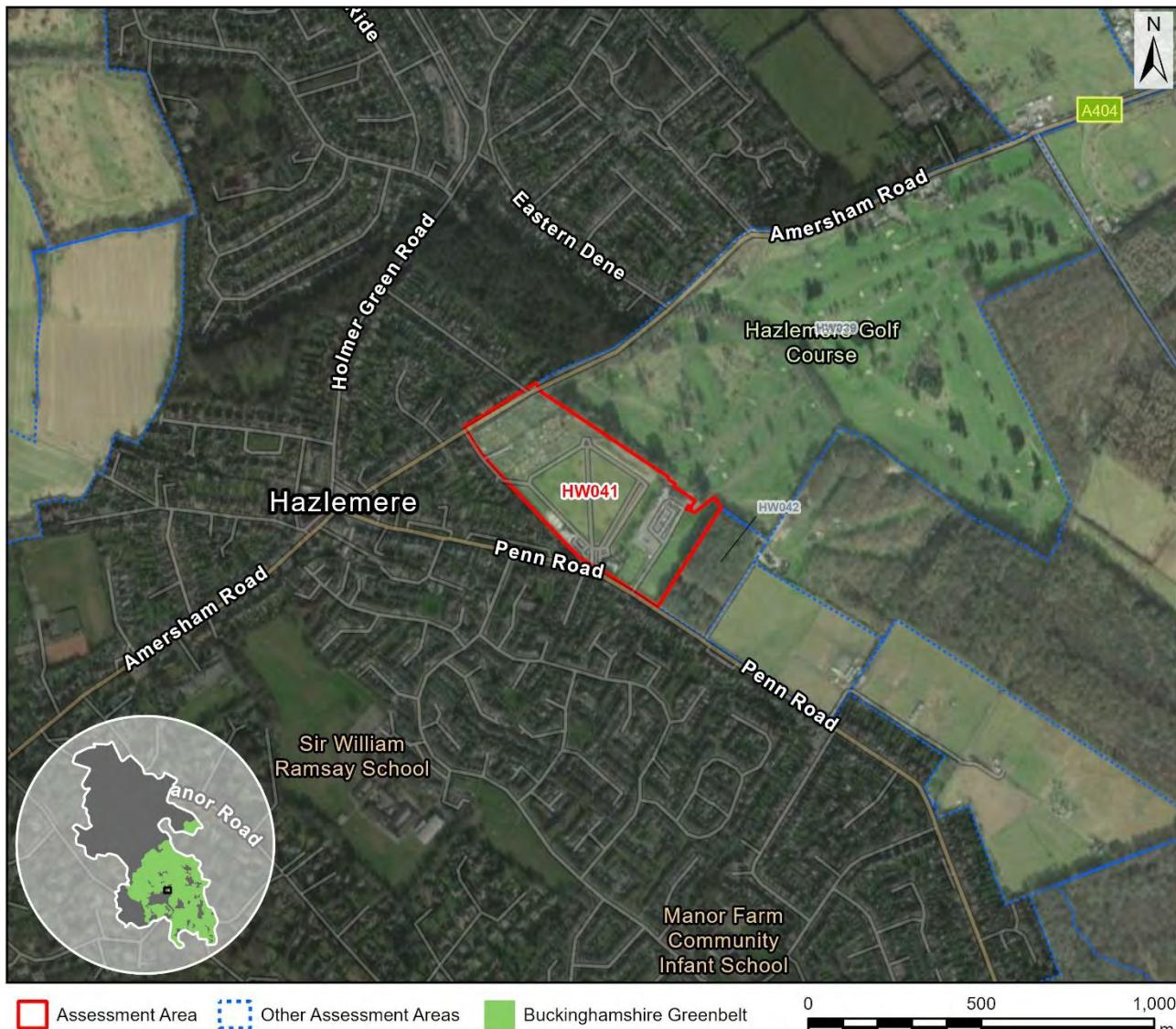
Constrained: Within the NL

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 HW041

Site Details

Reference	HW041
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** Limited built form (associated with a cemetery) but partially enclosed by existing development. The AA is contained by a woodland and a strong historic field boundary.

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 HW042

Site Details

Reference	HW042
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

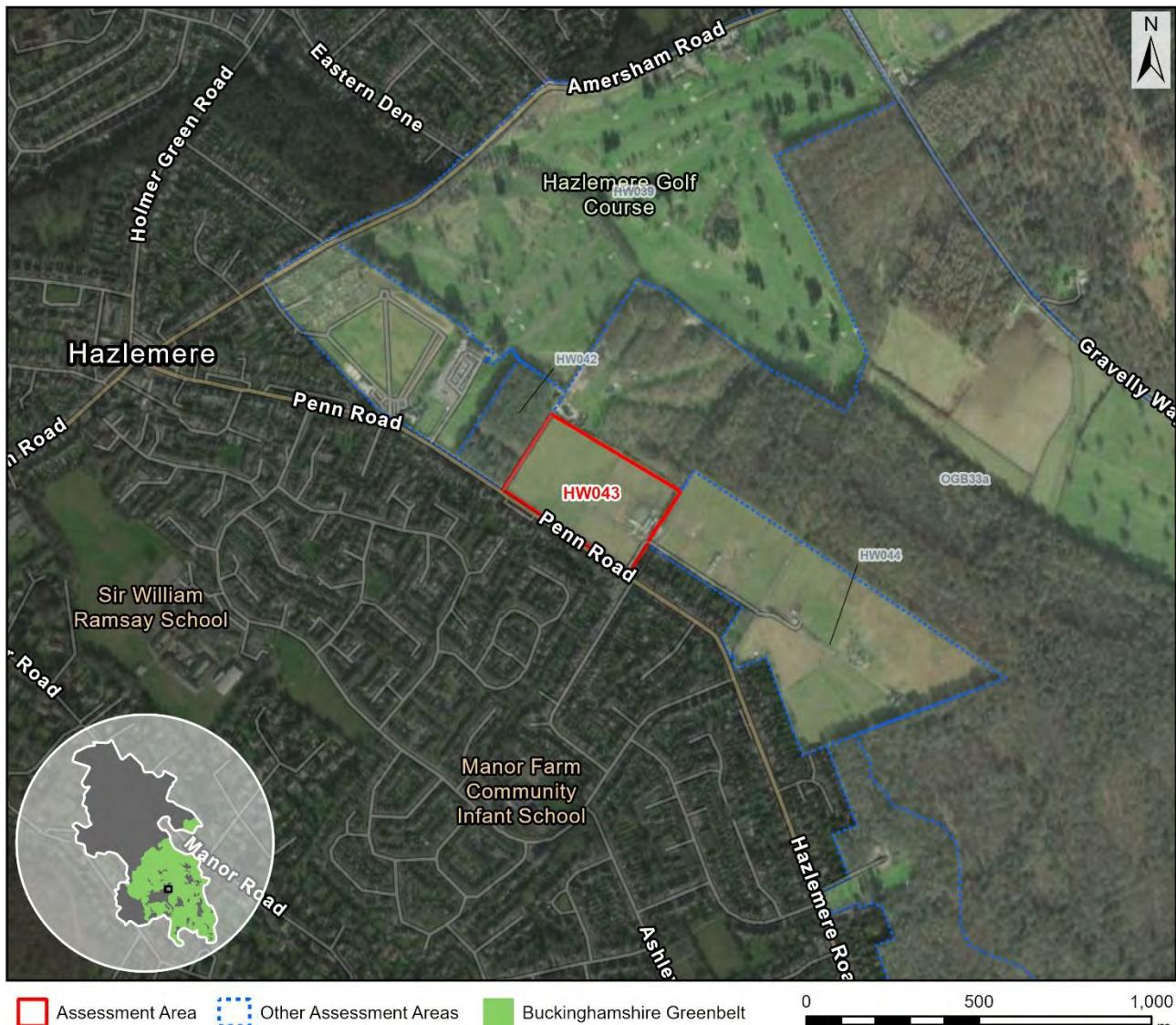
Purpose A	Strong: The AA comprises a woodland that marks the settlement edge.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

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

Site HW043

Site Details

Reference	HW043
Settlement	High Wycombe area (large built-up area)
Conclusion	Not 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 by woodland to the west and north east, but less well contained to the east (a historic field boundary). 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)

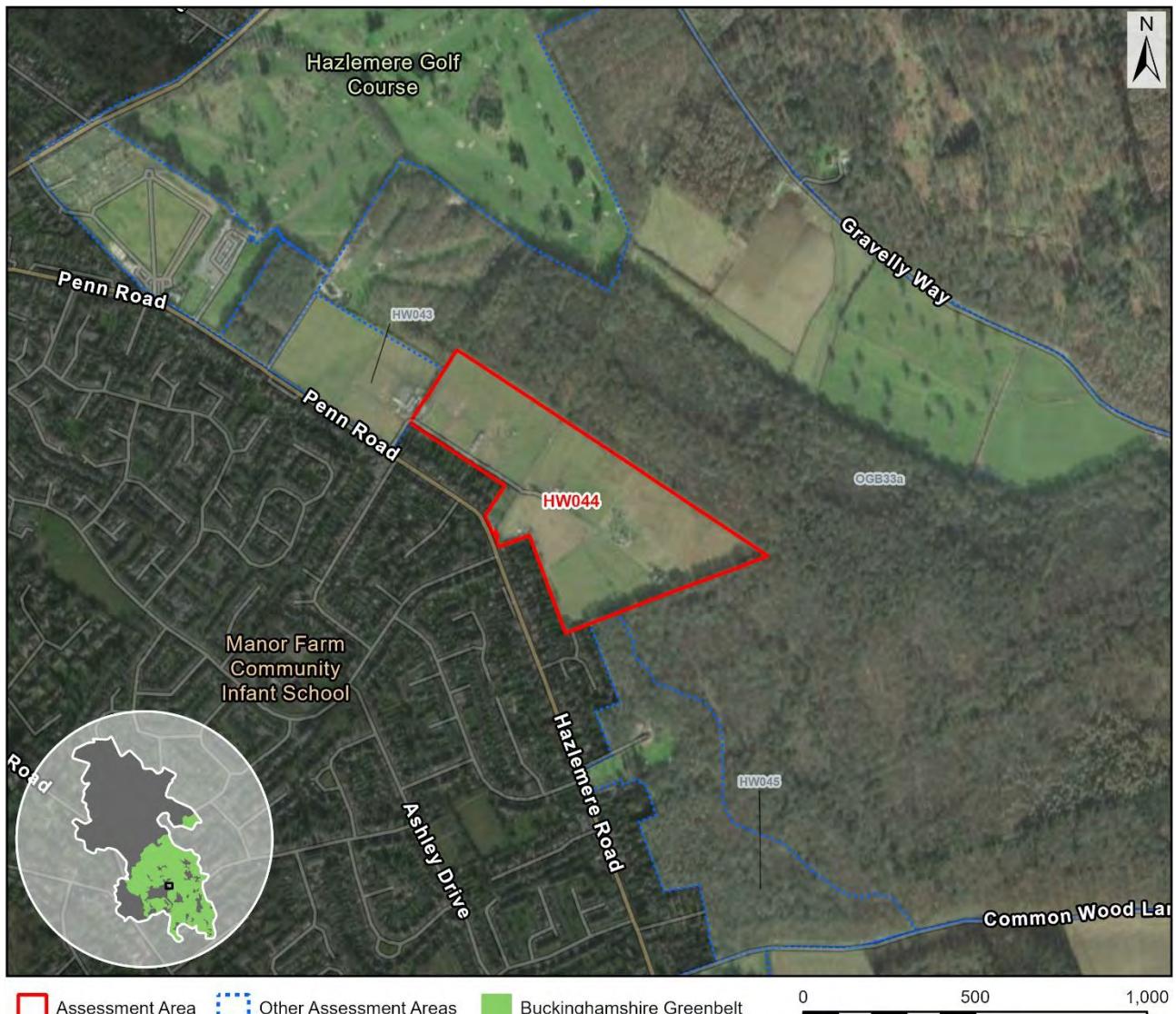
Constrained: Within the NL

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 HW044

Site Details

Reference	HW044
Settlement	High Wycombe area (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. The AA is mostly very well contained by a woodland, but containment to the west is by a historic field boundary that is somewhat weak (but then there are stronger boundaries further west). 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)

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 HW045

Site Details

Reference	HW045
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

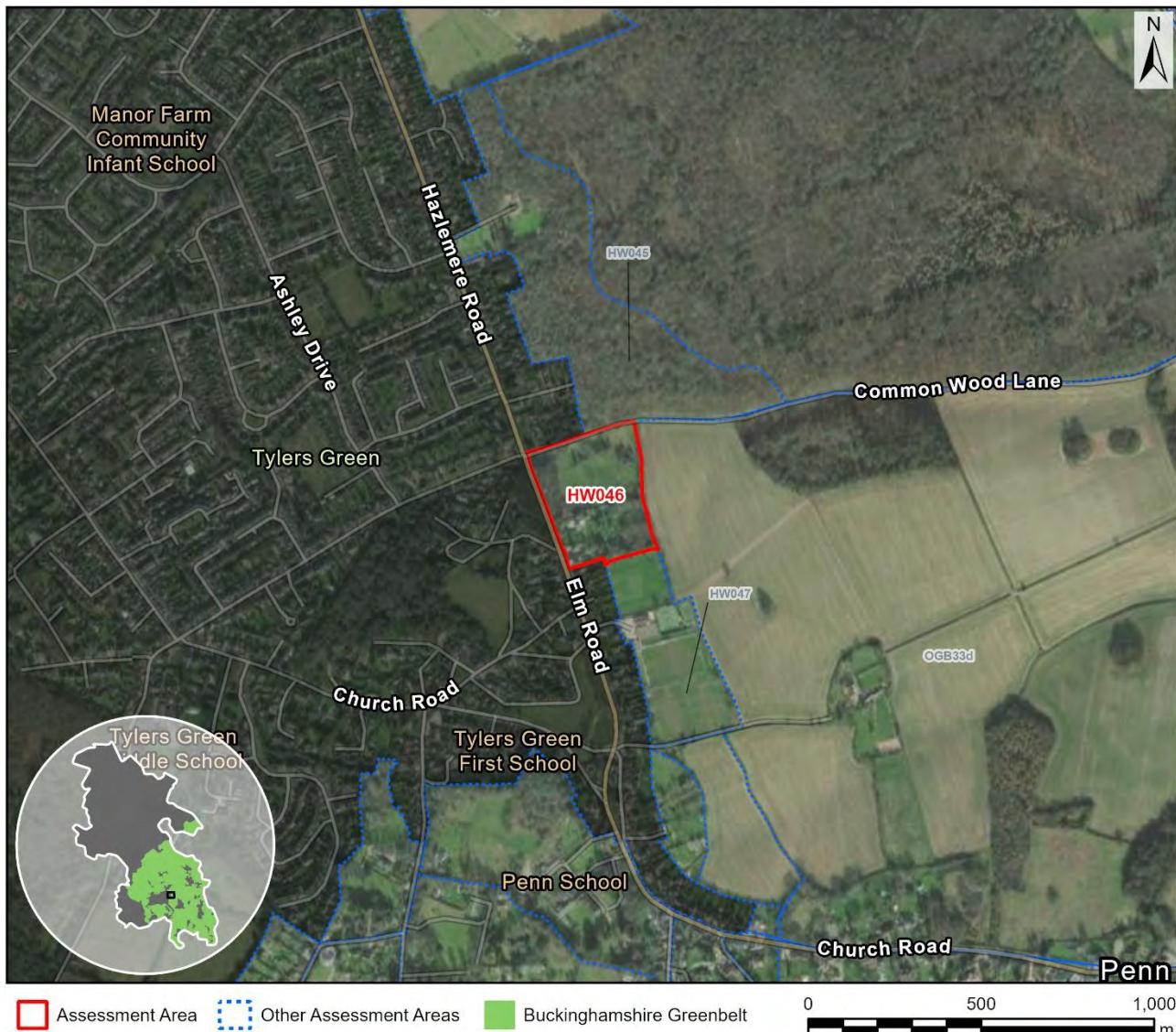
Purpose A	Strong: The AA comprises ancient woodland that strongly marks the settlement edge.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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 HW046

Site Details

Reference	HW046
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



Assessment

Purpose A **Moderate:** Limited onsite built form (including a listed building) and only very partially enclosed by existing development. The AA is well contained by a strong historic field boundaries. In conclusion, judged moderate because development would not be incongruous. It is noted that the AA includes some open space visible from the adjacent lane.

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 HW047

Site Details

Reference	HW047
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: Limited onsite built form (a sports club) and not enclosed by existing development. The AA is not enclosed by historic field boundaries. In conclusion, judged moderate because development would, on balance, not be incongruous. It is acknowledged that Penn already represents something of a linear projection associated with raised land and has a strong historic character.

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

Purpose D **None:** No notable contribution

National Landscape
(NL)

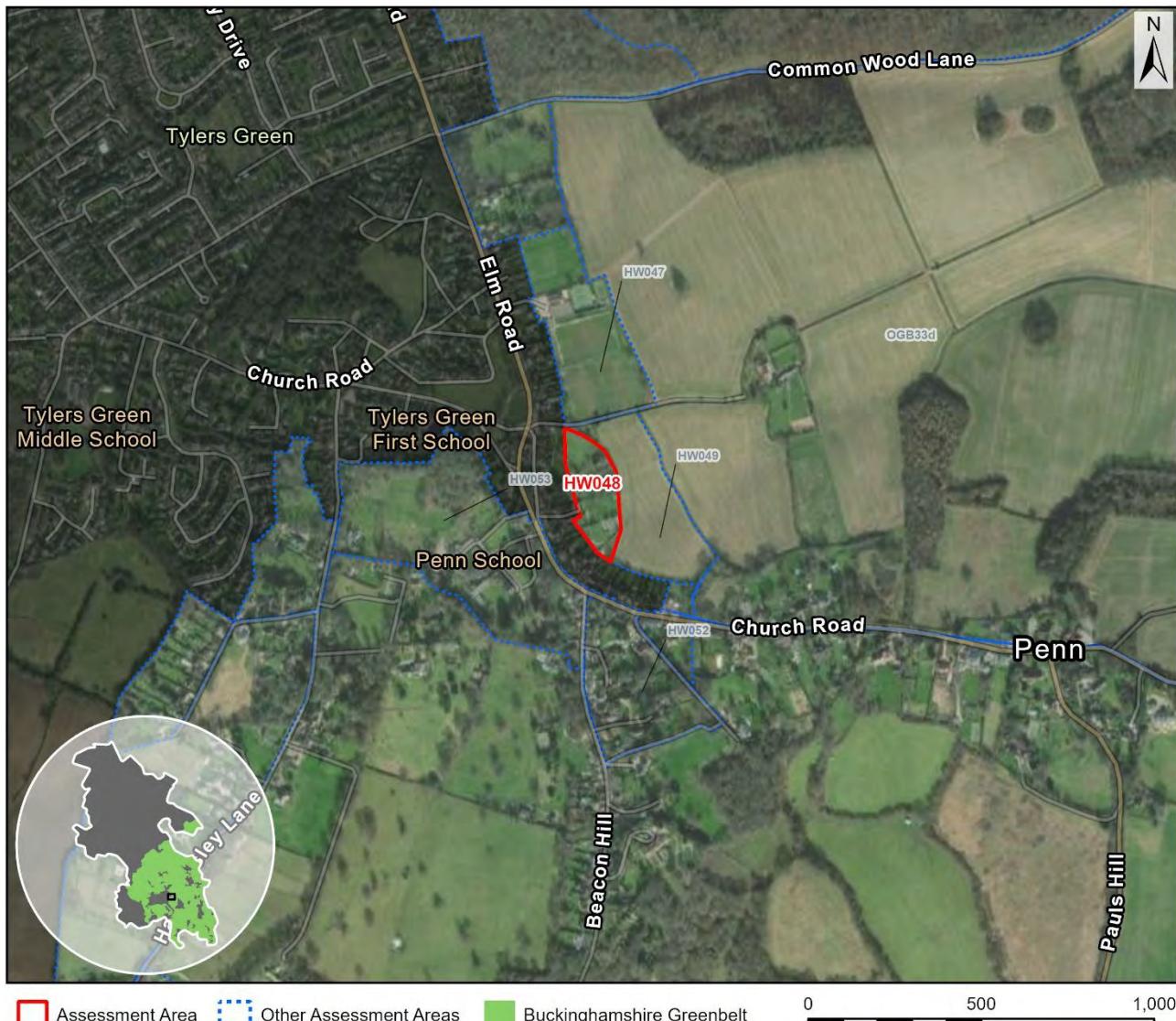
Constrained: Within the NL

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

Site HW048

Site Details

Reference	HW048
Settlement	High Wycombe area (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A **Moderate:** No onsite built form (comprises gardens) and not enclosed by existing development. The AA is contained by property boundaries. In conclusion, judged moderate because development would not be incongruous. It is acknowledged that Penn already represents something of a linear projection associated with raised land and has a strong historic character.

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

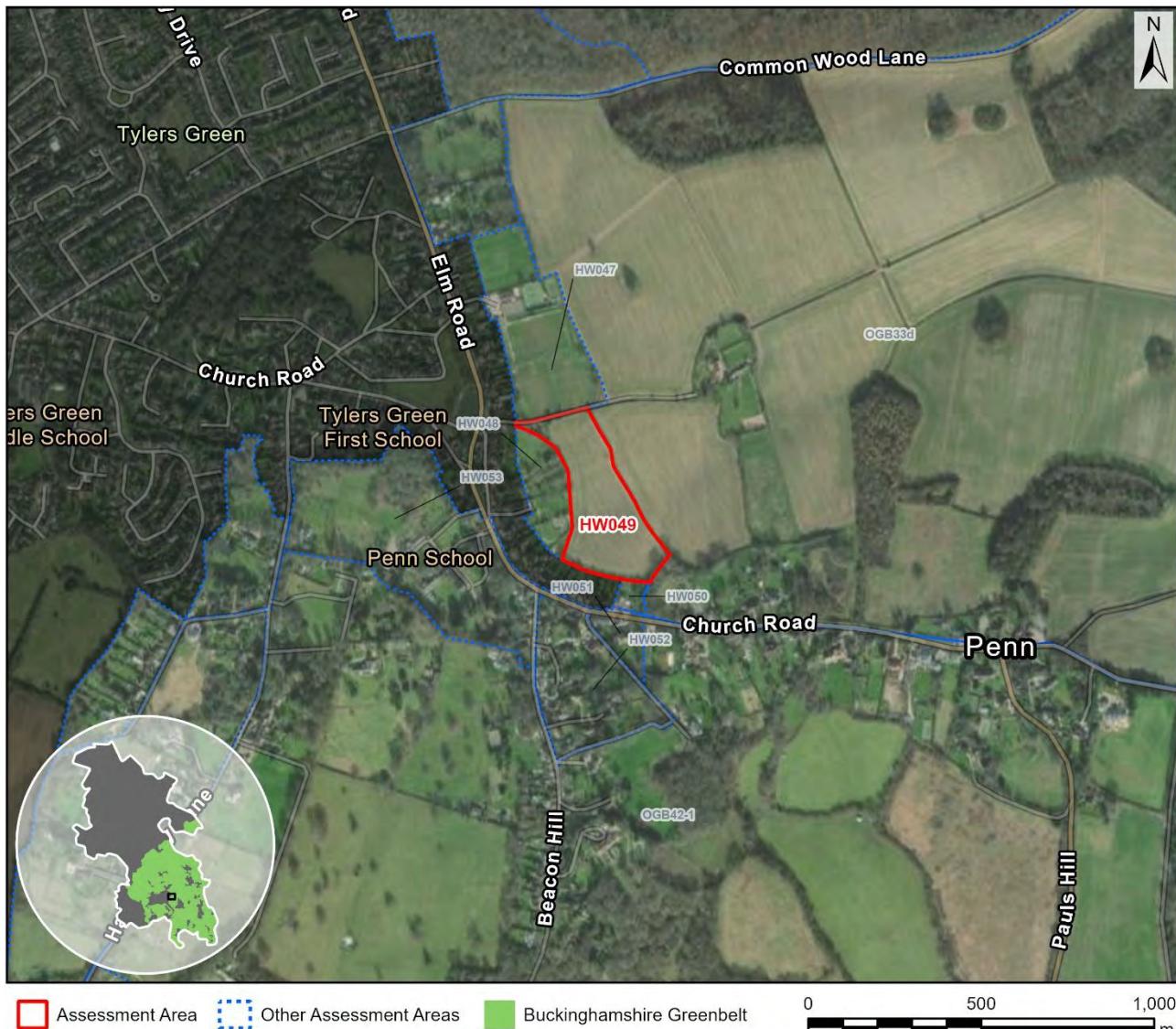
Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Comprises rear gardens of properties within a conservation area and most are listed buildings including a popular pub. There is an adjacent footpath and field / property boundaries are partially shown on historic mapping.
NL setting	Provisionally constrained: Adjacent to the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (HE, NLS)

Site HW049

Site Details

Reference	HW049
Settlement	High Wycombe area (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 footpath and a somewhat weak historic field boundary. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. Land falls away from Penn towards a valley.

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

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

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

Site HW050

Site Details

Reference	HW050
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Weak:** Significant onsite built form and partially enclosed by existing development. The AA is contained by a property boundary to the north and a strong historic field boundary to the east.

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

Purpose D **None:** No notable contribution

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

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

Site HW051

Site Details

Reference	HW051
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Weak:** Significant onsite built form and partially enclosed by existing development. There is some containment in this area noting a historic bridleway.

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 HW052

Site Details

Reference	HW052
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Weak: Significant onsite built form and partially enclosed by existing development. The AA is contained by a lane, a bridleway and 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 HW053

Site Details

Reference	HW053
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: Limited onsite built form (primarily listed buildings associated with a school) but partially enclosed by existing development. There is containment by strong historic field boundaries.
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 HW054

Site Details

Reference	HW054
Settlement	High Wycombe area (large built-up area)
Conclusion	Provisional grey belt



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Assessment

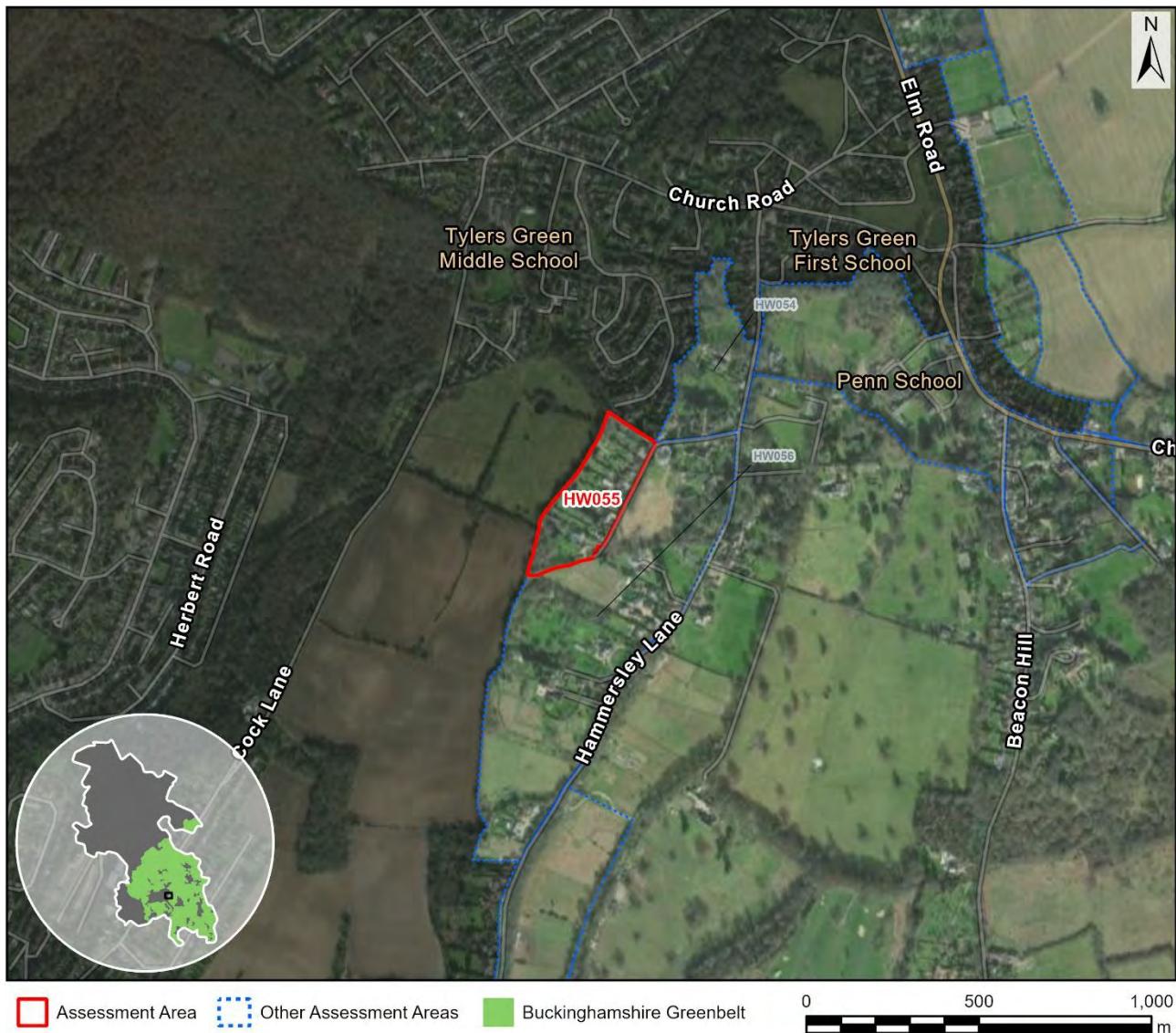
Purpose A	Weak: Significant onsite built form and strongly enclosed by existing development. The AA is also well contained.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: A lane on the approach to a conservation area with historic character particularly on account of a prominent historic wall associated with an adjacent locally listed park and garden.
NL setting	Unconstrained: Adjacent to the NL but assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (HE)

Site HW055

Site Details

Reference	HW055
Settlement	High Wycombe area (large built-up area)
Conclusion	Grey belt



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Assessment

Purpose A **Weak:** Significant onsite built form and set to be partially enclosed by existing development given an adjacent existing local plan allocation. The AA is not contained by historic field boundaries, but there are stronger boundaries within close proximity, noting several areas of priority habitat.

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

Purpose D **None:** No notable contribution

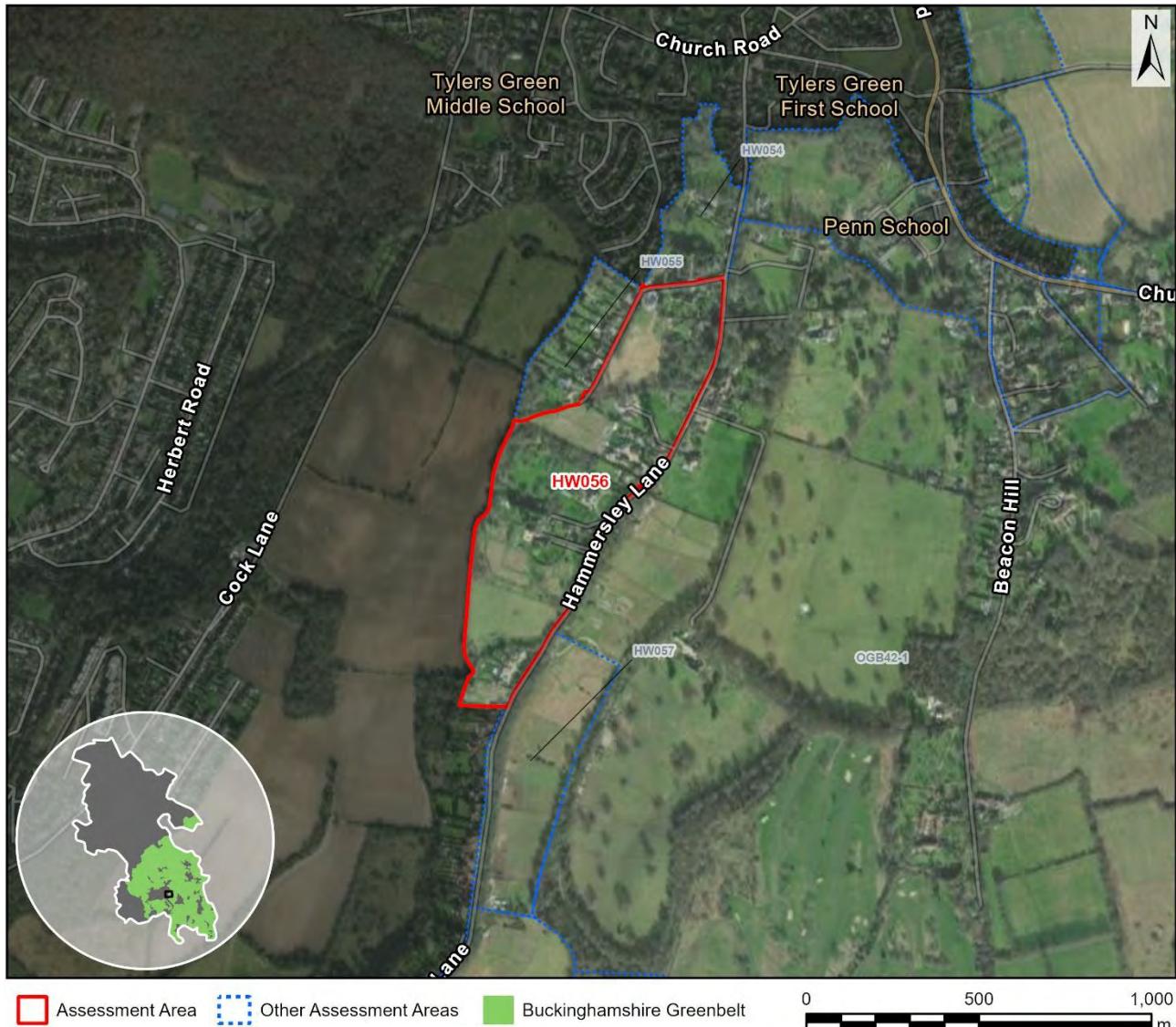
National Landscape (NL) **Unconstrained:** Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: A small AA and almost 800m from Gomm Valley SSSI at its closest point.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 100-200m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site HW056

Site Details

Reference	HW056
Settlement	High Wycombe area (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 (noting proposed green space within the local plan allocation to the west). The AA is contained by a lane to the east, built form to the south and the existing local plan allocation to the west. In conclusion, judged moderate due to onsite built form. It is acknowledged that development would be incongruous given the proposed green space within the adjacent allocation.

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: Quite a large AA 250m from Gomm Valley SSSI at its closest point and linked by a footpath. Also includes a small area of priority habitat. It is noted that there is also sensitivity relating to the adjacent NL, given this is the crest of the Wye Valley.

Irreplaceable habitat

Unconstrained: Includes some notable priority habitat with ancient woodland nearby (beyond 200m).

Local Green Space

Unconstrained: Not LGS

Historic environment

Unconstrained: Around 350m from an important conservation area.

NL setting

Provisionally constrained: Adjacent to the NL and assessed as within the NL setting.

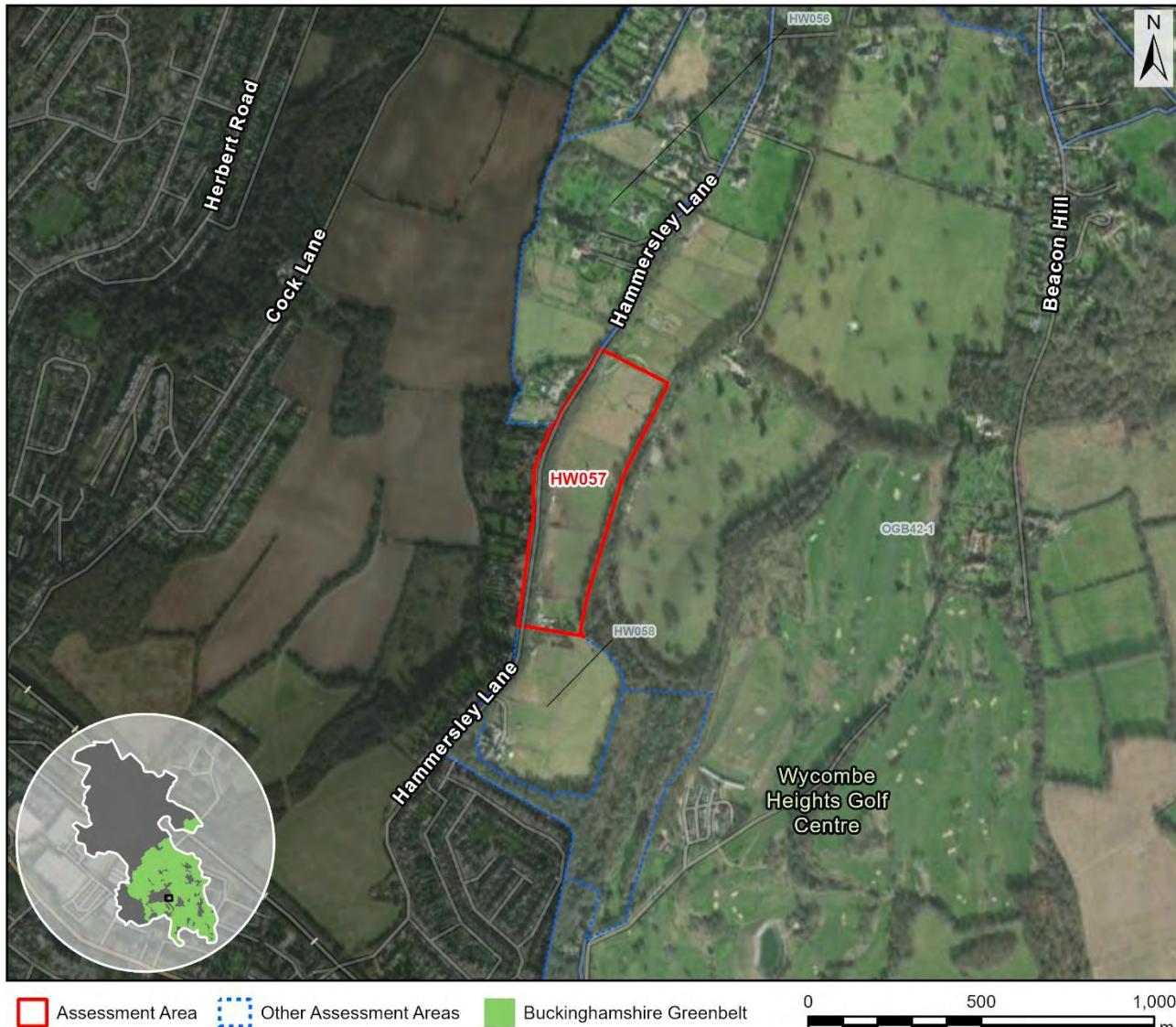
Conclusion

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

Site HW057

Site Details

Reference	HW057
Settlement	High Wycombe area (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 strong historic field boundary to the east, a weaker historic field boundary to the north and a non-historic field boundary to south. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. This view accounts for the proposed green space within the adjacent existing local plan allocation.

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 HW058

Site Details

Reference	HW058
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form but partially enclosed by existing development. There is mostly containment by woodlands, but containment is weaker to the north (not a historic field boundary). It is noted that there is a poor relationship with the development to the south given a priority habitat woodland (shown on historic mapping). Also, development of the AA would add to a linear projection of development (and one that is separated from Loudwater by the train line).

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 HW059-a

Site Details

Reference	HW059-a
Settlement	High Wycombe area (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A: **Weak:** Significant onsite built form (park homes) but only very partially enclosed by existing development. The AA is contained by woodland to the west and east but not well contained to the north (although topography could assist). It is noted that this is already something of an incongruous projection of development.

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

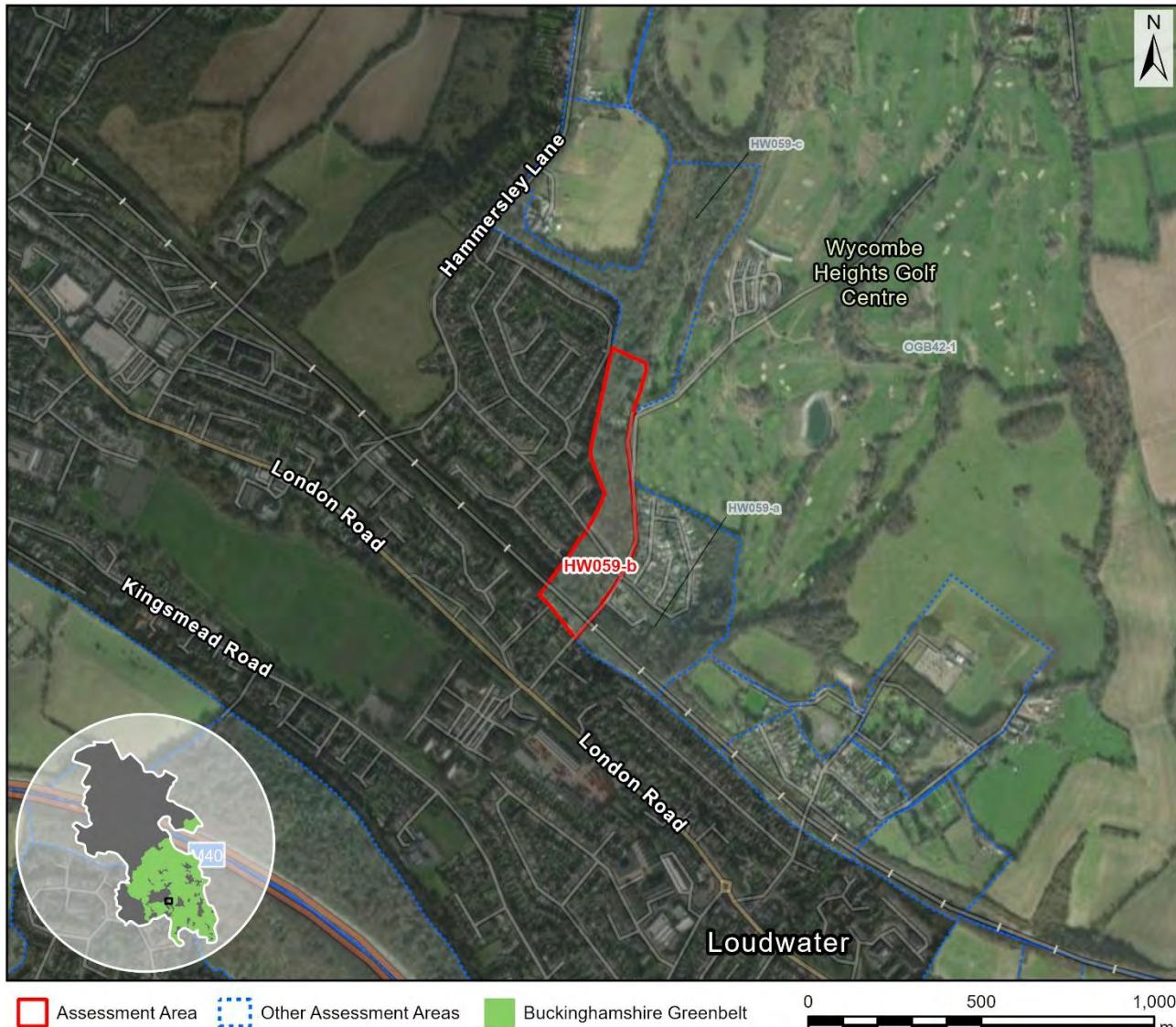
Purpose D: **None:** No notable contribution

National Landscape (NL)	Provisionally constrained: Partly within the NL (15%)
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: Around 600m from Gomm Valley SSSI at its closest point, but the walking route is ~1km. Includes priority habitat but also built form, and it is noted that most the priority habitat woodland is not shown on historic mapping.
Irreplaceable habitat	Unconstrained: Abuts ancient woodland but no only to a limited extent. Also includes significant wider priority habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Provisionally constrained: Partially intersects the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (NL, NLS)

Site HW059-b

Site Details

Reference	HW059-b
Settlement	High Wycombe area (large built-up area)
Conclusion	Provisional grey belt



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Assessment

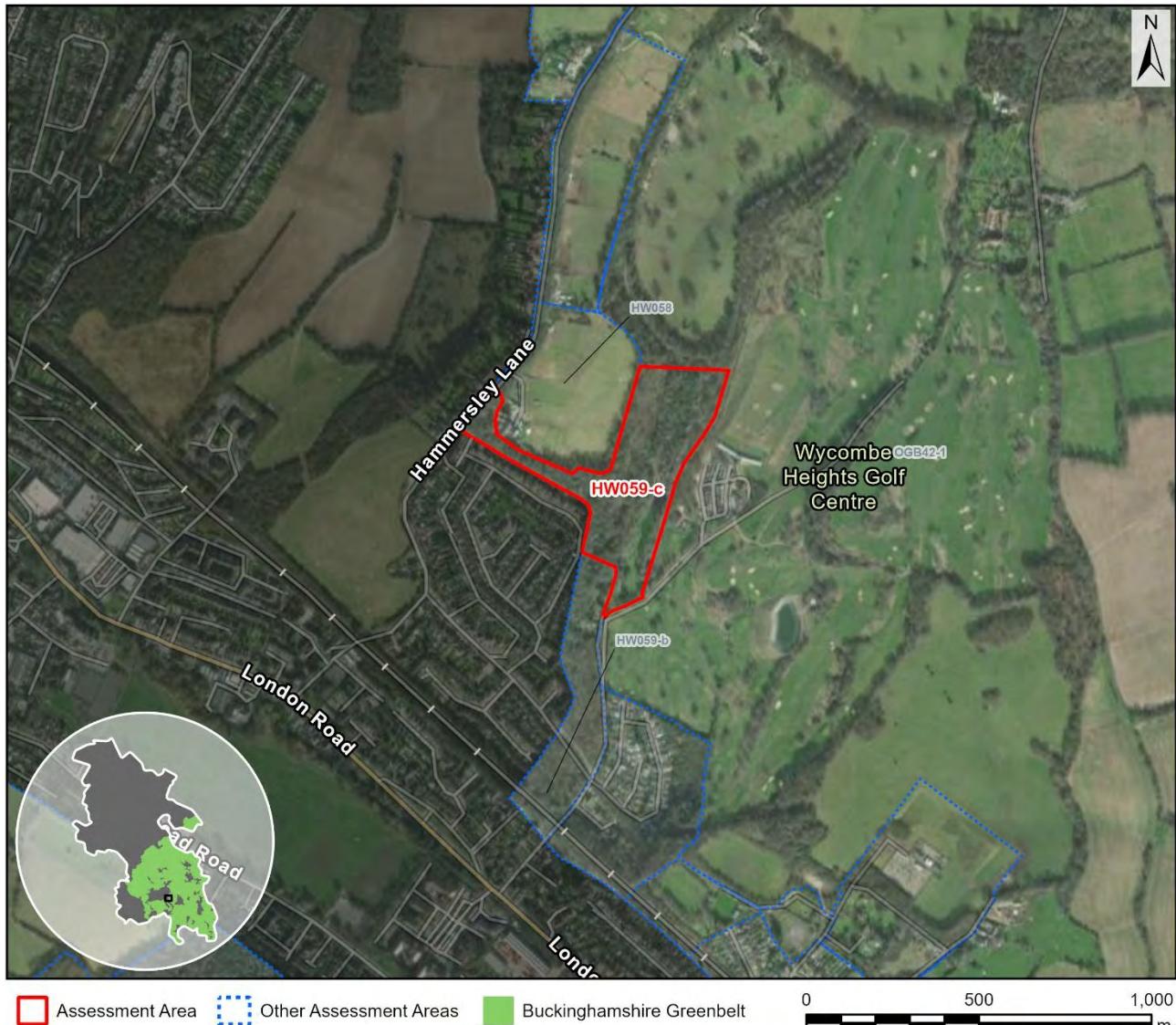
Purpose A	Moderate: Very limited onsite built form but partially enclosed by existing development. The AA comprises woodland such that it is difficult to suggest containment.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Around 400m from Gomm Valley SSSI and comprises priority habitat and ancient woodland that could functionally connected to the SSSI. It is noted that there is also potential NL setting constraint given the AA is strongly associated with the Chiltern Way (and a lodge with historic character is noted, which forms part of a locally listed park/garden).
Irreplaceable habitat	Provisionally constrained: 6% ancient woodland with the remainder of the AA comprising non-ancient woodland. Limited further ancient woodland in the vicinity, but a chalk grassland SSSI is ~400m distant.
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 HW059-c

Site Details

Reference	HW059-c
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Comprises a 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 HW060

Site Details

Reference	HW060
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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

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Assessment

Purpose A **Moderate:** Limited onsite built form but partially enclosed by existing development. There is containment by mature trees and also on account of steeply rising land.

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 HW061

Site Details

Reference	HW061
Settlement	High Wycombe area (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A	Weak: Significant onsite built form but only very partially enclosed by existing development. There is some containment by mature trees / woodland and steeply rising land, but not by historic field boundaries.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

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

Site HW062

Site Details

Reference	HW062
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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

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Assessment

Purpose A

Strong: Very limited onsite built form (a cemetery) and only very partially enclosed by existing development (accounting for adjacent priority habitat alongside the train line). There is containment by historic field boundaries. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. Whilst there is a degree of enclosure, growth beyond the train line would risk being incongruous, and there is there would be a risk of sprawl east into a 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: Mostly 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 HW063-a

Site Details

Reference	HW063-a
Settlement	High Wycombe area (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 contained by a train line to the north and a woodland / the A40 to the south, whilst to the east is a field boundary and footpath associated with the edge of a distinct 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: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Raised land above the Wye Valley but not likely to contribute significantly to the setting of nearby conservation areas, which are all surrounded by modern built form.
NL setting	Provisionally constrained: Near adjacent to the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, NLS)

Site HW063-b

Site Details

Reference	HW063-b
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form (partly agricultural) and only very partially enclosed by existing development. The AA is contained by historic field boundaries and the train line to the north. Containment to the east would be challenging noting a distinct valley. Adjacent urbanising influences are 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

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. Whilst the AA is adjacent to the A40 this part of the AA includes built form.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: Notable surface water flood risk just outside the AA.
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: Near 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 HW064

Site Details

Reference	HW064
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form and not enclosed by existing development. The AA is contained to the west by a historic field boundary, to the north by the train line and to the east by rising land, woodland and a footpath. 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 make limited contribution to

appreciation of the gap. A substantial gap would remain comprising a hill and a wooded 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	Provisionally constrained: Raised land above the Wye Valley but not likely to contribute significantly to the setting of the nearby conservation area, including noting the intervening M40.
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 HW065

Site Details

Reference	HW065
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form and not enclosed by existing development. The AA is mostly well contained but this is less the case to the north where the train line is in a tunnel. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. It is noted that the AA comprises a steep hill with priority habitat woodland.

Purpose B

Moderate: The AA comprises a substantial part of the gap between Beaconsfield and High Wycombe but make limited contribution to appreciation of the gap. The AA comprises raised land but there is no

significant visual connectivity with Beaconsfield including given woodland, and 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	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Raised land above the Wye Valley but not likely to contribute significantly to the setting of the nearby conservation area, including noting the intervening M40.
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 HW066

Site Details

Reference	HW066
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: No onsite built form and not enclosed by existing development. The AA is contained to the north by the M40, but containment is weak to the east. The M40 is an urbanising influence. In conclusion, judged moderate including because development would not be incongruous.

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 given topography and the M40.

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): Significantly intersects a conservation area (34%) but does not intersect any listed buildings.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt due to footnote 7 constraint (HE)

Site HW067

Site Details

Reference	HW067
Settlement	High Wycombe area (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 the M40 to the north, priority habitat / a former orchard to the west and strong historic field boundary (former lane) to the east. The M40 is an urbanising influence. In conclusion, judged moderate including because development would not be incongruous. However, there would be a risk of undermining a small area of 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 due to topography and the intervening M40 (with significant screening vegetation), although an adjacent footpath is noted.

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: Adjacent to a conservation area (no listed buildings) but may contribute to its setting only to a limited extent given modern built form and noting that the adjacent historic lane is blocked by the M40. Mature vegetation screens the conservation area and there would be the potential to mitigate impacts with a landscape buffer, although access to the AA and traffic through the conservation area is a consideration.
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 HW068

Site Details

Reference	HW068
Settlement	High Wycombe area (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 mostly contained by a road and historic field boundaries and, along a short section, by the M40 (not a significant urbanising influence). In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. This is steeply rising land, whilst the existing built form is strongly associated with the Wye valley. Whilst development has already moved some way up the valley side, development of the AA in full would be significant break from the existing built form. Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt, including as the M40 could be drawn upon as a strong boundary, but there

	would potentially be a concern around containment to the south along the valley.
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. The sense of a gap is easily appreciated from an adjacent footpath, even though the edge of Beaconsfield is not visible, and there are also brief filtered views into (but not necessarily across) the AA from the B4440 upon leaving Beaconsfield and beginning to descend into the Wye 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: A large AA with only a small part of the AA boundary close to an ancient woodland and separated by a B-road.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): A nearby cluster of four listed buildings, but these are adjacent to the M40 and there would be good potential to mitigate impacts, and perhaps even enhance appreciation (they are currently not at all visible, including from the adjacent footpath).
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 HW069

Site Details

Reference	HW069
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



Assessment

Purpose A **Strong:** Limited onsite built form (a small number of park homes) and not enclosed by existing development. The AA is quite poorly contained. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. This factors in the importance of not extending the built form beyond the B4440 in this area, recognising this is a sensitive valley.

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

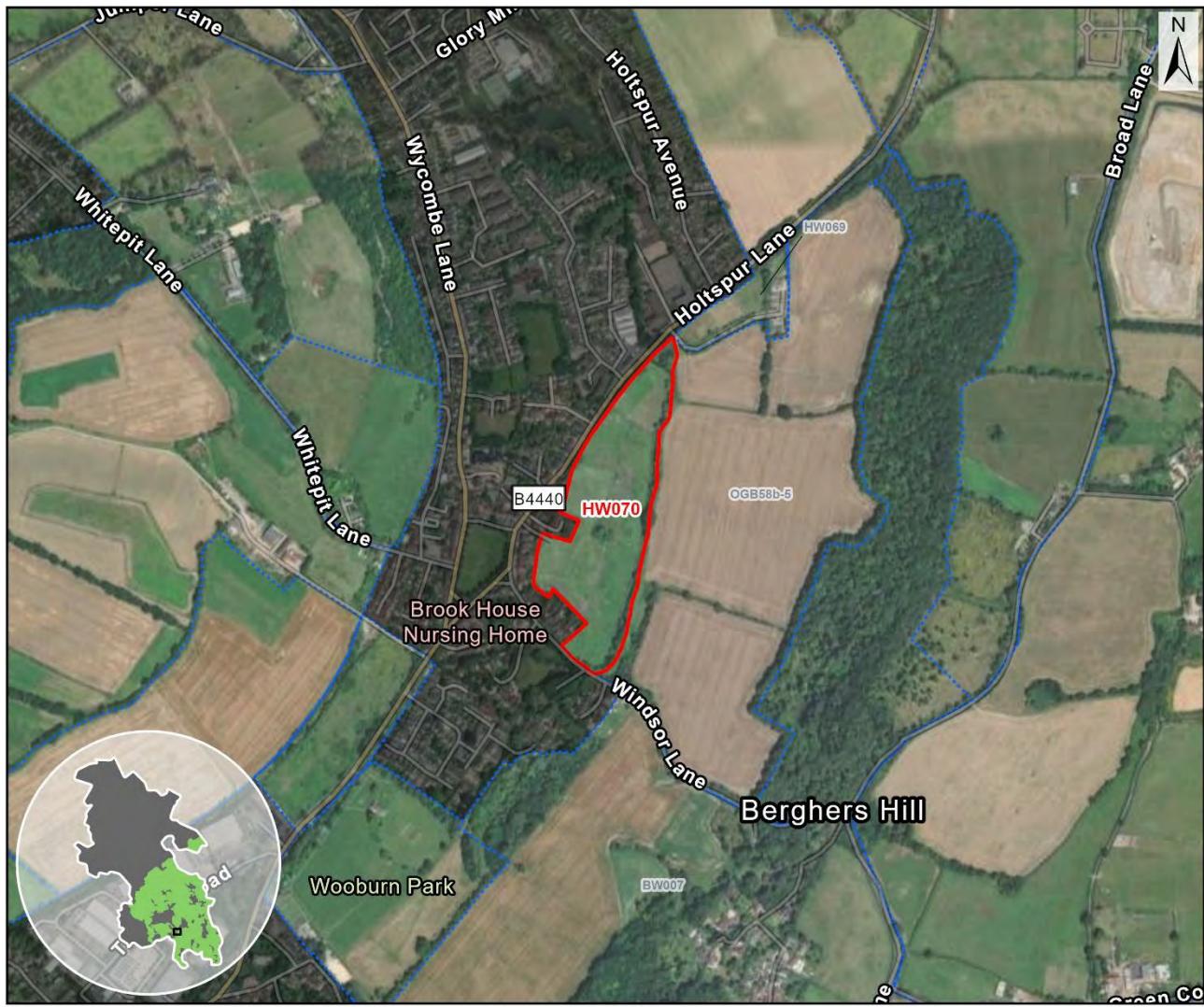
Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 1000-2000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site HW070

Site Details

Reference	HW070
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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

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Assessment

Purpose A **Moderate:** No onsite built form and only very partially enclosed by existing development. There is containment by the River Wye. In conclusion, judged moderate having accounted for containment alongside a view that development would not be incongruous. In practice this area is within a flood zone.

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, albeit mainly zone 2.

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 HW071

Site Details

Reference	HW071
Settlement	High Wycombe area (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. There is containment by historic field boundaries, a woodland and a lane. 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 although there is also a valley within the AA.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: 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 Wooburn Green Conservation Area although potentially not as sensitive as adjacent valley side AAs not a valley and limited views from Whitepit Lane.
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 HW072

Site Details

Reference	HW072
Settlement	High Wycombe area (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 a lane, woodland and rising land, but containment is weak along part of the eastern edge (not a historic field boundary). In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. This is very steeply rising land very distinct from Wooburn Green, which is associated with the Wye corridor.

Purpose B **Moderate:** The AA comprises a substantial part of the gap between Flackwell Heath and High Wycombe and also (but less significantly) between Bourne End / Wooburn and High Wycombe. However, the AA makes limited

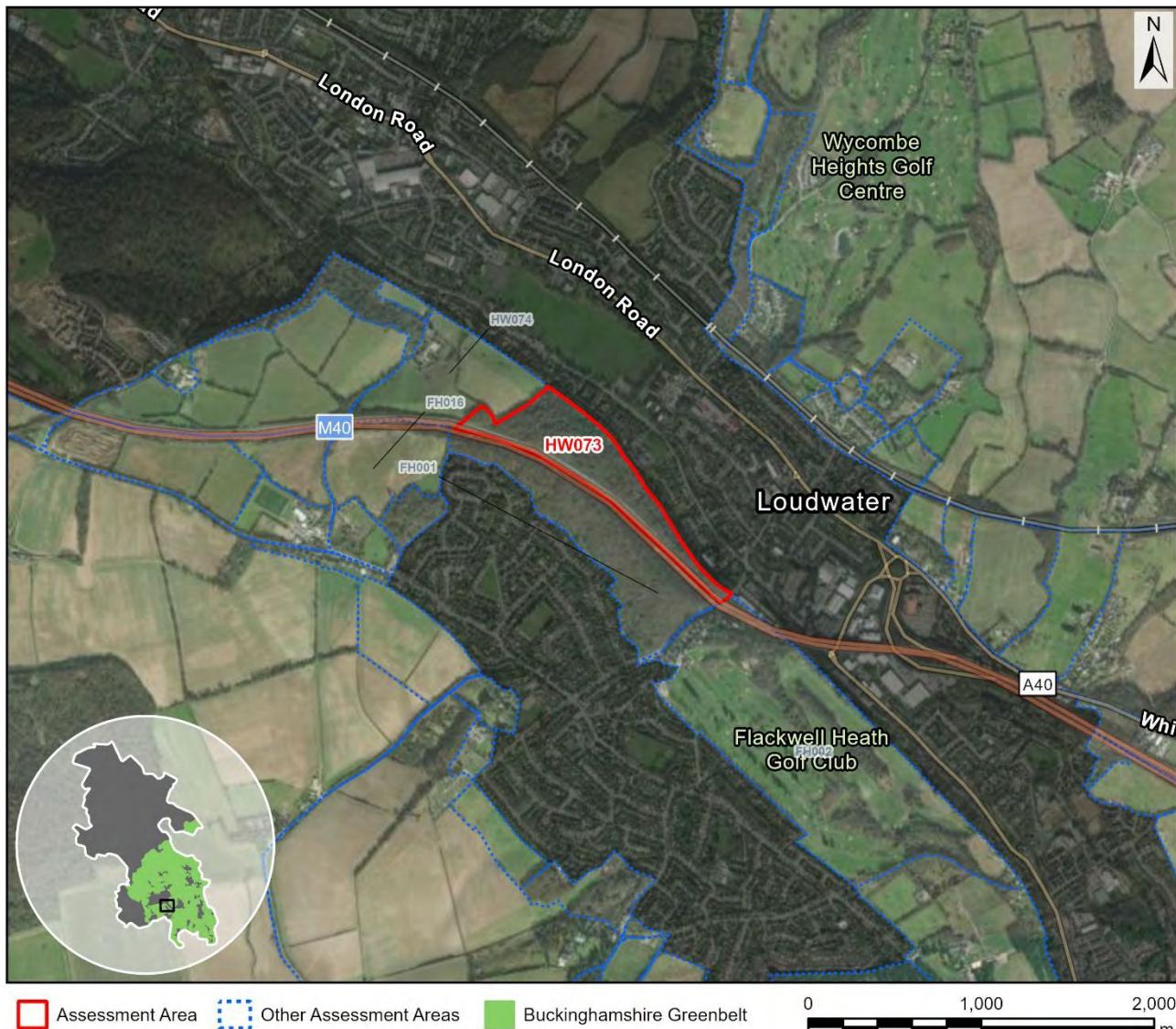
contribution to appreciation of these gaps. This is steeply rising land that is the backdrop to important views from the Wooburn Green conservation area, and there is also a need to consider wider Wye valley viewpoints, but there would be good potential to draw upon topography to maintain substantial settlement gaps.

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): The steep valley side above Wooburn Green Conservation Area, which is near adjacent. The rising land within the AA strongly frames the conservation area, e.g. it is easily visible from the village green.
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 HW073

Site Details

Reference	HW073
Settlement	High Wycombe area (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 Flackwell Heath and High Wycombe but makes limited contribution to appreciation of the gap. The AA comprises an ancient woodland on steeply rising land, but any development would likely be limited, and separation could also be maintained given the M40 to the south and further woodland on raised ground.

Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: Distant from a habitat AA or SSSI (circa 1km) but mostly comprises a Local Wildlife AA.
Irreplaceable habitat	Constrained: 73% 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 HW074

Site Details

Reference	HW074
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form and not enclosed by existing development. The AA is contained by the M40, a lane to the west and ancient woodland to the east. The urbanising influence of the M40 is limited within much of the AA. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. This is very steeply rising land whilst Loudwater / Wycombe Marsh is associated with the Wye Valley. Also, the settlement edge is marked by the route of a former train line. Concerns would be reduced were the AA considered in combination with adjacent Green Belt, including noting the potential for the M40 to be drawn upon as a strong boundary.

Purpose B	Moderate: The AA comprises a substantial part of the gap between Flackwell Heath and High Wycombe but makes limited contribution to appreciation of the gap. Development of the AA in full would nearly merge the settlements, and there are important connecting features through and adjacent to the AA. However, the M40 is a separating feature, and there would be good potential to leave raised land in the south of the AA undeveloped as open space to maintain a gap.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: 950m from a SSSI and separated by built form and infrastructure.
Irreplaceable habitat	Provisionally constrained: Adjacent to a large ancient woodland and there could be implications for connectivity between ancient woodlands at a landscape scale.
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 HW075

Site Details

Reference	HW075
Settlement	High Wycombe area (large built-up area)
Conclusion	Grey belt



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Assessment

Purpose A	<p>Moderate: No onsite built form and not enclosed by existing development. The AA is strongly contained by woodland, a lane and steeply rising land. In conclusion, judged moderate because development would, on balance, not be incongruous. However, this is very steeply rising land whilst Loudwater / Wycombe Marsh is associated with the Wye Valley, and the current settlement edge is marked by the route of a former train line.</p>
Purpose B	<p>None: No notable contribution.</p>
Purpose D	<p>None: No notable contribution</p>

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

Site HW076

Site Details

Reference	HW076
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

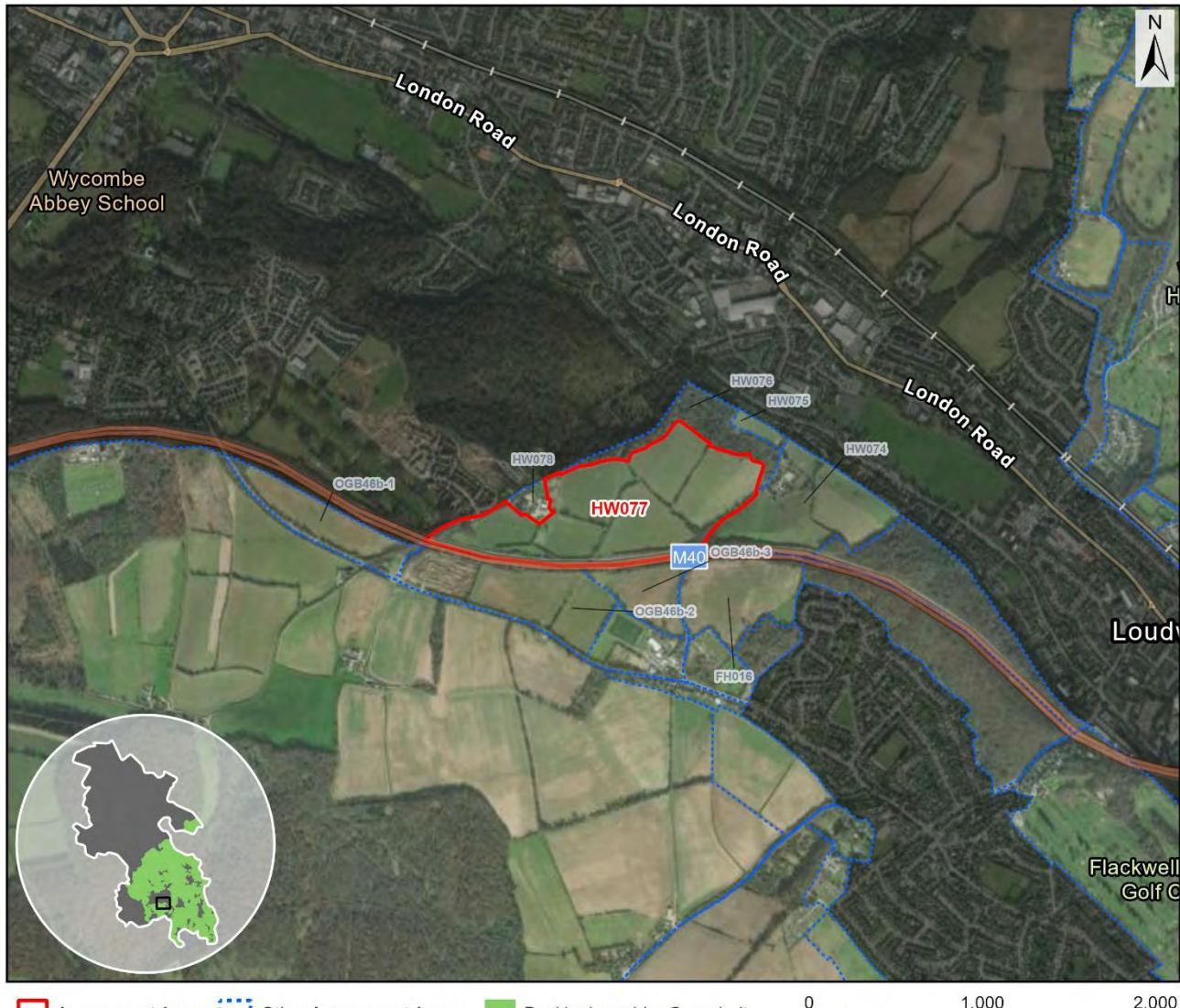
Purpose A	Strong: Comprises a woodland (partly ancient) that strongly marks the settlement edge.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Constrained (marginal): 18% ancient woodland with the remainder of the AA woodland 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 HW077

Site Details

Reference	HW077
Settlement	High Wycombe area (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 the M40 to the south, a lane to the east and a woodland to the south. The urbanising influence of the M40 is limited within much of the AA. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. The AA would not link well to Loudwater given woodland, and an extension of the existing development to the west would risk a finger of development. Concerns would be reduced were the AA considered in combination with adjacent Green Belt, including noting the potential for the M40 to be drawn upon as a strong boundary.

Purpose B	Moderate: The AA comprises a substantial part of the gap between Flackwell Heath and High Wycombe but makes limited contribution to appreciation of the gap. The concern is that development of raised land in the south of the AA would result in a narrow settlement gap, particularly if there were also development to the west of Flackwell Heath, but there are limited connecting features, the M40 would serve to maintain separation and there would be good potential for mitigation.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained (marginal): Abuts ancient woodland but only to a limited extent.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: A large AA adjacent to a cluster of listed buildings.
NL setting	Unconstrained: 100-200m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site HW078

Site Details

Reference	HW078
Settlement	High Wycombe area (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form (on the basis that this is a historic farm with four listed buildings) but not enclosed by existing development. There is a degree of containment by historic property boundaries. In conclusion, judged moderate due to onsite built form. It is noted that the historic farm marks the settlement edge.

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

Purpose D **None:** No notable contribution

National Landscape
(NL)

Unconstrained: Not within the NL

Flood risk

Unconstrained: No notable constraint

Biodiversity

Unconstrained: No notable constraint

Irreplaceable habitat

Unconstrained: Close to ancient woodland but comprises built form.

Local Green Space

Unconstrained: Not LGS

Historic environment

Provisionally constrained: A small AA strongly associated with four listed buildings.

NL setting

Unconstrained: 356m from the NL and assessed as outside the NL setting.

Conclusion

Provisional grey belt due to footnote 7 constraint (HE)

Site HW081

Site Details

Reference	HW081
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

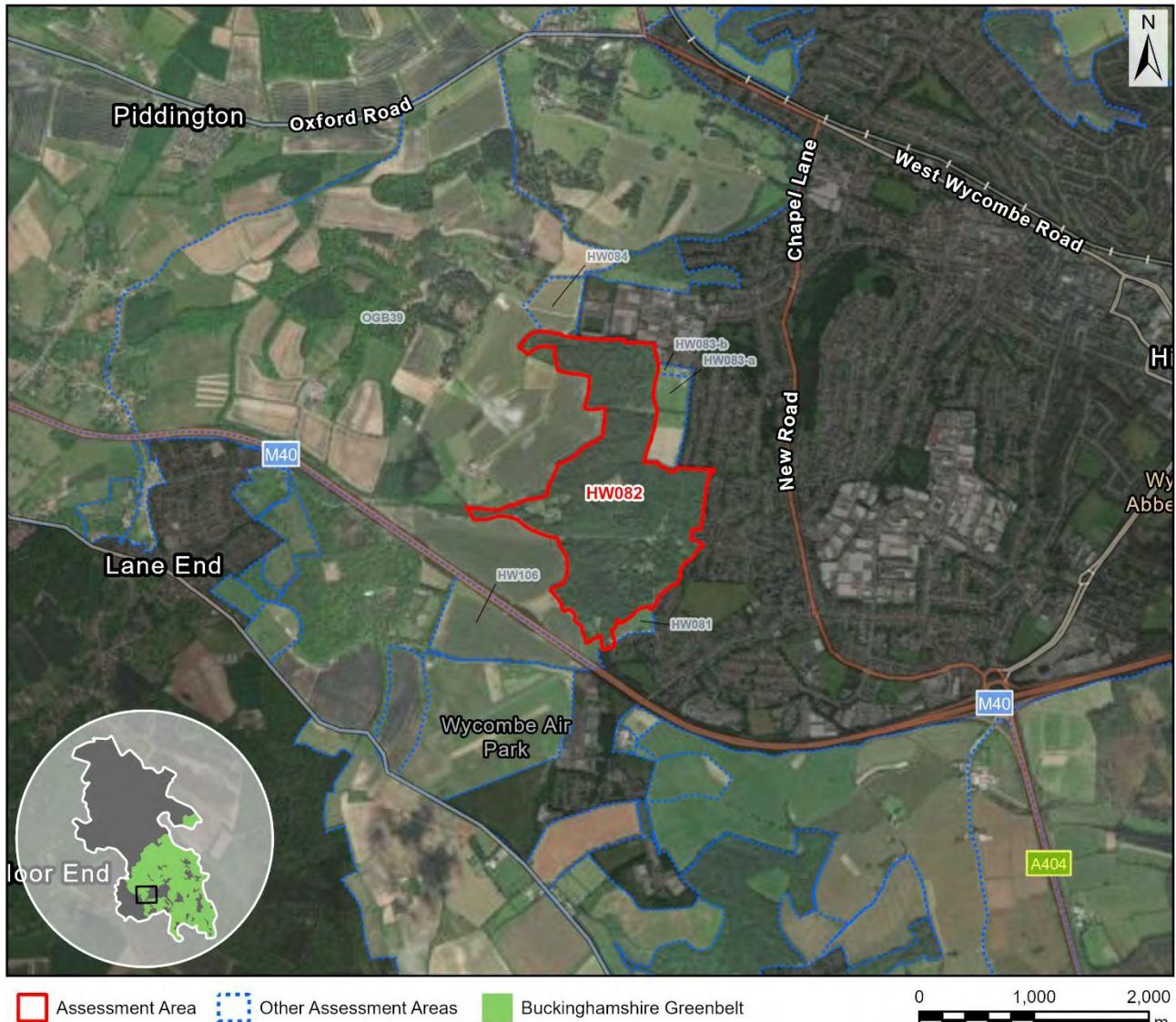
Purpose A	Moderate: No onsite built form but partially enclosed by existing development. The AA is contained by ancient woodland and a lane.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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 HW082

Site Details

Reference	HW082
Settlement	High Wycombe area (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 HW083-a

Site Details

Reference	HW083-a
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Moderate:** No onsite built form and not enclosed by existing development. The AA is mostly well contained by ancient woodland and steeply rising land. In conclusion, judged moderate because development would not be incongruous, albeit the effect would be to undermine a small area of Green Belt to the north.

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 HW083-b

Site Details

Reference	HW083-b
Settlement	High Wycombe area (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A **Moderate:** Limited onsite built form but partially enclosed by existing development. The AA is contained by ancient woodland to the west but there is poor containment to the south.

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

Purpose D **None:** No notable contribution

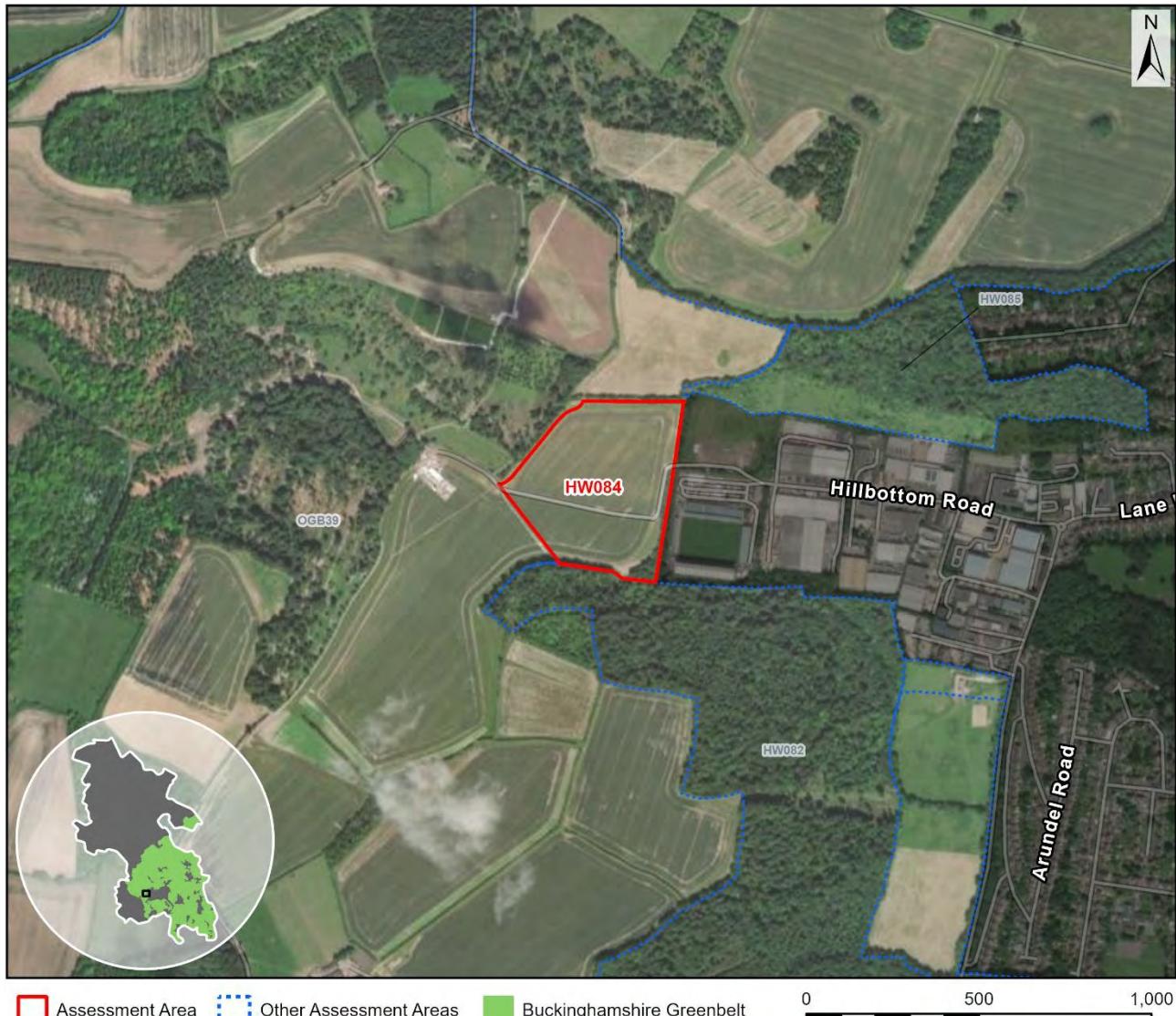
National Landscape (NL) **Unconstrained:** Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Provisionally constrained: Abuts an ancient woodland, but only partially. Linked to the woodland by a footpath.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: 600m from West Wycombe Park grade 1 registered park and garden.
NL setting	Provisionally constrained: Adjacent to the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (IH, NLS)

Site HW084

Site Details

Reference	HW084
Settlement	High Wycombe area (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 mostly well contained by woodland and historic field boundaries, but containment is much weaker to the south west. The urbanising influence of the adjacent football stadium is considered limited. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous despite the existing built form to the east.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution

National Landscape
(NL)

Constrained: Within the NL

Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt 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 HW085

Site Details

Reference	HW085
Settlement	High Wycombe area (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 HW086

Site Details

Reference	HW086
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



Assessment

Purpose A	Moderate: Limited onsite built form but partially enclosed by existing development. The AA comprises a Registered Park and Garden set within a valley such that there is a degree of containment.
Purpose B	Weak: The AA comprises a small part of the gap between High Wycombe and Stokenchurch and makes very limited contribution to appreciation of the gap. A very large rural gap would remain to the west.
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 HW087

Site Details

Reference	HW087
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form (strongly historic) and not enclosed by existing development. There is containment by built form / historic environment designations, a historic field boundary and steeply rising land, but containment is somewhat weak to the north (a valley). The AA has high landscape and historic value, and the urbanising influence of the adjacent A-roads is considered limited. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous.

Purpose B

None: No notable contribution.

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

Site HW088

Site Details

Reference	HW088
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form and not enclosed by existing development. There is containment by train line to the east and an A-road to the west, but the A-road is not associated with any field boundaries or other road-side vegetation. The urbanising influence of the A-road and train line (in combination) is, on balance, considered to be limited, noting expansive and valued views and clear views of an adjacent grade 2 listed farm. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous.

Purpose B

None: No notable contribution.

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

Site HW089

Site Details

Reference	HW089
Settlement	High Wycombe area (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 mostly contained by built form and woodland, but containment is weaker to the north (a historic field boundary and a bridleway / former lane). It is noted that the AA comprises common land.

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 HW090-a

Site Details

Reference	HW090-a
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



Assessment

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

Biodiversity	Unconstrained: Distant from a designated site (1.6km) but comprises common land and partly comprises ancient woodland.
Irreplaceable habitat	Constrained: 55% ancient woodland plus wider priority habitat.
Local Green Space	Unconstrained: Not LGS
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 HW090-b

Site Details

Reference	HW090-b
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Comprises ancient 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 HW091

Site Details

Reference	HW091
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Weak:** Significant onsite built form but not enclosed by existing development. Containment is somewhat weak to the west, but then an ancient woodland provides containment a short distance further west.

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 HW092

Site Details

Reference	HW092
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: Limited onsite built form (primarily a historic farm with six listed buildings) but partially enclosed by existing development. There is containment by historic field boundaries but the boundary to the north is somewhat weak (although further north there is then containment by a strong historic field boundary / bridleway / former lane).
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution

National Landscape
(NL)

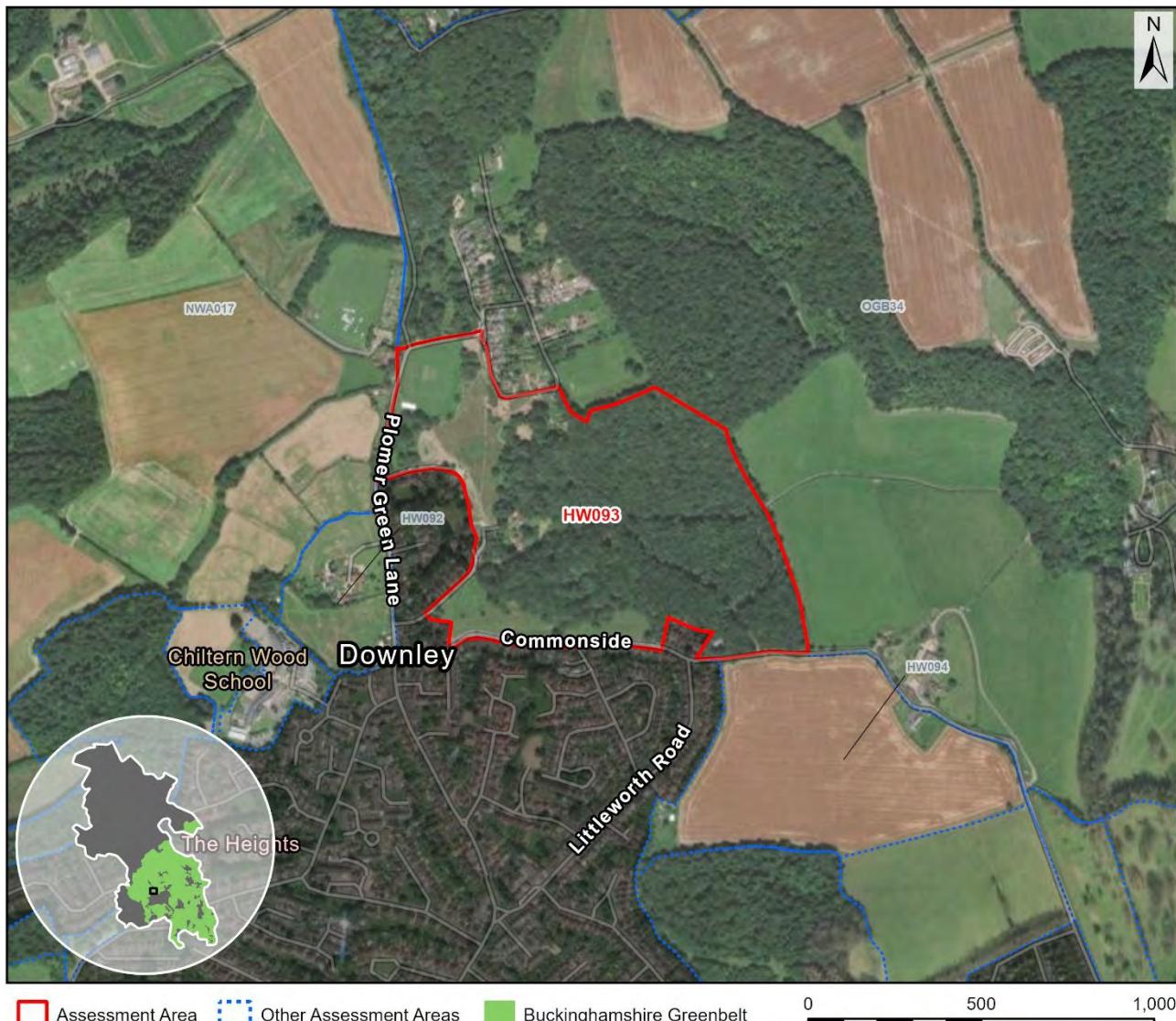
Constrained: Within the NL

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 HW093

Site Details

Reference	HW093
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A **Strong:** The AA comprises woodland and common land 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 HW094

Site Details

Reference	HW094
Settlement	High Wycombe area (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. There is containment by a lane, woodland and heritage assets to the north and east but containment is weak to the south, and the AA comprises land steeply descending from the settlement edge. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt.

Purpose B

None: No notable contribution.

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

Site HW095

Site Details

Reference	HW095
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Comprises woodland (primarily ancient) 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 HW096

Site Details

Reference	HW096
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: No onsite built form and not contained by existing development. There is containment by a lane to the east, but containment is weak to the north (not a historic field boundary). In conclusion, judged moderate because development would, on balance, not be incongruous. It is noted that a tree belt marks the settlement edge (priority habitat but not shown on historic mapping).
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 HW097

Site Details

Reference	HW097
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: No onsite built form and not enclosed by existing development. There is containment to the west by a lane, to the north by priority habitat and a historic field boundary and to the east by a historic field boundary / priority habitat and a registered park and garden. In conclusion, judged moderate because development would, on balance, not be incongruous. It is noted that the AA forms part of Hughenden Park such that it strongly marks the settlement edge, and that containment is challenging to the north noting the valley topography.

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 HW098

Site Details

Reference	HW098
Settlement	High Wycombe area (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 well contained to the east by an A-road and steeply rising land; and to the north by rising land / a strong historic field boundary and Hughenden Park; but the AA is less well contained to the west. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous, including noting that the AA comprises the southern part of a Registered Park and Garden that strongly marks 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 HW099

Site Details

Reference	HW099
Settlement	High Wycombe area (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, including noting a site with planning permission to the west. There is little or no containment to the east.

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

Purpose D **None:** No notable contribution

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

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

Site HW100

Site Details

Reference	HW100
Settlement	High Wycombe area (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A **Weak:** Significant onsite built form (a historic farm) but only very partially enclosed by existing development (a recent housing site to the south plus development nearby to the west). Containment is quite weak to the east.

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

Purpose D **None:** No notable contribution

National Landscape (NL) **Provisionally constrained:** Partly within the NL (15%)

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: Marginally intersects the NL but assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (NL)

Site HW101

Site Details

Reference	HW101
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: No onsite built form but partially enclosed by existing development to the south (a recent housing site) and west. There is quite poor containment to the north (not a historic field boundary).
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 HW102

Site Details

Reference	HW102
Settlement	High Wycombe area (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 quite poor containment (not historic field boundaries) although the southern boundary follows a bridleway. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous

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

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

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

Site HW103

Site Details

Reference	HW103
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

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

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

Site HW104

Site Details

Reference	HW104
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: No onsite built form and only very partially enclosed by existing development. There is containment to the east by a woodland (priority habitat and shown on historic mapping), to the south by a strong historic field boundary and to the west by a road and land with planning permission. In conclusion, judged moderate because development would, on balance, not be incongruous. Whilst there is a concern with extending a linear built form that is already somewhat incongruous, including accounting for separation caused by the M40, there is also a need to factor in land with planning permission to the north west, as well as the Household Waste Recycling Centre to the south east (also potentially somewhat an urbanising influence). Also, whilst containment is challenging to the south, there is then

	a woodland a short distance further south that could provide containment (but there would then be a risk of an incongruous built form and sprawl towards Marlow Bottom).
Purpose B	Weak: The AA comprises a small part of the gap between High Wycombe and Marlow and makes very limited contribution to appreciation of the gap. However, this is raised land above the Thames Valley to the south.
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 HW105

Site Details

Reference	HW105
Settlement	High Wycombe area (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Very limited onsite built form (an airfield) and only very partially enclosed by existing development. The AA is contained to the south by a site with planning permission and a B-road, to the west by a field boundary that is only partly historic, and to the north by a historic field boundary / footpath. Containment is challenging to the west / southwest on account of topography. Urbanising influences are considered to be limited on balance given the size of the AA and as this is an expansive raised plateau with links to the wider Chilterns. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. This is on the basis of limited enclosure (noting the size and location of the AA) and also

recognising that the Clay Hill area already represents something of an incongruous projection of High Wycombe.

Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Marginally intersects the NL (<1%)
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Around 200m of Widdenton Park Wood SSSI but does not include any priority habitat (it is an airfield) and there would be good potential to deliver mitigation.
Irreplaceable habitat	Unconstrained: Abuts an ancient woodland but only marginally. This is a large AA that does not contain any priority habitat.
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	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site HW106

Site Details

Reference	HW106
Settlement	High Wycombe area (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 the M40 to the north, priority habitat woodland / a shooting club to the west (not a historic boundary, but ancient woodland is a short distance further west) and a strong historic field boundary / footpath to the south. Urbanising influences are considered to be limited on balance given the size of the AA and as this is raised land with links to the wider Chilterns. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous.

Purpose B

None: No notable contribution.

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