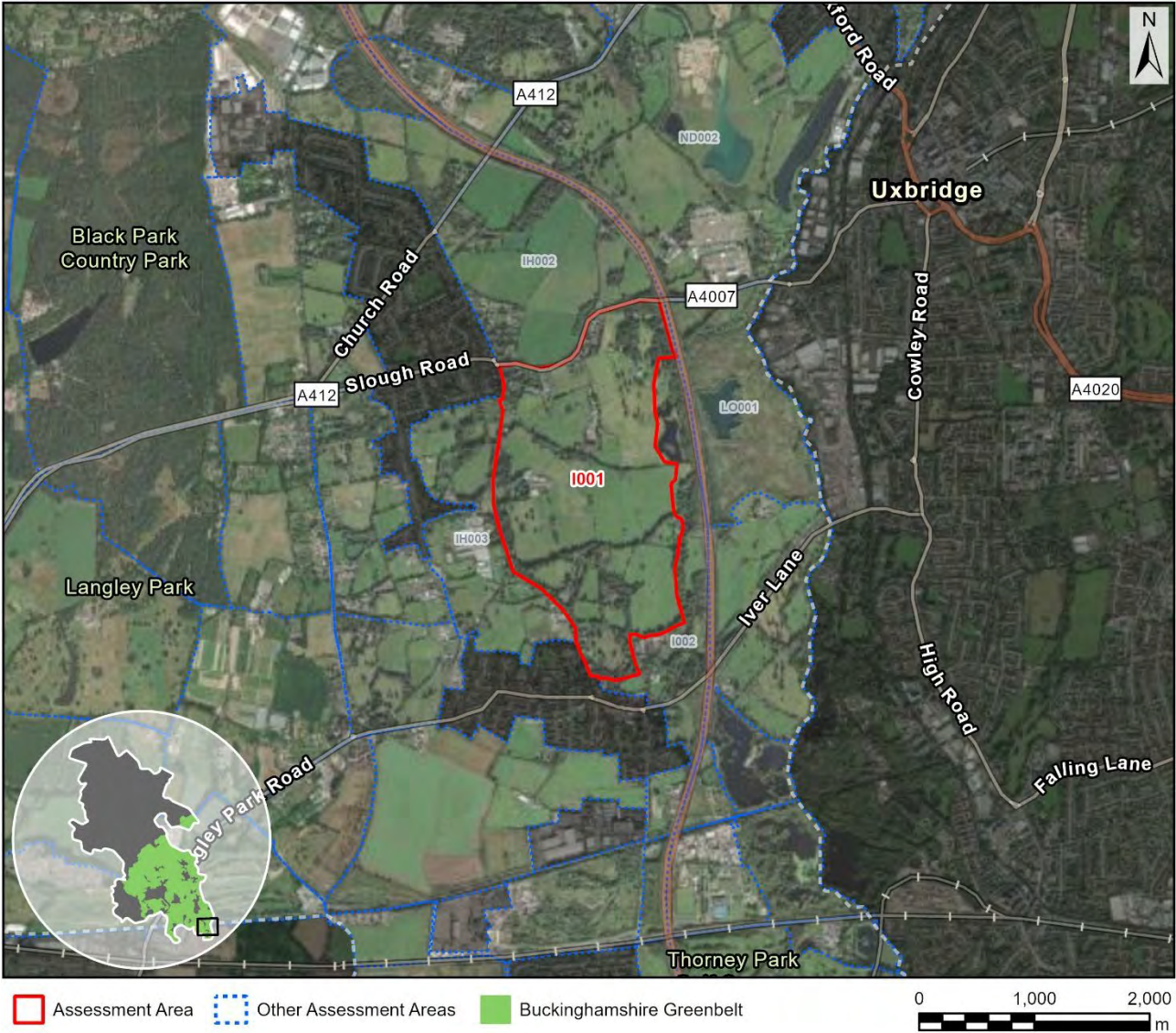


Site I001

Site Details

Reference	I001
Settlement	Iver (town)
Conclusion	Provisional grey belt



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Assessment

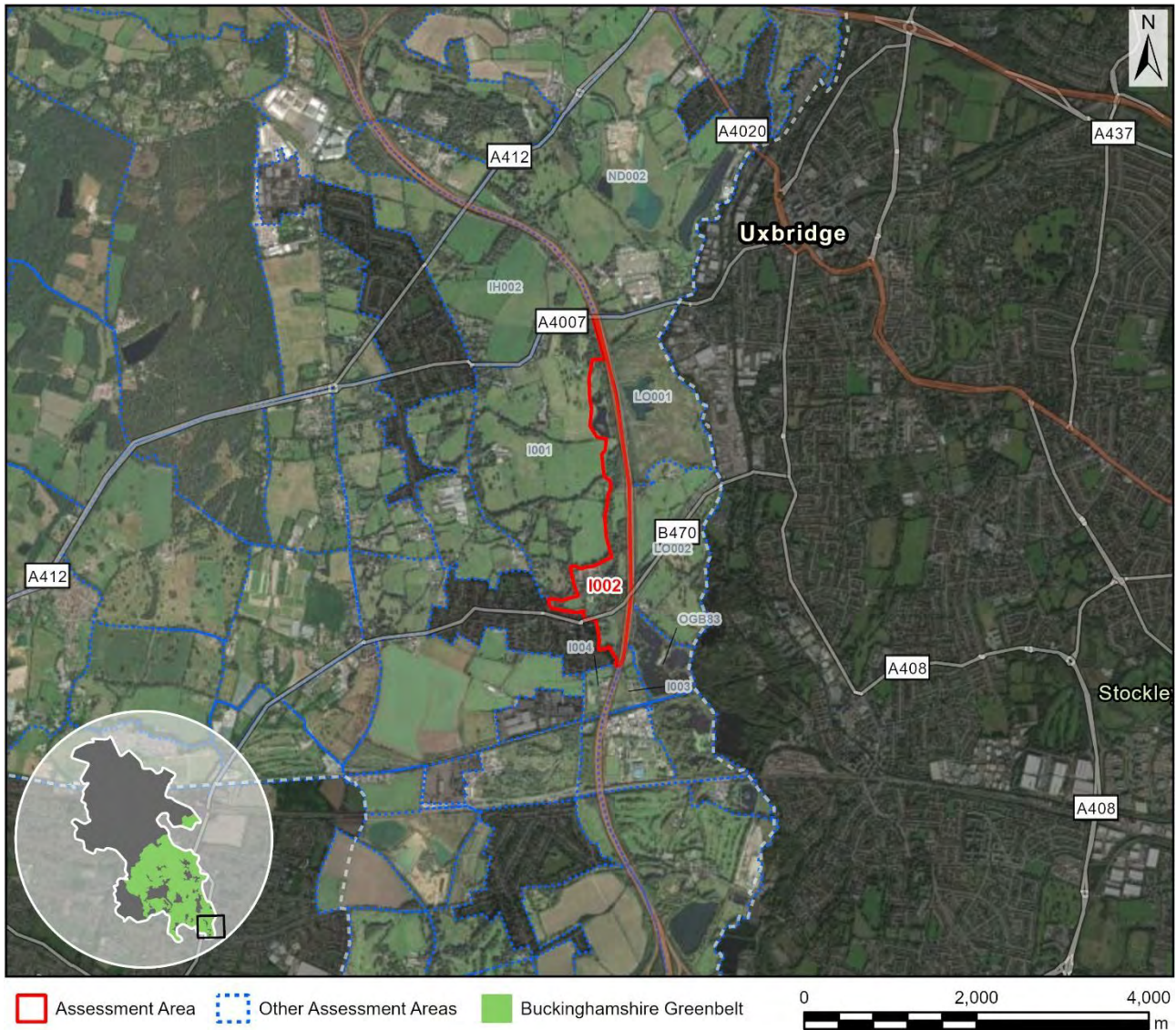
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Iver and London but makes limited contribution to appreciation of the gap. The AA is not directly adjacent to the main connecting route (the B470) and separation could be maintained by flood risk zones and the M25. However, it is noted that this is raised land above the Colne Valley to the east, and the Colne Valley Trail passes through the AA.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained (marginal): 1.5% ancient woodland. A large AA that includes a small ancient woodland and limited wider priority habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: A large AA with just three listed buildings around its edge. Influenced by the M25; however, equally strongly associated with the Colne Valley and the Colne Valley Way passes through the centre of the area. The AA was historically parkland but is not locally listed as such. Given the long distance footpath the south of the AA may contribute to the setting of the Iwer conservation area to some extent, but the AA does not abut the CA.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (HE)

Site 1002

Site Details

Reference	I002
Settlement	Iver (town)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Iver and London but makes limited contribution to appreciation of the gap. The AA comprises a flood zone and priority habitat, which would likely limit any development, and a settlement gap could be maintained to the east, including noting the effect of the M25.
Purpose D	None: No notable contribution

National Landscape
(NL)

Unconstrained: Not within the NL

Flood risk

Constrained (marginal): Intersects the flood risk zone by less than 50% but strongly associated with a river corridor and the Iver Conservation Area. There is one notable area outside of the fluvial flood zone but this land is adjacent to the conservation area.

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 I003

Site Details

Reference	I003
Settlement	Iver (town)
Conclusion	Grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Iver and London but makes limited contribution to appreciation of the gap. A footpath passes through the AA that links Iver to the Canal, but the River Colne corridor to the east would maintain separation.
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: There are two listed buildings at the edge of the AA but also considerable modern built form within the AA and adjacent. Separated from the Iver Conservation Area by the M25.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site I004

Site Details

Reference	I004
Settlement	Iver (town)
Conclusion	Provisional grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Iver and London but makes limited contribution to appreciation of the gap. The AA includes built form and is not directly adjacent to the main connecting route (the B470). Separation could be maintained by the M25 and the River Colne corridor.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained (marginal): Within 5km of the Southwest London Waterbodies SPA.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Links the canal to the Iwer conservation area and there is a long distance path following the road, but the conservation area is buffered by modern built form and there is little in the way of historic character. Includes modern built form.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (HE)

Site I005-a

Site Details

Reference	I005-a
Settlement	Iver (town)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Strong: The AA comprises a substantial part of the gap between Iver and Slough and makes a significant contribution to appreciation of the gap. There are some limited views across the AA from Mansion Lane to the west, and a footpath passes through the east of the AA linking to the Canal and onto Slough. Were the AA to be developed only a narrow and fragile gap would remain.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained (marginal): Within 5km of the Southwest London Waterbodies SPA.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): A very large AA that comprises the land between Slough and Iver. There are few concerns regarding listed assets at the edge of Slough, although the Grand Union Canal is an important consideration. Iver is valued as a historic village, but its western edge is modern and buffers the conservation area to the east. There is, however, a cluster of locally listed buildings to the west of the conservation area, closer to the AA. There is a prominent historic farm at the northern edge of the AA, and then grade 2* listed Iver Grove is nearby, but this area of sensitivity is a small part of the AA as a whole. There are few public rights of way through the AA.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site I005-b

Site Details

Reference	I005-b
Settlement	Iver (town)
Conclusion	Provisional grey belt



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Assessment

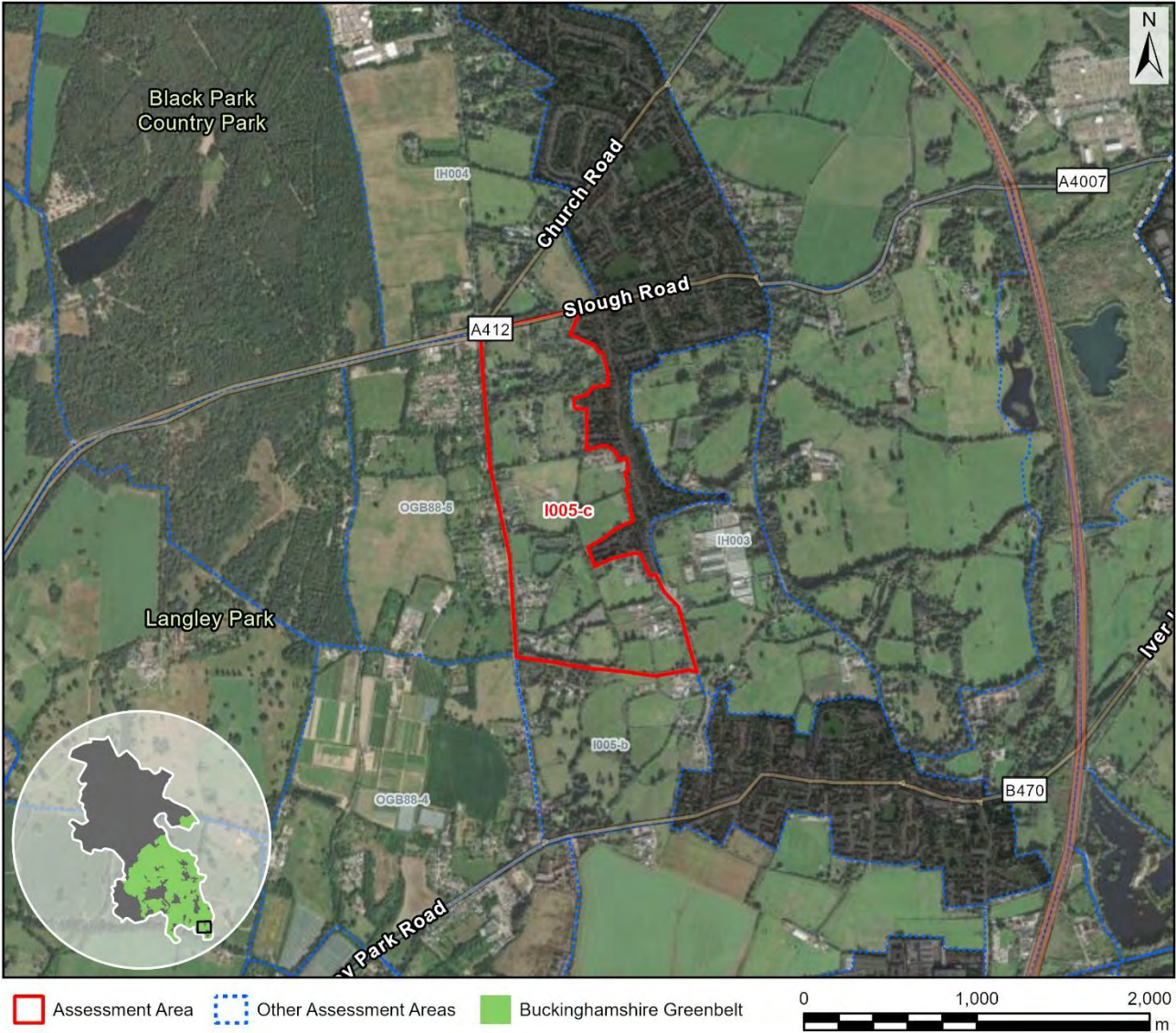
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Iver and Slough but makes limited contribution to appreciation of the gap. Whilst this is an important sector of the gap, as experienced from the B470, a substantial gap would remain were the AA to be developed.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: Distant from a habitat site or SSSI but mostly comprises a blanket TPO.
Irreplaceable habitat	Unconstrained: One veteran tree.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Land between Iver and the hamlet of Shredding Green. The key asset is grade 2* listed Iver Grove, but it is not easily appreciated, and the former parkland is not nationally or locally listed (it is a candidate for local listing). Historic mapping shows built form at Shredding Green, but there is limited historic character other than a roadside pub, with the area strongly influenced by the road infrastructure. Impacts to Iver Grove could be mitigated.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (HE)

Site I005-c

Site Details

Reference	I005-c
Settlement	Iver (town)
Conclusion	Grey belt



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Assessment

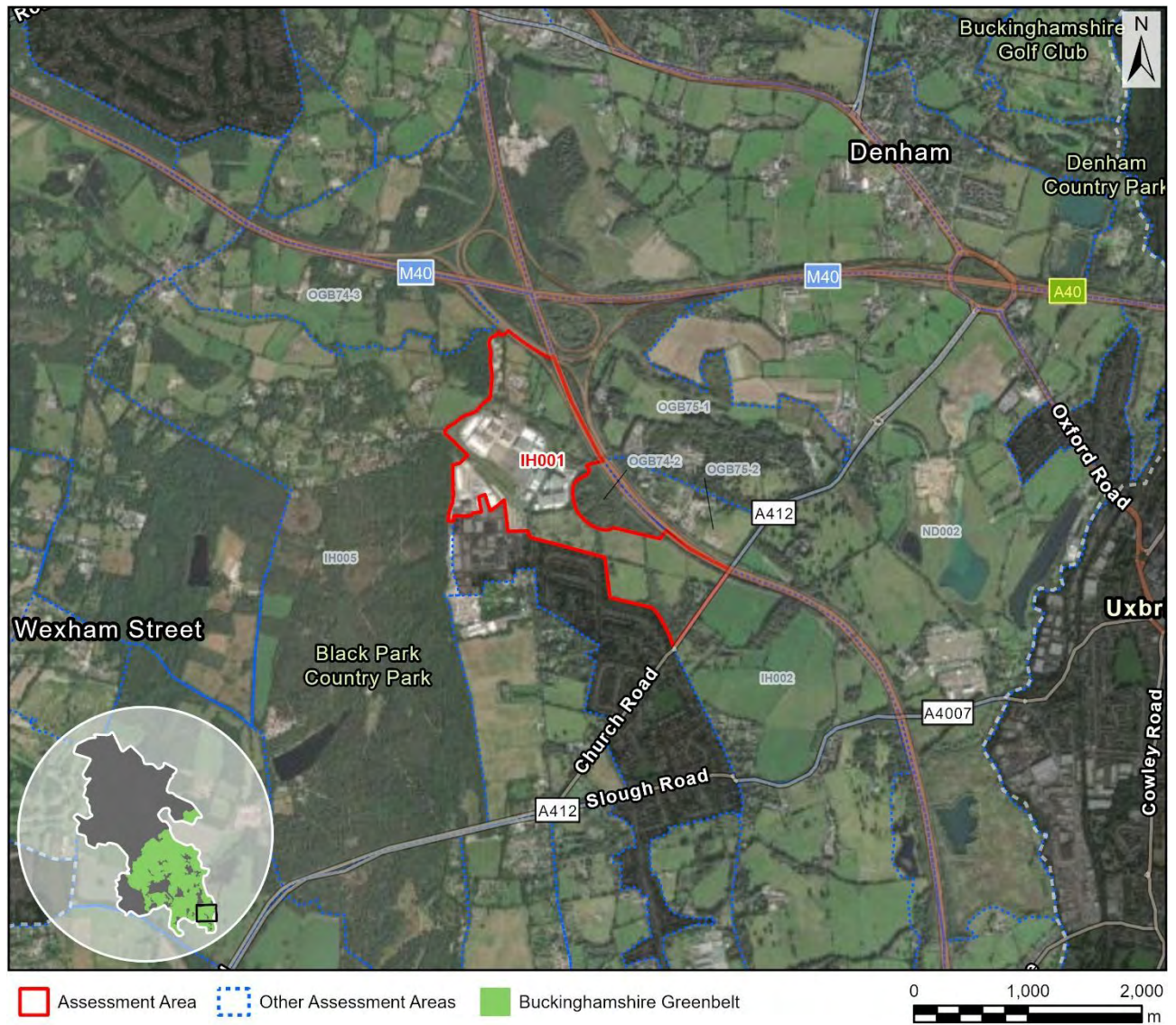
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint

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

Site IH001

Site Details

Reference	IH001
Settlement	Iver Heath (village)
Conclusion	Provisional grey belt



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Assessment

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

Biodiversity	Provisionally constrained: Around 350m from a SSSI at its closest point and located in between two SSSIs. However, includes extensive built form including that part of the site in closest proximity to a SSSI. Much comprises a blanket TPO, but the treed parts of the AA are more distant from a SSSI. Extensive accessible greenspace in the vicinity other than the SSSI.
Irreplaceable habitat	Unconstrained (marginal): Abuts two ancient woodlands, but this is only a small part of the AA boundary. Part of the AA comprises land between two ancient woodland, but the M25 is also a separating feature.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site IH002

Site Details

Reference	IH002
Settlement	Iver Heath (village)
Conclusion	Grey belt



Assessment

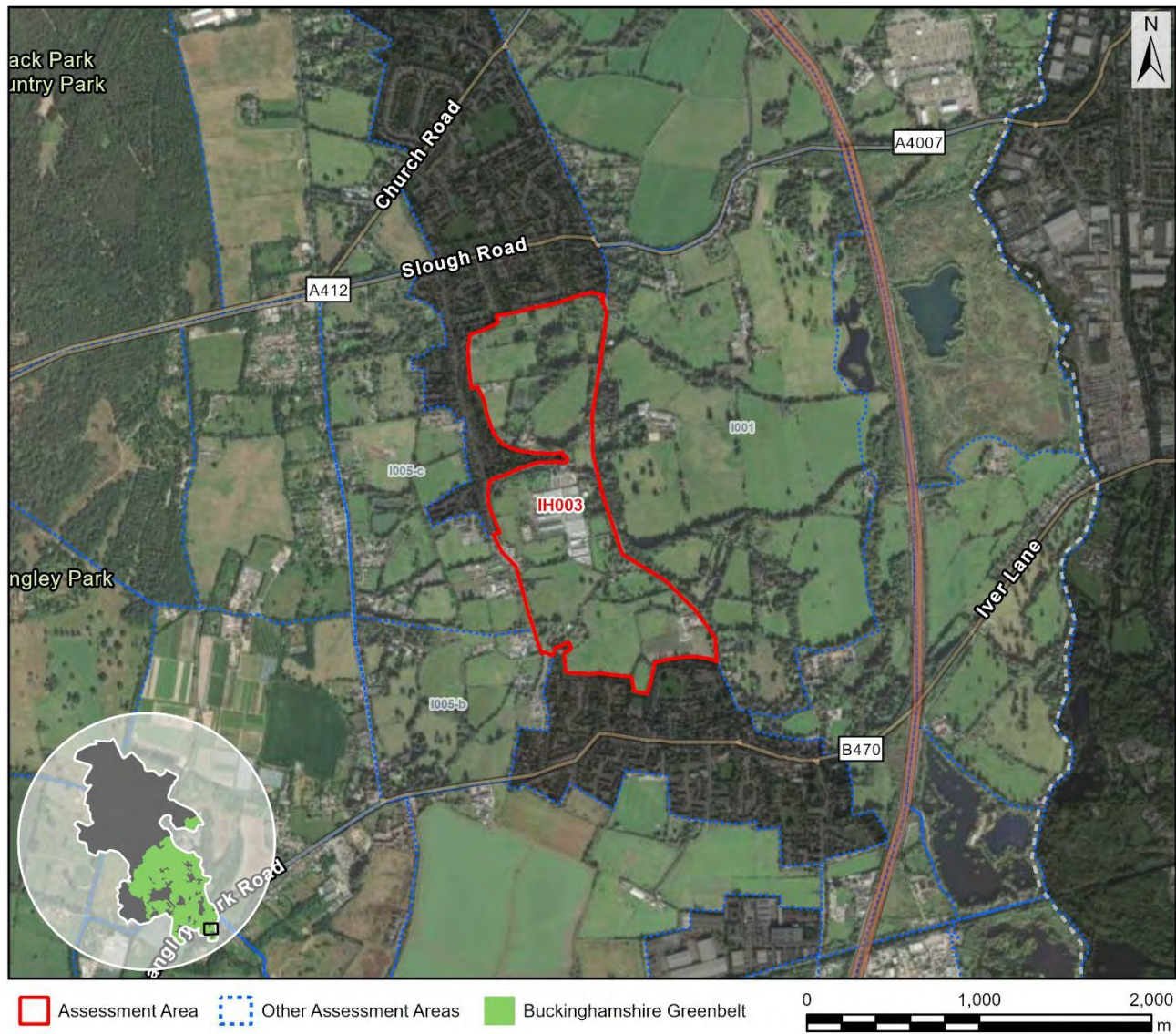
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint

Biodiversity	Unconstrained: 750m from a SSSI but separated by the M25 and limited onsite priority habitat.
Irreplaceable habitat	Unconstrained (marginal): A large AA that includes a small ancient woodland and modest wider priority habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): Just one listed building at the edge of the AA that is not easily appreciated from the A4007, although footpaths do converge at or close to the listed building, and long distance views across the Colne Valley are noted. Most of the AA is notably unconstrained and influenced by main roads or the modern edge of Iver Heath.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site IH003

Site Details

Reference	IH003
Settlement	Iver Heath (village)
Conclusion	Grey belt



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Assessment

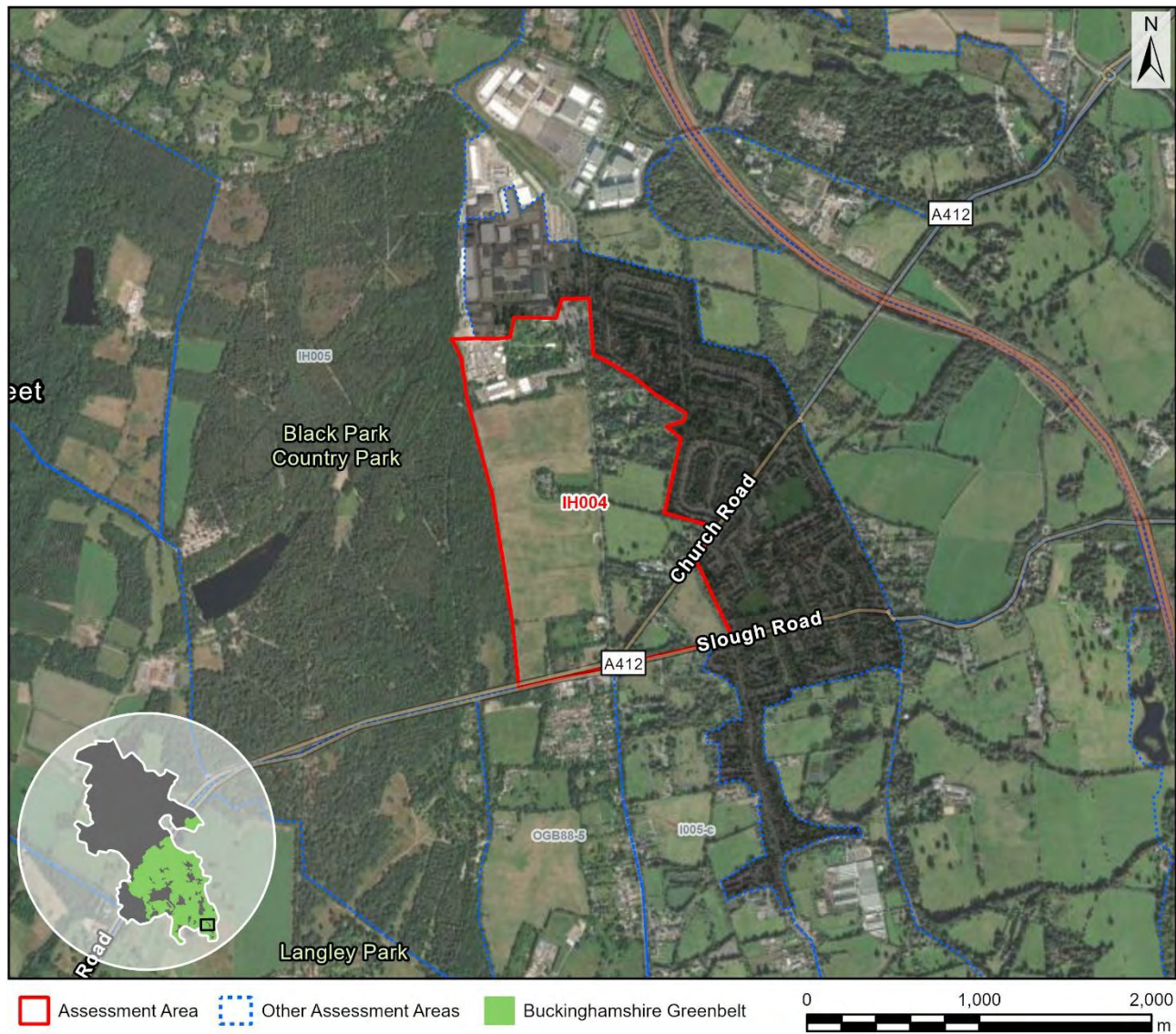
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint

Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Comprises land between Iver and Iver Heath but few concerns regarding listed assets. The AA includes one listed building that is sensitive including noting a long distance footpath (bridleway) but impacts could be mitigated. There is some historic character associated with a pub and other built form shown on historic maps, but no assets are locally listed. The AA includes modern built form namely a plant nursery.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site IH004

Site Details

Reference	IH004
Settlement	Iver Heath (village)
Conclusion	Provisional grey belt



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Assessment

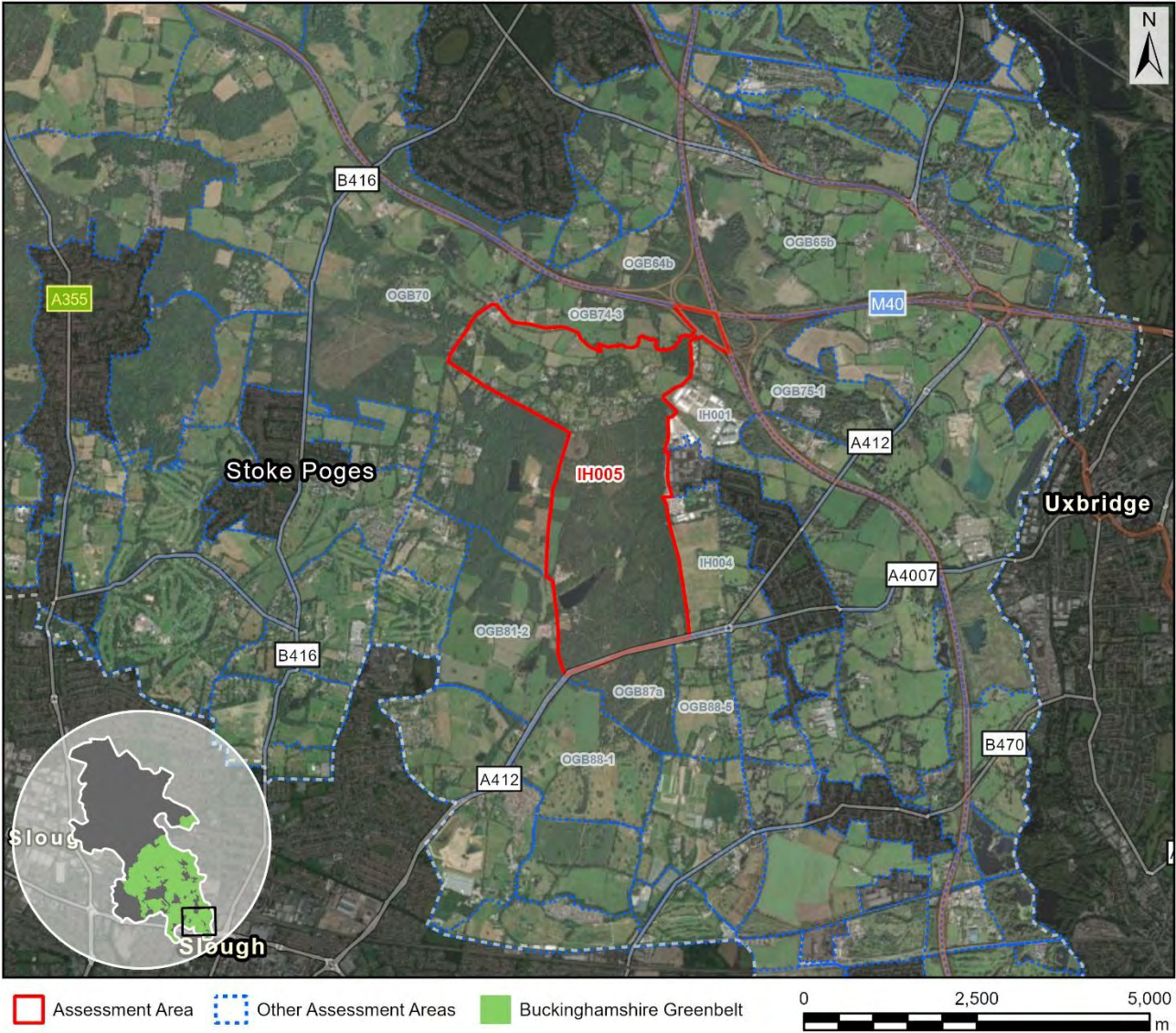
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint

Biodiversity	Provisionally constrained: Around 200m of a SSSI at its closest point, but this part of the AA comprises built form. The wider AA is around 400m distant. There is limited priority habitat and extensive accessible greenspace in the vicinity other than the SSSI.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: A large AA that includes one listed building with two more at the periphery.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site IH005

Site Details

Reference	IH005
Settlement	Iver Heath (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Gerrards Cross and Iver / Slough but makes limited contribution to appreciation of the gap. There is extensive onsite woodland and the broader landscape is also heavily wooded and more broadly constrained.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

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

Site IV001

Site Details

Reference	IV001
Settlement	Ivinghoe (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 LB001

Site Details

Reference	LB001
Settlement	Leighton Buzzard (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A

Moderate: Very limited onsite built form and not enclosed by existing development. The AA is well contained to the west by the A4146, but less well contained to the north (Leighton Road), whilst containment to the south is provided only by a strong historic field boundary / footpath / farm track). Much of the site does slope towards the A4146 such that it is potentially an urbanising influence. In conclusion, judged moderate because development would not be incongruous. The east of the AA relates reasonably well to the settlement edge, before land falls away to a stream and a local wildlife site.

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: Partly within SAC impact zone.
Irreplaceable habitat	Unconstrained: Includes a very small area of lowland fen priority habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): There may be an element of connectivity with Liscombe Park, which is locally listed and where there is a cluster of listed buildings including a grade 2* listed manor house, but the listed buildings are ~950m distant and separated by the A4146.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site LC001

Site Details

Reference	LC001
Settlement	Little Chalfont (town)
Conclusion	Not grey belt



Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

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

Site LC002

Site Details

Reference	LC002
Settlement	Little Chalfont (town)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 LC003

Site Details

Reference	LC003
Settlement	Little Chalfont (town)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 LC004

Site Details

Reference	LC004
Settlement	Little Chalfont (town)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chorleywood and Little Chalfont but makes limited contribution to appreciation of the gap. The adjacent A404 is a key link and there are some long distance views south from the road, but a substantial gap would remain to the east, including noting the National Landscape constraint.
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 LC005-a

Site Details

Reference	LC005-a
Settlement	Little Chalfont (town)
Conclusion	Provisional grey belt



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Assessment

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

Flood risk	Unconstrained: A significant surface water flood risk channel at the edge of the AA but the AA has planning permission.
Biodiversity	Provisionally constrained: Partly within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: 6% ancient woodland with other woodland adjacent. The AA has planning permission.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Provisionally constrained: Adjacent to the NL and judged provisionally constrained as a precautionary approach (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, IH, NLS)

Site LC005-b

Site Details

Reference	LC005-b
Settlement	Little Chalfont (town)
Conclusion	Provisional grey belt



Assessment

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

Biodiversity	Unconstrained: No notable constraint.
Irreplaceable habitat	Provisionally constrained: 5% ancient woodland and extensive non ancient woodland.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Provisionally constrained: Adjacent to the NL and judged provisionally constrained as a precautionary approach (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (IH, NLS)

Site LC006-a

Site Details

Reference	LC006-a
Settlement	Little Chalfont (town)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chorleywood and Little Chalfont but makes limited contribution to appreciation of the gap. A substantial gap would remain to the east, including noting National Landscape constraint.
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 LC006-b

Site Details

Reference	LC006-b
Settlement	Little Chalfont (town)
Conclusion	Provisional grey belt



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Assessment

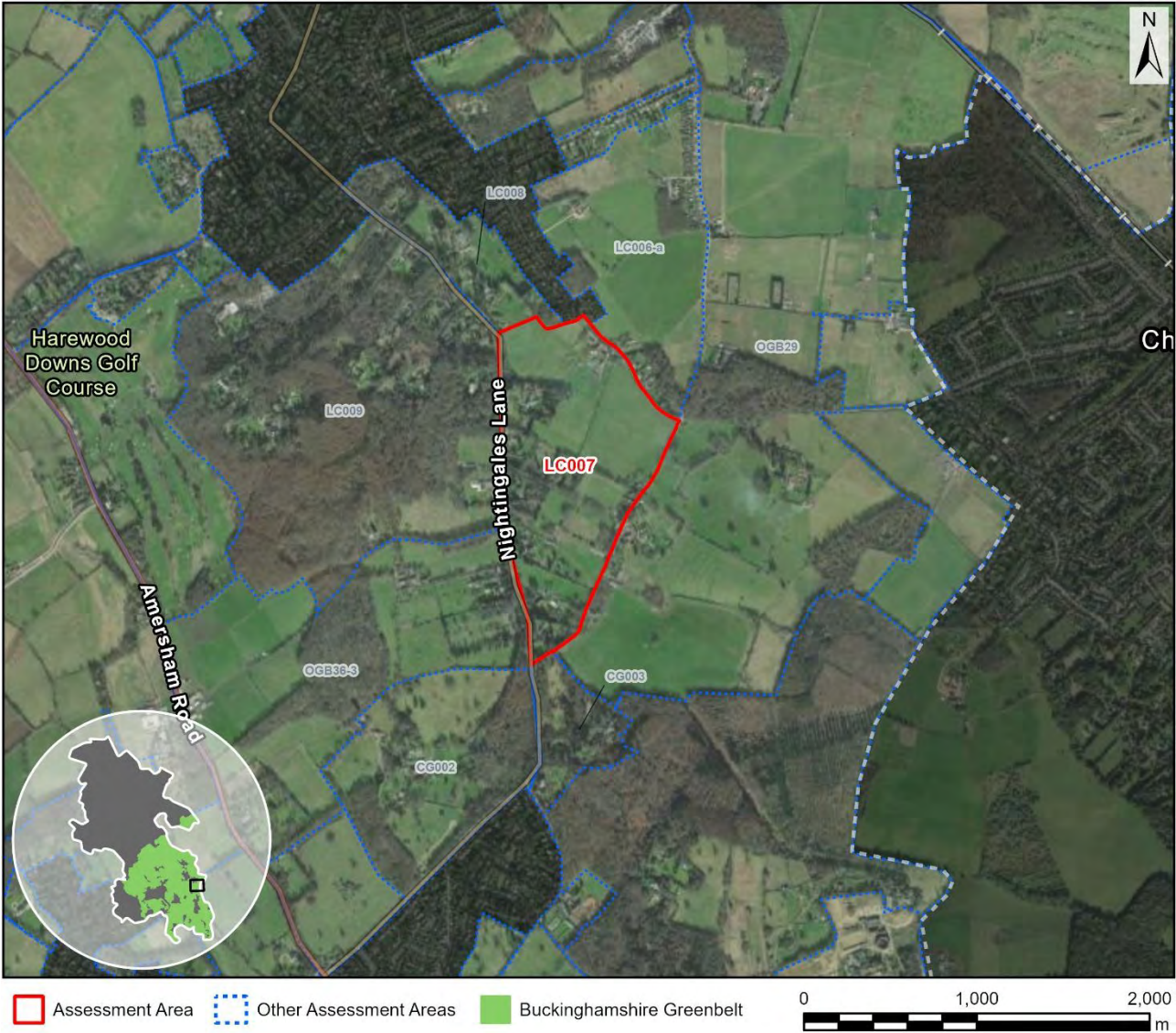
Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Chorleywood and Little Chalfont and makes very limited contribution to appreciation of the gap. There is significant built form.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: 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 judged provisionally constrained as a precautionary approach (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (NLS)

Site LC007

Site Details

Reference	LC007
Settlement	Little Chalfont (town)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Strong: The AA comprises a substantial part of the gap between Chalfont St. Giles and Little Chalfont and makes a significant contribution to appreciation of the gap. Nightingales Lane is an important road corridor that is somewhat sensitive on account of washed over built form, and only a small gap would remain to the south. Furthermore, the AA contributes to the gap to Chorleywood.
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 LC008

Site Details

Reference	LC008
Settlement	Little Chalfont (town)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Chalfont St. Giles and Little Chalfont and makes very limited contribution to appreciation of the gap, including noting built form and extensive screening.
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 LC009

Site Details

Reference	LC009
Settlement	Little Chalfont (town)
Conclusion	Not grey belt



Assessment

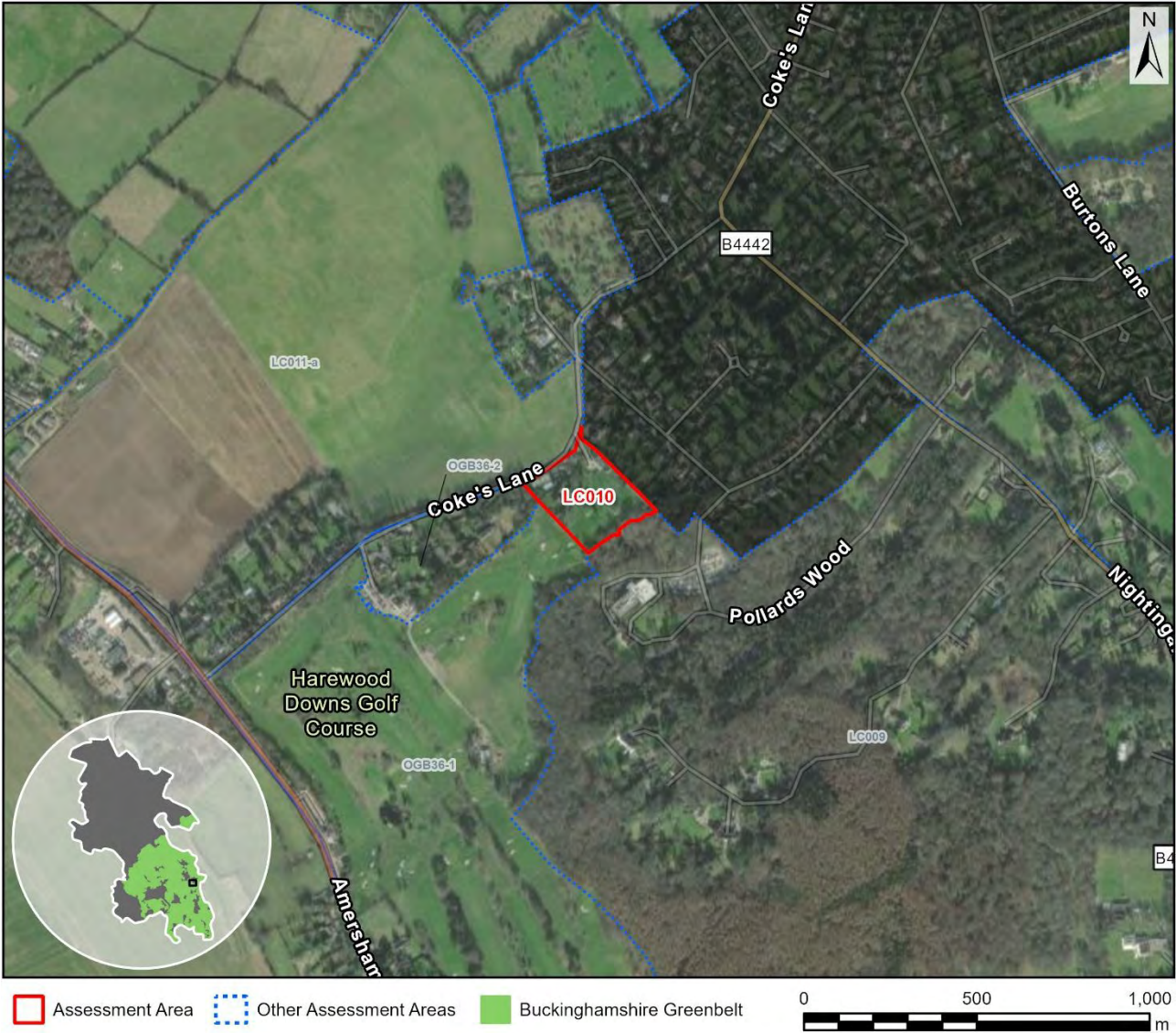
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chalfont St. Giles and Little Chalfont but makes limited contribution to appreciation of the gap. Nightingales Lane is an important road corridor that is somewhat sensitive on account of washed over built form, but a substantial gap would remain to the south, and the AA comprises woodland that would likely serve to restrict and contain any development (also noting National Landscape designation).
Purpose D	None: No notable contribution

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

Site LC010

Site Details

Reference	LC010
Settlement	Little Chalfont (town)
Conclusion	Not grey belt



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Assessment

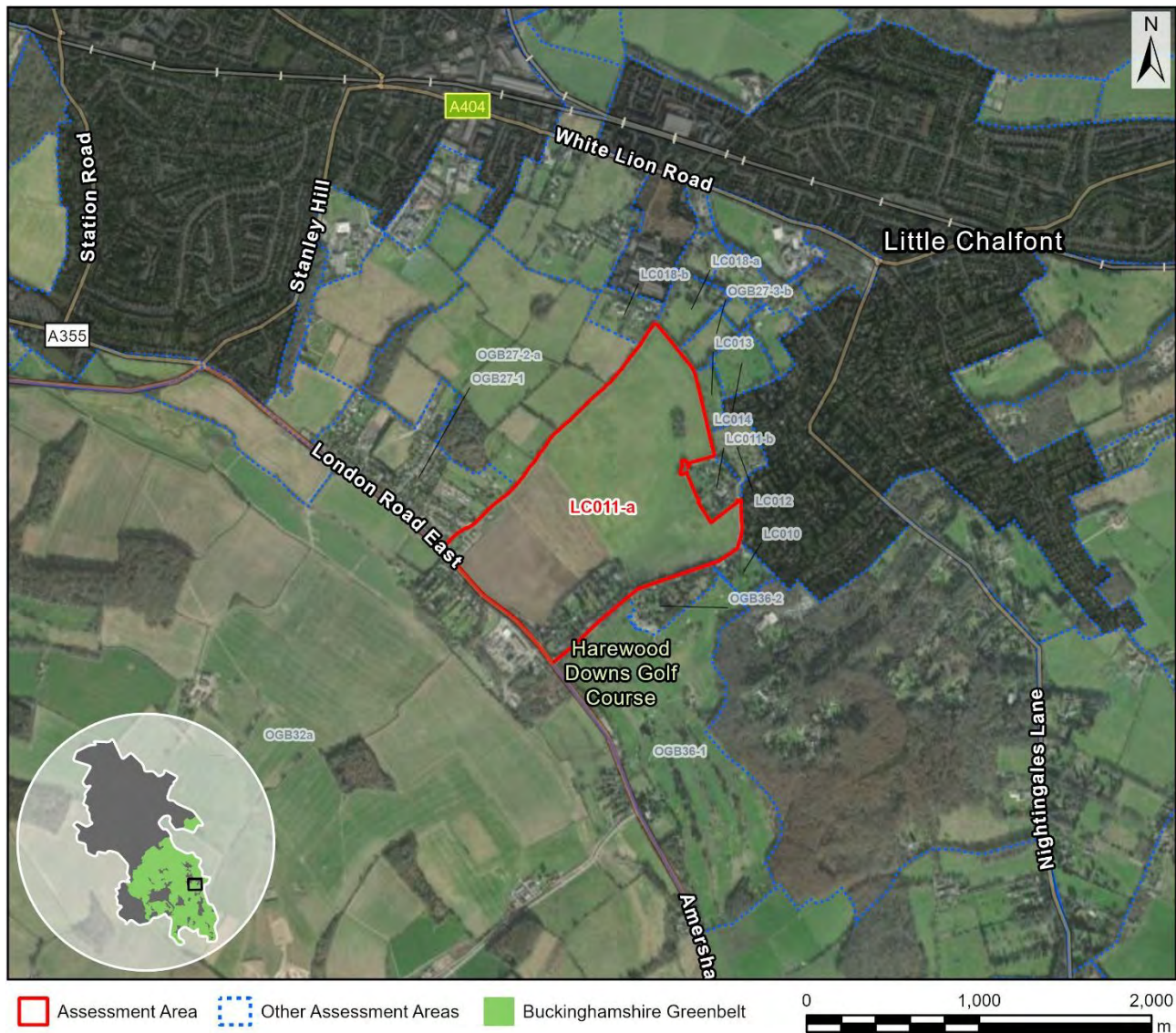
Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Amersham and Little Chalfont and makes very limited contribution to appreciation of the gap. The AA includes built form, but further development could risk a sense of continual built form between the towns (having accounted for extensive washed over built form).
Purpose D	None: No notable contribution

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

Site LC011-a

Site Details

Reference	LC011-a
Settlement	Little Chalfont (town)
Conclusion	Not grey belt



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Assessment

Purpose A **None:** No notable contribution

Purpose B

Strong: The AA comprises a substantial part of the gap between Amersham, Chalfont St. Giles and Little Chalfont and, whilst it potentially makes a limited contribution to appreciation either of the gaps in isolation (gaps would remain were the AA to be developed), its contribution to the gaps in combination is considered to be significant. The AA is associated with A413, which is the key link between the towns, and also the Misbourne Valley with extensive views from raised ground on either side of the valley. There are long distance views broadly in the direction of Amersham from Coakes Lane.

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 LC011-b

Site Details

Reference	LC011-b
Settlement	Little Chalfont (town)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Amersham and Little Chalfont and makes very limited contribution to appreciation of the gap. The AA comprises significant built form, albeit partly historic.
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 LC012

Site Details

Reference	LC012
Settlement	Little Chalfont (town)
Conclusion	Provisional grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Amersham and Little Chalfont and makes very limited contribution to appreciation of the gap. There are some long distance views across the valley in this area, but not necessarily towards Amersham.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Marginally intersects the NL (<1%)

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: Strongly associated with a prominent locally designated farmhouse.
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 LC013

Site Details

Reference	LC013
Settlement	Little Chalfont (town)
Conclusion	Provisional grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Amersham and Little Chalfont and makes very limited contribution to appreciation of the gap. There are some long distance views across the valley in this area, but not necessarily towards Amersham.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Marginally intersects the NL (<5%)

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: 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 (NLS)

Site LC014

Site Details

Reference	LC014
Settlement	Little Chalfont (town)
Conclusion	Provisional grey belt



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Assessment

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

Biodiversity	Provisionally constrained: Partly 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: 60m from the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, NLS)

Site LC015-a

Site Details

Reference	LC015-a
Settlement	Little Chalfont (town)
Conclusion	Provisional grey belt



Assessment

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

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	Unconstrained: 200-500m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site LC015-b

Site Details

Reference	LC015-b
Settlement	Little Chalfont (town)
Conclusion	Provisional grey belt



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Assessment

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

Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained (marginal): Close to an ancient woodland and includes significant priority habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: A fairly small AA that includes four listed buildings including one that is grade 2* listed. There is distinct historic character (in the context of wider Little Chalfont mainly having a more modern character) although this is limited appreciation on account of Snells Lane being a private road. There is also modern built form.
NL setting	Unconstrained: 237m from the NL and assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site LC016

Site Details

Reference	LC016
Settlement	Little Chalfont (town)
Conclusion	Not grey belt



Assessment

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

Biodiversity	Provisionally constrained: Within SAC impact zone. Around 50% blanket TPO.
Irreplaceable habitat	Constrained: 53% ancient woodland and significant 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 due to footnote 7 constraint (IH)

Site LC017-a

Site Details

Reference	LC017-a
Settlement	Little Chalfont (town)
Conclusion	Provisional grey belt



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Assessment

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

Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained (marginal): Abuts ancient woodland but the part of the AA that abuts comprises a secondary school.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): Formerly part of the grounds to Beel House (grade 2* listed) and two listed buildings relating to Beel House are at the edge of the AA. However, comprises a secondary school and the historic value is not easily appreciated.
NL setting	Unconstrained: 200-500m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site LC017-b

Site Details

Reference	LC017-b
Settlement	Little Chalfont (town)
Conclusion	Provisional grey belt



Assessment

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

Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: A small AA containing two listed buildings, with another adjacent and another nearby, plus the AA includes one locally listed building and two others are adjacent. Distinct historic character in the context of wider Little Chalfont mainly having a more modern character.
NL setting	Unconstrained: 357m from the NL and assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site LC017-c

Site Details

Reference	LC017-c
Settlement	Little Chalfont (town)
Conclusion	Provisional grey belt



Assessment

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

Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): One adjacent listed building and two locally listed. Also, a grade 2* listed building is nearby but not accessible from this direction. The AA forms part of a broad area with historic character but limited on account of Snells Lane being a private road.
NL setting	Unconstrained: 200-500m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site LC018-a

Site Details

Reference	LC018-a
Settlement	Little Chalfont (town)
Conclusion	Provisional grey belt



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Assessment

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

Biodiversity	Provisionally constrained: 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: Marginally intersects the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, NLS)

Site LC018-b

Site Details

Reference	LC018-b
Settlement	Little Chalfont (town)
Conclusion	Provisional grey belt



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Assessment

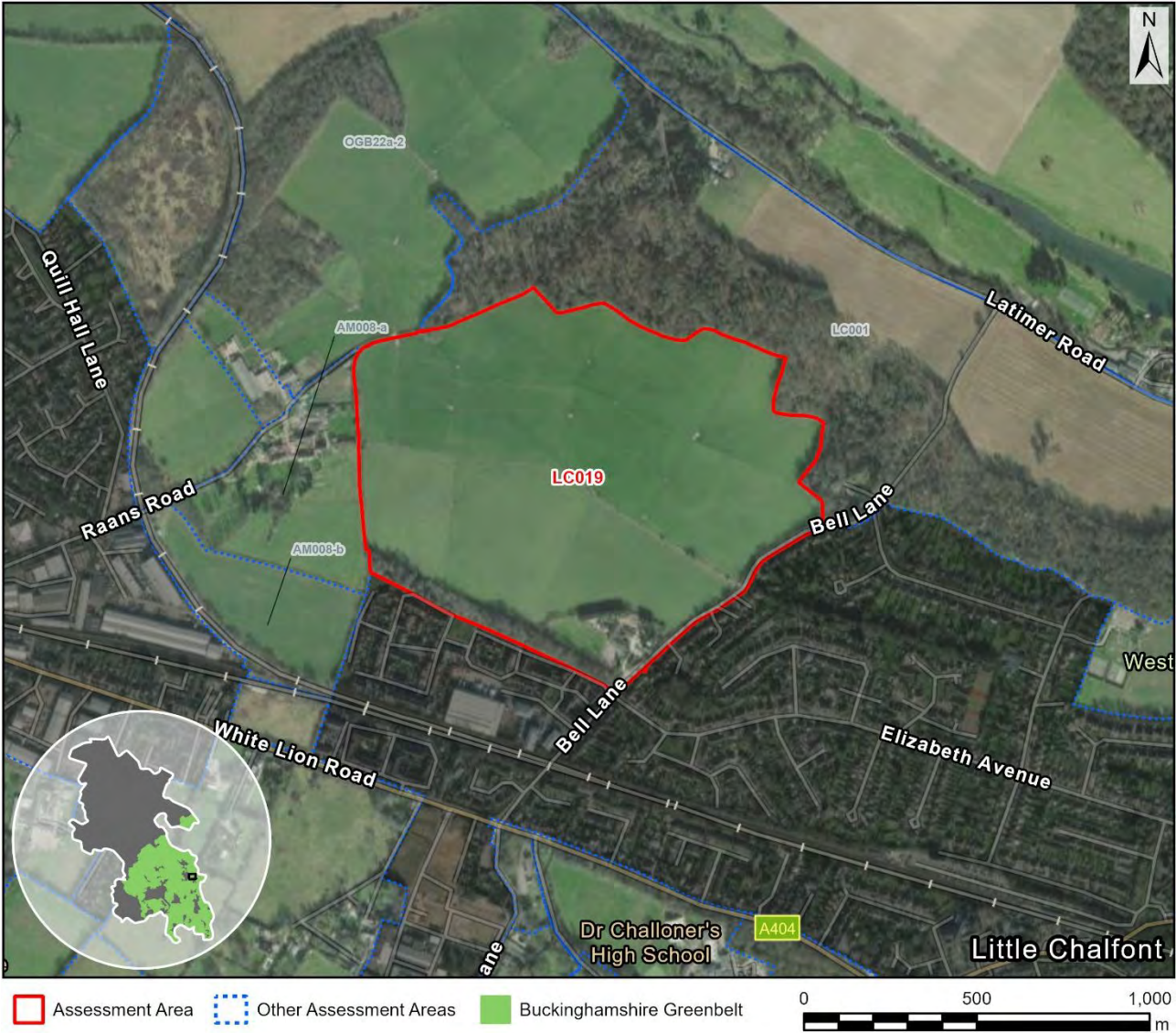
Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Amersham and Little Chalfont and makes very limited contribution to appreciation of the gap. The AA includes built form.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

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

Site LC019

Site Details

Reference	LC019
Settlement	Little Chalfont (town)
Conclusion	Provisional grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Amersham and Little Chalfont but makes limited contribution to appreciation of the gap. A footpath passes through the AA and there are views of a prominent listed farmhouse to the west, but this cannot be said to mark the edge of Amersham. A substantial gap would remain were the AA to be developed, and there would be good potential for mitigation (i.e. development focused on lower land adjacent to Little Chalfont, noting the adjacent National Landscape constraint). It is also noted that the northern half of the AA was recently approved as a SANG.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: A large AA that significantly abuts a LWS ancient woodland (a key feature along the Chess Valley). However, the potential for development to buffer the woodland can be envisaged.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: A large AA where the northern extent abuts Latimer Park Registered Park and Garden (grade 2) and the western extent likely contributes to the setting of a prominent historic farmstead (grade II listed). The manor house is briefly visible from the central part of the site, which is the highest point. However, there would be good potential to mitigate impacts.
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, HE, NLS)

Site LE001

Site Details

Reference	LE001
Settlement	Lane End (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 LE002

Site Details

Reference	LE002
Settlement	Lane End (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 LE003

Site Details

Reference	LE003
Settlement	Lane End (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 LE004

Site Details

Reference	LE004
Settlement	Lane End (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 LE005

Site Details

Reference	LE005
Settlement	Lane End (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 LE006

Site Details

Reference	LE006
Settlement	Lane End (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 LE007

Site Details

Reference	LE007
Settlement	Lane End (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 LE008

Site Details

Reference	LE008
Settlement	Lane End (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 LE009

Site Details

Reference	LE009
Settlement	Lane End (village)
Conclusion	Not grey belt



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Assessment

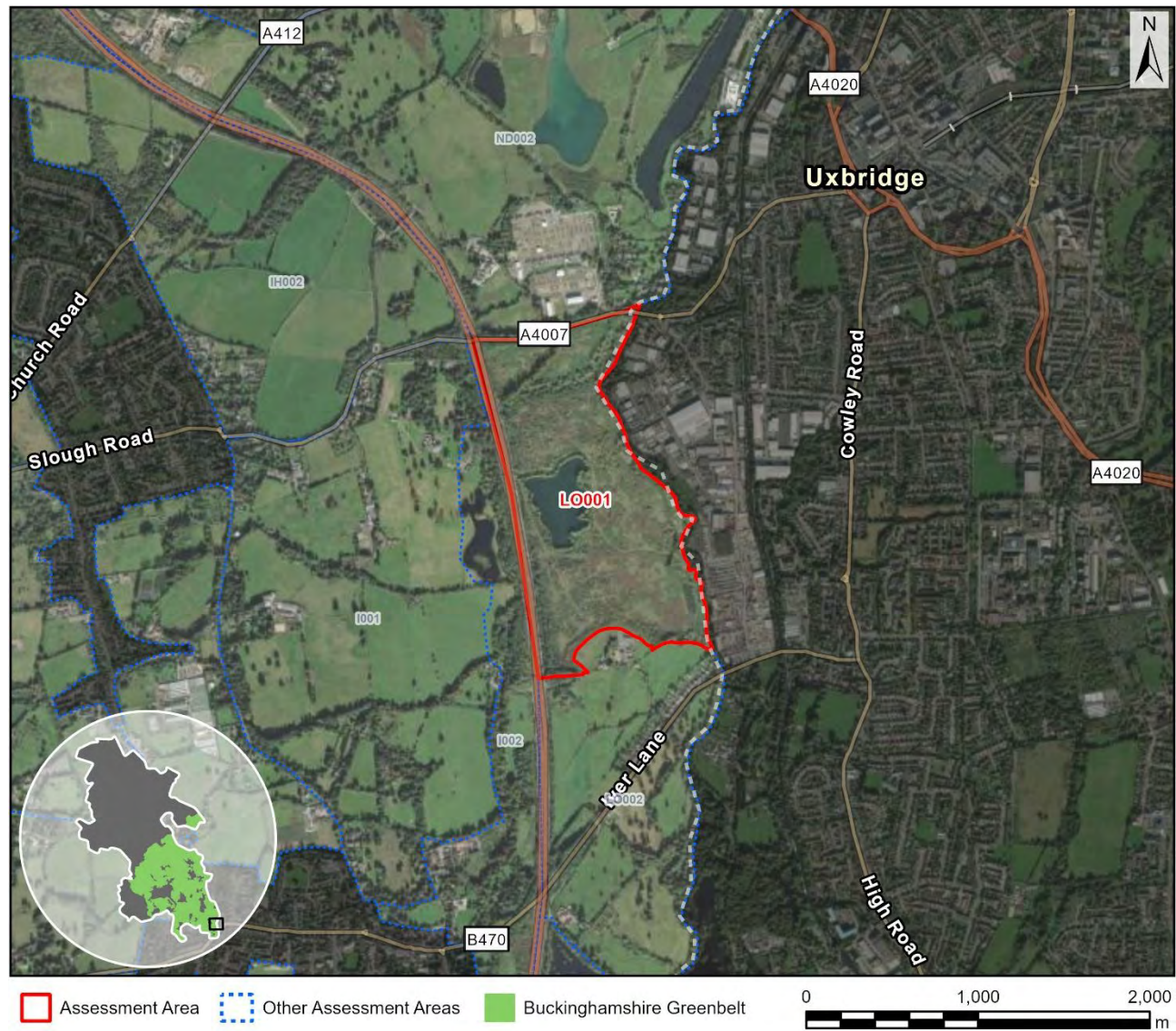
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

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 LO001

Site Details

Reference	LO001
Settlement	London (large built-up area)
Conclusion	Grey belt



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Assessment

Purpose A	Moderate: Limited onsite built form and not enclosed by existing development. The AA is well contained by the A4007 to the north and the M25 to the west, but containment is weaker to the south (a historic farm, a bridleway, a flood zone and power lines). There are a range of urbanising influences. In conclusion, judged moderate having accounted for urbanising influences alongside a view that development would, on balance, not be incongruous.
Purpose B	Weak: The AA comprises a substantial part of the gap between Iwer and London but makes very limited contribution to appreciation of the gap.

	There are no direct links through this area (only a footpath that is not a named route), and the M25 is a key separating feature.
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 grade 2* listed building is nearby to the west but separated by the M25 and an industrial area is adjacent to the east. It is noted that part of the AA now has planning permission after having been judged to be grey belt.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site LO002

Site Details

Reference	LO002
Settlement	London (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 well contained by the M25 to the west and a flood zone to the south, but containment is weaker to the north (a historic farm, a bridleway, a flood zone and power lines). There are a range of urbanising influences. In conclusion, judged moderate having accounted for both onsite built form and urbanising influences. It is acknowledged that development would be somewhat incongruous, as the edge of London would extend beyond the River Colne. It is also noted that the southern part of the AA is a candidate for local listing as a historic park/garden.

Purpose B	Strong: The AA comprises a substantial part of the gap between Iver and London and makes a significant contribution to appreciation of the gap. Only narrow gaps would remain to the west (the M25 and Colne Brook) and to the east (the River Colne and Grand Union Canal). Built form is limited and the AA includes Huntsmore Park, which is an important separating feature.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: The fluvial flood risk zone at the periphery of the AA could be a constraint to access but this is not likely to be a significant constraint.
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Comprises the majority of land between two conservation areas, albeit the M25 creates major severance and there is some modern built form. Includes two listed buildings and important footpaths/bridleways pass through the area and the AA is strongly associated with the Colne Valley.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site LO003

Site Details

Reference	LO003
Settlement	London (large built-up area)
Conclusion	Not grey belt



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Assessment

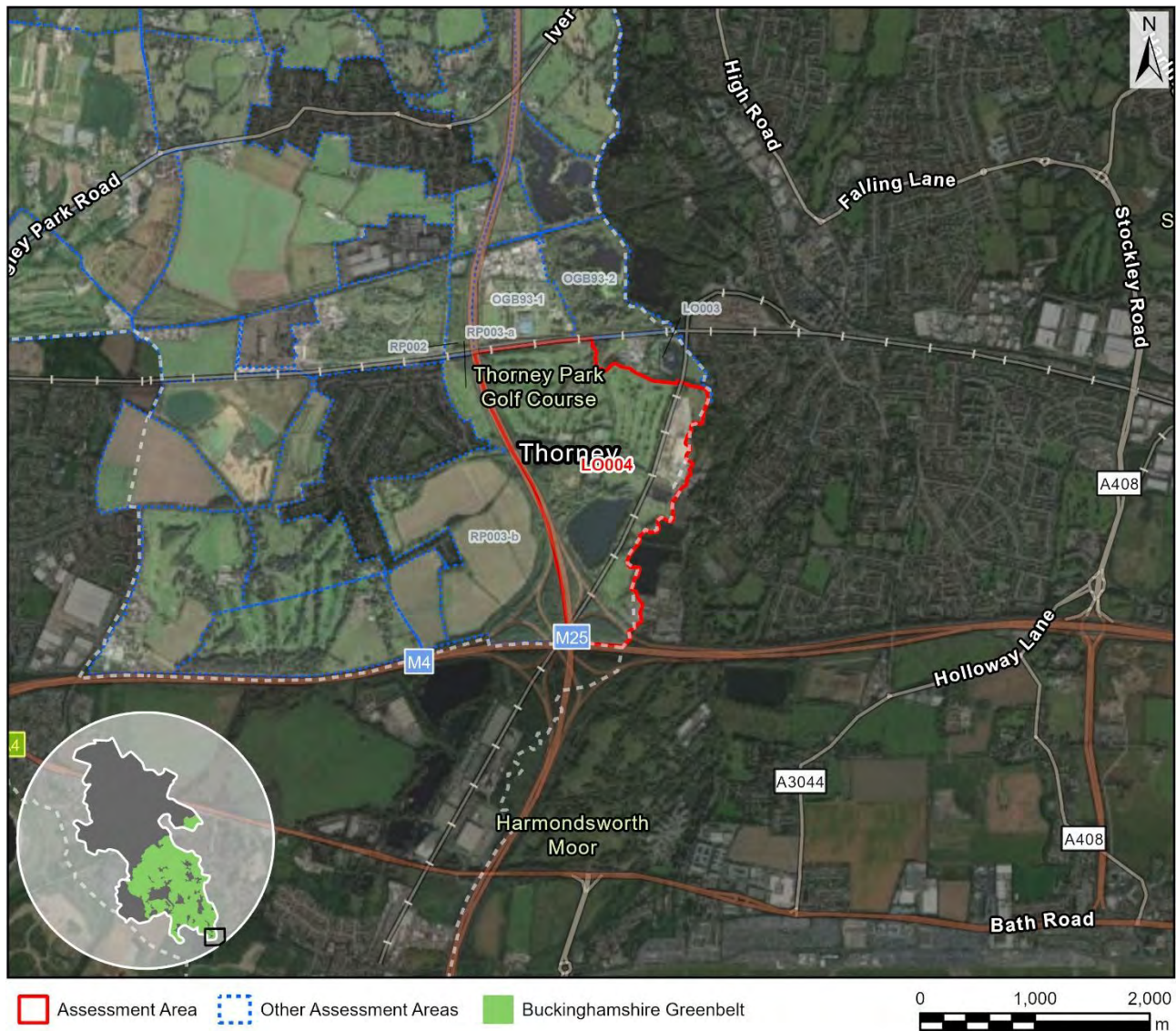
Purpose A	Moderate: Limited onsite built form and not enclosed by existing development. There is a degree of containment on account of the AA being associated with the river corridor. The adjacent train line is an urbanising influence. In conclusion, judged moderate having accounted for onsite built form and urbanising influences alongside a view that development would, on balance, not be incongruous. The AA is associated with a flood zone.
Purpose B	Moderate: The AA comprises a substantial part of the gap between London and Slough but makes limited contribution to appreciation of the gap. The AA is strongly associated with the River Colne such that any development would be limited.

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

Site LO004

Site Details

Reference	LO004
Settlement	London (large built-up area)
Conclusion	Provisional grey belt



Assessment

Purpose A

Moderate: Limited onsite built form but partially enclosed by existing development. The AA is very well contained on all sides. It is acknowledged that development would be somewhat incongruous, as the edge of London would extend beyond the River Colne.

Purpose B

Moderate: The AA comprises a substantial part of the gap between London and Slough but makes limited contribution to appreciation of the gap. Development would impact the sense of settlement, including on account of Ritching Park to the west, but the M25 would act as a separating feature and there would be the potential to retain a settlement separation to the west.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained (marginal): Flood risk is notable but not significant.
Biodiversity	Unconstrained (marginal): Within 5km of the Southwest London Waterbodies SPA.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Just one listed building but this is quite prominent as experienced from the Colne Valley Path and cycle route, and quite likely contributes to a sense of the historic value of the Colne Valley, which is a Regional Park. There is also some distinct historic character at Thorney, which is an important small settlement within the Colne Valley and at the edge of London, although none of the buildings are listed or locally listed.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (HE)

Site MB001

Site Details

Reference	MB001
Settlement	Marlow Bottom (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between High Wycombe and Marlow and makes very limited contribution to appreciation of the gap. However, this is the start of the Marlow Bottom valley and there is a need to avoid a sense of built form between High Wycombe and Marlow Bottom, given the close association of the latter with Marlow.
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 MB002

Site Details

Reference	MB002
Settlement	Marlow Bottom (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 MB003

Site Details

Reference	MB003
Settlement	Marlow Bottom (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 MB004

Site Details

Reference	MB004
Settlement	Marlow Bottom (village)
Conclusion	Not grey belt



Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

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

Site MB005

Site Details

Reference	MB005
Settlement	Marlow Bottom (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between High Wycombe and Marlow and makes very limited contribution to appreciation of the gap. However, very extensive views of the Thames Valley from the Wycombe Road are an important consideration.
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 MB006

Site Details

Reference	MB006
Settlement	Marlow Bottom (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 MB007

Site Details

Reference	MB007
Settlement	Marlow Bottom (village)
Conclusion	Not grey belt



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Assessment

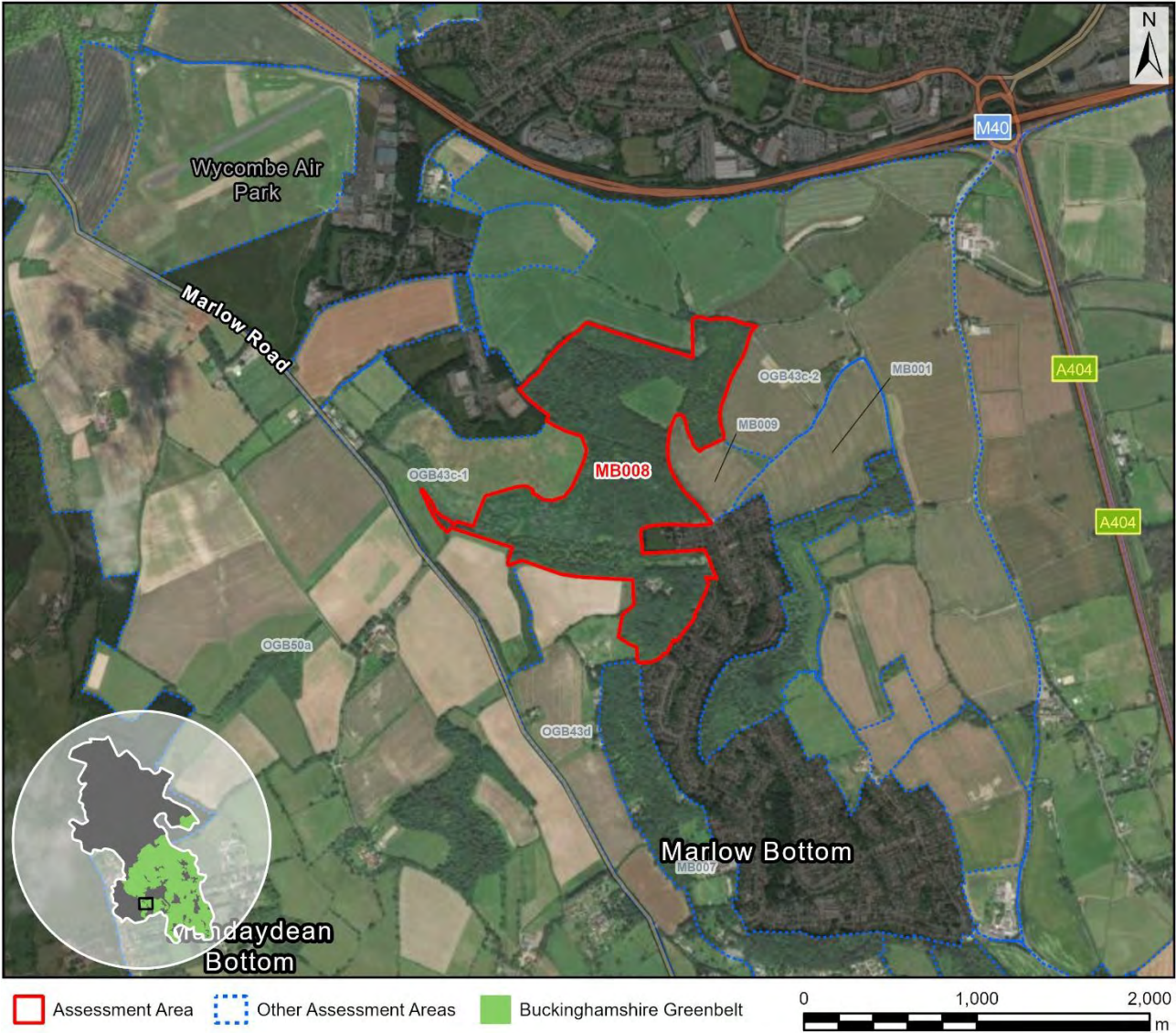
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

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 MB008

Site Details

Reference	MB008
Settlement	Marlow Bottom (village)
Conclusion	Not grey belt



Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between High Wycombe and Marlow but makes limited contribution to appreciation of the gap. The AA comprises ancient woodland in the National Landscape, but were it to be developed there would be near continual built form between High Wycombe and Marlow.
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 MB009

Site Details

Reference	MB009
Settlement	Marlow Bottom (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 MH001

Site Details

Reference	MH001
Settlement	Maidenhead (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: Limited onsite built form and only partially enclosed by existing development. The Jubilee River provides strong containment.
Purpose B	Weak: The AA comprises a substantial part of the gap between Maidenhead and Slough but makes a very limited contribution to appreciation of the gap. Whilst built form is somewhat limited, there is also containment by the Jubilee River.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Constrained: Entirely within a fluvial flood risk zone.
Biodiversity	N/a: Already ruled out (FR)
Irreplaceable habitat	N/a: Already ruled out (FR)
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (FR)
NL setting	N/a: Already ruled out (FR)
Conclusion	Not grey belt due to footnote 7 constraint (FR)

Site MH002

Site Details

Reference	MH002
Settlement	Maidenhead (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 very well contained.
Purpose B	Weak: The AA comprises a substantial part of the gap between Maidenhead and Slough but makes a very limited contribution to appreciation of the gap. There is significant built form.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Constrained: Entirely or almost entirely within a fluvial flood risk zone.
Biodiversity	N/a: Already ruled out (FR)
Irreplaceable habitat	N/a: Already ruled out (FR)
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (FR)
NL setting	N/a: Already ruled out (FR)
Conclusion	Not grey belt due to footnote 7 constraint (FR)

Site ML001

Site Details

Reference	ML001
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Strong: Limited onsite built form and only very partially enclosed by existing development. There is reasonable containment to the west and east but weak containment to the north (this is not a historic field boundary). In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous, including as development would risk something of a finger of development accounting for built form to the east. Also, there would be a risk of undermining adjacent Green Belt, and, in turn, development would risk a sense of continual built form between Marlow and Marlow Bottom (which has a strongly linear form) via a valley – ridge – valley topography. 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 High Wycombe and Marlow and makes very limited contribution to appreciation of the gap. However, extensive views from the Lane End Road are a consideration.
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 ML002

Site Details

Reference	ML002
Settlement	Marlow (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 containment to the west by a strong historic field boundary, to the east by a lane with mature trees and an important footpath, and to the north by built form. It is noted that: A) development would risk something of a finger of development accounting for built form to the north; B) this is steeply rising land that marks the settlement edge (including noting a footpath with long distance views over the Thames Valley); C) development would risk undermining adjacent Green Belt; and D) development would risk a sense of continual built form between Marlow and Marlow Bottom (which has a strongly linear form) via a valley – ridge – valley topography (but concerns are slightly reduced by 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 ML003

Site Details

Reference	ML003
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: No onsite built form but partially enclosed by existing development. There is containment to the west by a lane with mature trees and an important footpath, to the west by strong historic field boundary, and then to the north by built form. It is noted that: A) development would risk something of a finger of development accounting for built form to the north; B) this is steeply rising land that marks the settlement edge (including noting a footpath with long distance views over the Thames Valley); C) development would risk undermining adjacent Green Belt; and D) development would risk a sense of continual built form between Marlow and Marlow Bottom (which has a strongly linear form) via a valley – ridge – valley topography (but concerns are slightly reduced due to 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 ML004

Site Details

Reference	ML004
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

Moderate: No onsite built form but partially enclosed by existing development. There is containment to the north by priority habitat woodland (shown on historic mapping) and then to the west and east by strong historic field boundaries (with a recently formed woodland to the east that is likely valued noting adjacent ancient woodland). It is noted that: A) development would risk something of a finger of development accounting for built form to the west; B) this is raised land that marks the settlement edge (seemingly informally accessible); C) development would risk undermining adjacent Green Belt; and D) development would risk a sense of continual built form between Marlow and Marlow Bottom (which has a strongly linear form).

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

Site ML005

Site Details

Reference	ML005
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Comprises a woodland (partially ancient, although also partially recent) that strongly marks the settlement edge and the gap to Marlow Bottom.
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 ML006

Site Details

Reference	ML006
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



Assessment

Purpose A	Strong: No onsite built form and only very partially enclosed by existing development. There is containment by woodland, roads, steeply rising land to the east and a historic farm (now a popular brewery). In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous, including as development would give rise to a strong sense of continual built form between Marlow and Marlow Bottom (which has a strongly linear form).
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution

National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt 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 ML007

Site Details

Reference	ML007
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Comprises a woodland (partially 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 ML008

Site Details

Reference	ML008
Settlement	Marlow (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 west by a woodland, to the east by the A404 and to the north by steeply rising land (but the field boundary here is not historic). The A404 is an urbanising influence. In conclusion, judged moderate including because development would, on balance, not be incongruous. It is noted that linking well to Marlow would be challenging due a surface water flood zone and a small woodland.
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. There are only glimpsed views from the A404.

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 ML009

Site Details

Reference	ML009
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A

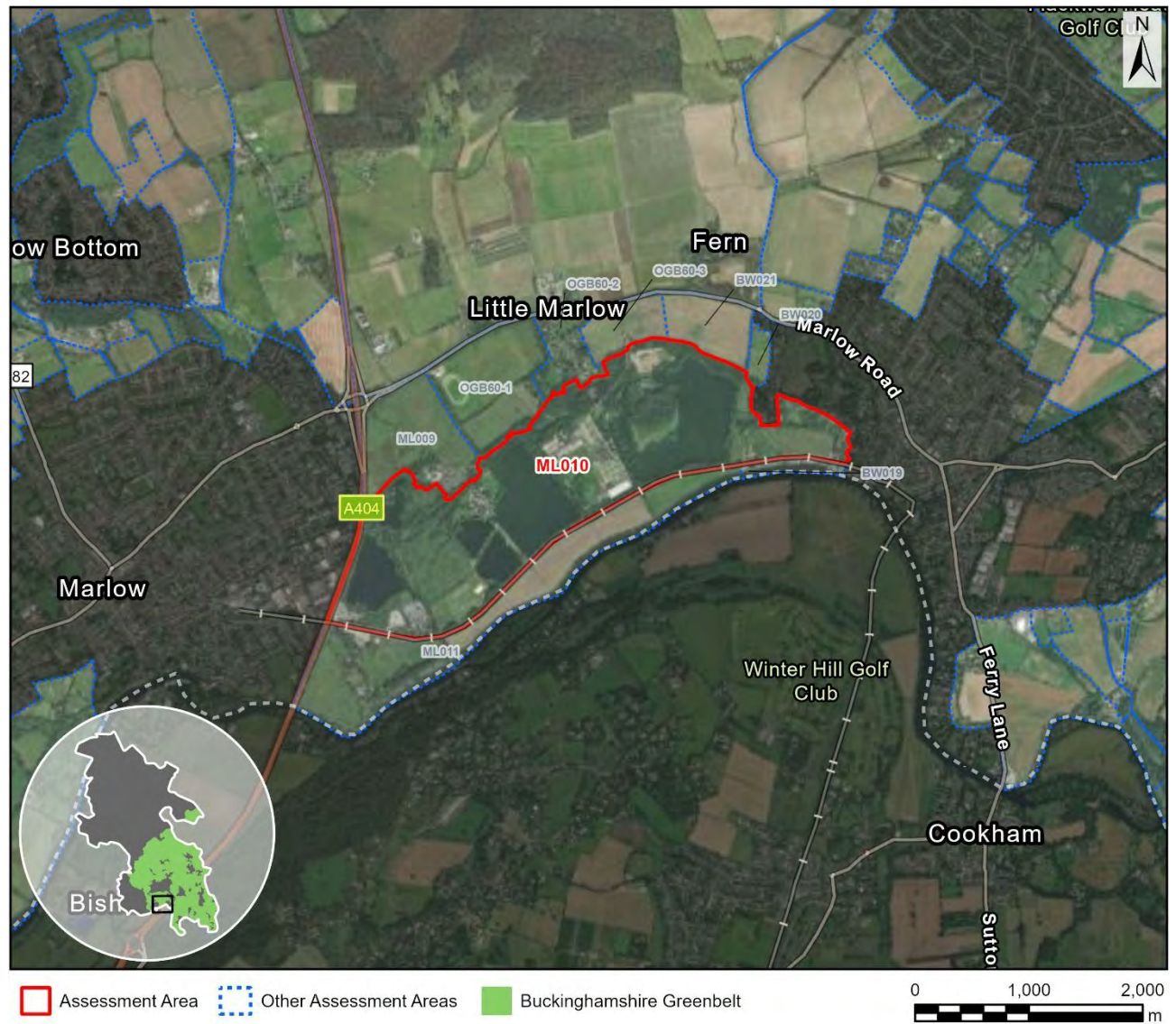
Strong: Limited onsite built form and not enclosed by existing development. There is containment to the north by the A4155 and to the south by the River Thames flood risk zone, but weaker containment to the east, where there is a track with mature trees (this was historically the edge of an estate). The urbanising influence of the adjacent dual carriageway and junction is considered to be limited on balance. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous including noting that the effect would be to extend Marlow beyond the A404 dual carriageway. It is noted that the Secretary of State recently concluded, in respect of the Marlow Film Studios application, that the site makes a strong contribution to Purpose A.

Purpose B	Moderate: The AA comprises a substantial part of the gap between Bourne End and Marlow but makes limited contribution to appreciation of the gap. The AA is influenced by the adjacent dual carriageways, although an important footpath does pass through this area.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: The flood risk zone is at the periphery of the AA.
Biodiversity	Provisionally constrained: Within an easy drive of the Bisham Woods SSSI component of the Chilterns Beechwoods SAC.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Two listed buildings that perhaps somewhat relate to the River Thames corridor, but these are at the periphery of what is a fairly large AA.
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 ML010

Site Details

Reference	ML010
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



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Assessment

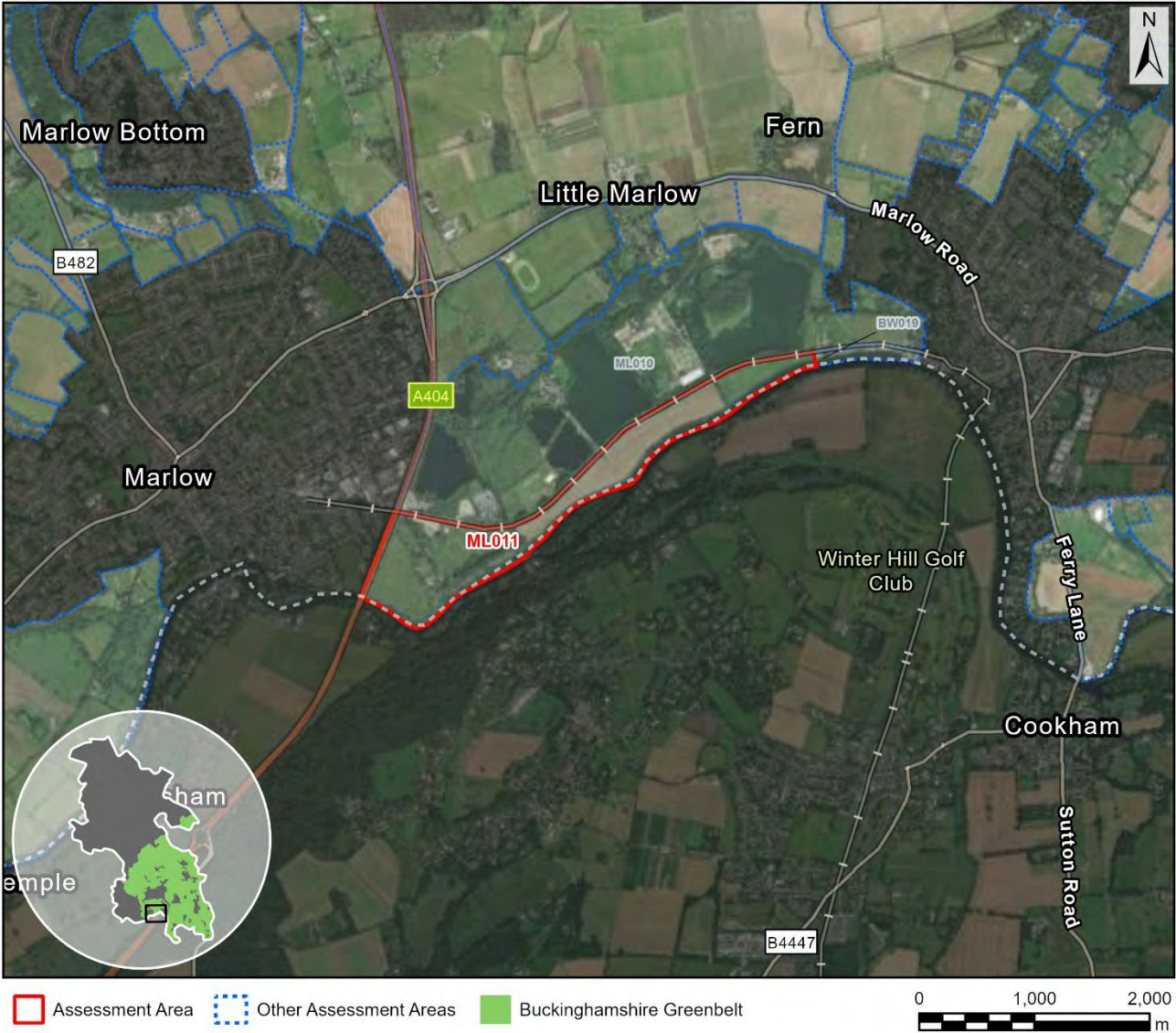
Purpose A	Strong: Comprises the River Thames corridor (flood zone) that strongly marks the settlement edge and this land is separated from Marlow by the A404.
Purpose B	Moderate: The AA comprises a substantial part of the gap between Bourne End and Marlow but the AA is heavily affected by flood risk, which would greatly restrict the scale of any development.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Constrained: Entirely or almost entirely within a fluvial flood risk zone.
Biodiversity	N/a: Already ruled out (FR)
Irreplaceable habitat	N/a: Already ruled out (FR)
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (FR)
NL setting	N/a: Already ruled out (FR)
Conclusion	Not grey belt 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 ML011

Site Details

Reference	ML011
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



Assessment

Purpose A	Strong: Comprises the River Thames corridor (flood zone) that strongly marks the settlement edge and this land is separated from Marlow by the A404.
Purpose B	Moderate: The AA comprises a substantial part of the gap between Bourne End and Marlow but the AA is heavily affected by flood risk, which would greatly restrict the scale of any development.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Constrained: Entirely within a fluvial flood risk zone.
Biodiversity	N/a: Already ruled out (FR)
Irreplaceable habitat	N/a: Already ruled out (FR)
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (FR)
NL setting	N/a: Already ruled out (FR)
Conclusion	Not grey belt 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 ML012

Site Details

Reference	ML012
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Comprises the River Thames corridor (flood zone) that strongly marks the settlement edge. Within the AA a stream corridor (with priority habitat) runs close to the settlement edge.
Purpose B	None: No notable contribution.
Purpose D	Strong: Intersects and contributes to the special character of the Marlow Conservation Area. See further discussion in Section 4 of the main report.
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Constrained: Entirely or almost entirely within a fluvial flood risk zone.
Biodiversity	N/a: Already ruled out (FR)
Irreplaceable habitat	N/a: Already ruled out (FR)
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (FR)
NL setting	N/a: Already ruled out (FR)
Conclusion	Not grey belt 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 ML013

Site Details

Reference	ML013
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: Limited onsite built form and not enclosed by existing development. There is containment by a historic field boundary and the river flood zone. In conclusion, judged moderate because development would, on balance, not be incongruous. It is noted that land slopes down towards the river.
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 ML014

Site Details

Reference	ML014
Settlement	Marlow (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 historic field boundary, the River Thames flood zone and the A4155. 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 ML015

Site Details

Reference	ML015
Settlement	Marlow (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 mostly well contained by a strong historic field / tree belt to the west, woodland to the north and the A4155 to the south, but containment along part of the eastern boundary is weaker. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt.
Purpose B	None: No notable contribution.

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

Site ML016

Site Details

Reference	ML016
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: No onsite built form and only very partially enclosed by existing development. There is containment by woodland, a historic field boundary and topography (the AA comprises a distinct valley). In conclusion, judged moderate because development would, on balance, not be incongruous, noting the valley topography and notwithstanding the risk of undermining a small area of adjacent Green Belt.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution

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

Site ML017

Site Details

Reference	ML017
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



Assessment

Purpose A	Moderate: Limited onsite built form but partially enclosed by existing development. There is containment by 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 ML018

Site Details

Reference	ML018
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Comprises a woodland (common land) 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 ML019

Site Details

Reference	ML019
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: Limited onsite built form and only very partially enclosed by existing development. There is containment by a lane to the west, a historic field boundary to the east and built form 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 there would be a linear projection from Marlow to Bovington Green.
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 1.1km from the Pullingshill Wood SSSI component of the Chilterns Beechwoods SAC. The SSSI (SAC) is easily accessible, but there is also intervening alternative accessible woodland / greenspace.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: There may be some long distance views of Marlow Church, but at a distance of ~1.7km.
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 ML020

Site Details

Reference	ML020
Settlement	Marlow (large built-up area)
Conclusion	Provisional grey belt



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Assessment

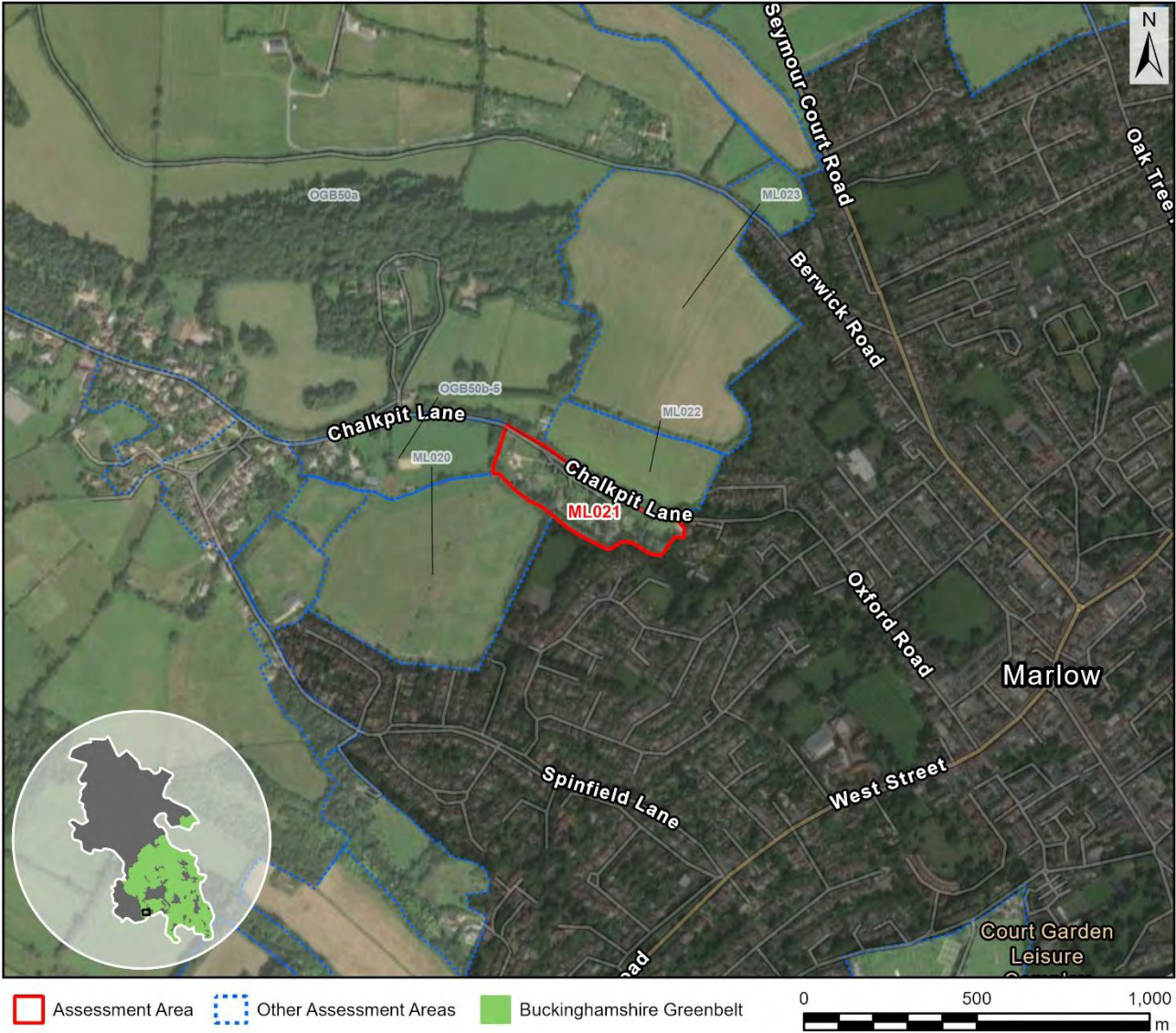
Purpose A	Moderate: No onsite built form but partially enclosed by existing development. There is containment by historic field boundaries. There would be good potential to maintain a buffer to Bovingdon Green.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Around 1.3km from the Pullingshill Wood SSSI component of the Chilterns Beechwoods SAC. The SSSI (SAC) is easily accessible, but there are is also intervening alternative accessible woodland / greenspace.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: There may be some long distance views of Marlow Church, but at a distance of ~1.7km.
NL setting	Provisionally constrained: 80m from the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, NLS)

Site ML021

Site Details

Reference	ML021
Settlement	Marlow (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 containment by historic field boundaries and a lane.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Marginally intersects the NL (<5%)

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: Around 1.6km from the Pullingshill Wood SSSI component of the Chilterns Beechwoods SAC, but comprises existing homes.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Provisionally constrained: Marginally intersects the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (NLS)

Site ML022

Site Details

Reference	ML022
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: No onsite built form but partially enclosed by existing development. There is containment by historic field boundaries, a lane and 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 ML023

Site Details

Reference	ML023
Settlement	Marlow (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 by historic field boundaries / footpaths, a woodland to the west and a lane to the north. In conclusion, judged moderate because development would, on balance, not be incongruous. However, the very steep topography / visual prominence is noted, as well as the poor relationship to the urban edge. Development would likely focus to the north which is a significant 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 ML024

Site Details

Reference	ML024
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Moderate: No onsite built form but partially enclosed by existing development. There is containment by a historic field boundary to the north but the field boundary to the west is not historic.
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 ML025

Site Details

Reference	ML025
Settlement	Marlow (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 mostly containment by historic field boundaries / footpaths, but the north west boundary is not historic. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution

National Landscape (NL)	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 ML026

Site Details

Reference	ML026
Settlement	Marlow (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Strong: No onsite built form and not enclosed by existing development. There is containment by historic field boundaries and a road. 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 Marlow and makes very limited contribution to appreciation of the gap. However, extensive views from the Lane End Road are a consideration.
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 ND001

Site Details

Reference	ND001
Settlement	New Denham (London) (large built-up area)
Conclusion	Not grey belt



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Assessment

Purpose A	Weak: No onsite built form but strongly enclosed by existing development. The AA is very well contained on all sides and the A40 is an urbanising influence.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Provisionally constrained: Extensive flood risk but mostly zone 2 and there are significant areas outside.
Biodiversity	Constrained: Near adjacent to Fray's Farm Meadows SSSI albeit separated by the A40. Includes priority habitat that could well link to the SSSI. It is also noted that much of the land outside of priority habitat is in the flood risk zone.
Irreplaceable habitat	N/a: Already ruled out (BD)
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (BD)
NL setting	N/a: Already ruled out (BD)
Conclusion	Not grey belt due to footnote 7 constraint (BD)

Site ND002

Site Details

Reference	ND002
Settlement	New Denham (London) (large built-up area)
Conclusion	Provisional grey belt



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Assessment

Purpose A

Moderate: Limited onsite built form and not enclosed by existing development. The AA is mostly very well contained by the M25 and the A412 dual carriageway. To the south west the A412 is a single carriageway, but woodland and rising land assists with containment. To the north east containment is slightly weaker (the A4020 single carriageway, but there is a strong boundary beyond (the A40). In conclusion, judged moderate having accounted for both containment and onsite built form. It is acknowledged that development would be somewhat incongruous, extending the edge of London beyond the River Colne corridor, and that flood zones would hinder a scheme linking effectively to London.

Purpose B	Weak: The AA comprises a substantial part of the gap between Chalfont St. Peter / Gerrards Cross and London but makes very limited contribution to appreciation of the gap. The gap is sensitive on account of washed over built form and major road corridors (also the train line), but land to the south of the M40 makes relatively limited contribution. There are a range of urbanising influences.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Provisionally constrained: Significant flood risk but also unconstrained areas.
Biodiversity	Provisionally constrained: A large AA that is around 100m from a SSSI at its closest point, although the SSSI is upstream. Includes a small area of priority habitat. Also, another SSSI is located not far to the northeast (again, located upstream).
Irreplaceable habitat	Unconstrained (marginal): A large AA that includes a small ancient woodland and limited wider priority habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): A very large AA with two clusters of listed buildings but neither is easily appreciated and there would be good potential for mitigation. The AA is influenced by infrastructure and Uxbridge and there is modern built form in proximity to the listed buildings.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (FR, BD)

Site ND003

Site Details

Reference	ND003
Settlement	New Denham (London) (large built-up area)
Conclusion	Provisional grey belt



Assessment

Purpose A	Moderate: Limited onsite built form and not enclosed by existing development. There is overall strong containment by the A40 to the north and the A4020 to the south and these roads are also urbanising influences.
Purpose B	Weak: The AA comprises a substantial part of the gap between Chalfont St. Peter / Gerrards Cross and London but makes very limited contribution to appreciation of the gap. The gap is sensitive on account of washed over built form and major road corridors (also the train line), but there are urbanising influences, there is limited accessibility (this sector of the river is not accessible) and a substantial gap could be maintained to the west.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: The flood risk zone is at the periphery of the AA.
Biodiversity	Provisionally constrained: Within around 250m of Fray's Farm Meadows SSSI. However, limited functional links noting the AA is downstream of the SSSI and separated from it by the A40.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): Two listed buildings at the edge of the AA but these are located on and influenced by the A4020.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site NWA001

Site Details

Reference	NWA001
Settlement	Naphill and Walter's Ash (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 NWA002

Site Details

Reference	NWA002
Settlement	Naphill and Walter's Ash (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 NWA003

Site Details

Reference	NWA003
Settlement	Naphill and Walter's Ash (village)
Conclusion	Not grey belt



Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

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

Site NWA004

Site Details

Reference	NWA004
Settlement	Naphill and Walter's Ash (village)
Conclusion	Not grey belt



Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

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

Site NWA005

Site Details

Reference	NWA005
Settlement	Naphill and Walters Ash (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 NWA006

Site Details

Reference	NWA006
Settlement	Naphill and Walter's Ash (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 NWA008

Site Details

Reference	NWA008
Settlement	Naphill and Walter's Ash (village)
Conclusion	Not grey belt



Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

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

Site NWA009

Site Details

Reference	NWA009
Settlement	Naphill and Walter's Ash (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 NWA010

Site Details

Reference	NWA010
Settlement	Naphill and Walter's Ash (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 NWA011

Site Details

Reference	NWA011
Settlement	Naphill and Walter's Ash (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 NWA012

Site Details

Reference	NWA012
Settlement	Naphill and Walter's Ash (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 NWA013

Site Details

Reference	NWA013
Settlement	Naphill and Walter's Ash (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 NWA014

Site Details

Reference	NWA014
Settlement	Naphill and Walter's Ash (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 NWA015

Site Details

Reference	NWA015
Settlement	Naphill and Walter's Ash (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 NWA016

Site Details

Reference	NWA016
Settlement	Naphill and Walter's Ash (village)
Conclusion	Not grey belt



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Assessment

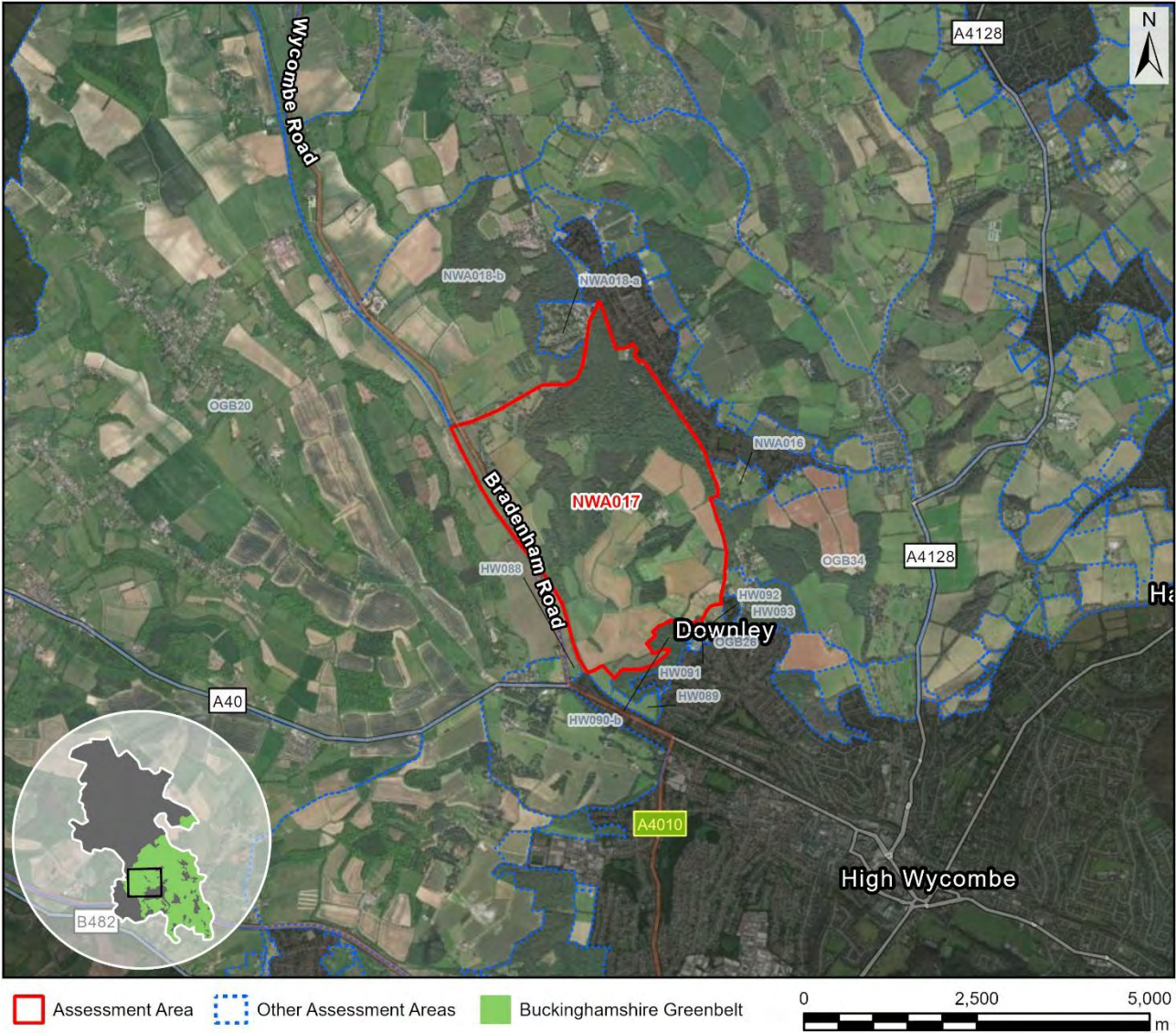
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

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 NWA017

Site Details

Reference	NWA017
Settlement	Naphill and Walter's Ash (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a substantial part of the gap between High Wycombe and Princes Risborough but makes very limited contribution to appreciation of the gap. This is a large AA within the National Landscape with a range of features that could be drawn upon to preserve separation. Having said this, there is a need to guard against a continuation of linear built form between the towns.
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 NWA018-a

Site Details

Reference	NWA018-a
Settlement	Naphill and Walters Ash (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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 NWA018-b

Site Details

Reference	NWA018-b
Settlement	Naphill and Walter's Ash (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a substantial part of the gap between High Wycombe and Princes Risborough but makes very limited contribution to appreciation of the gap. This is a large AA within the National Landscape with a range of features that could be drawn upon to preserve separation. Having said this, there is a need to guard against a continuation of linear built form between the towns.
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 NWA018-c

Site Details

Reference	NWA018-c
Settlement	Naphill and Walter’s Ash (village)
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	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)