

Site OGB100

Site Details

Reference	OGB100
Settlement	N/a
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imagery used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Strong:** No 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 east by a historic field boundary and footpath. The A-road is partly in a cutting, and, on balance, its urbanising influence is considered to be limited. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous.

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

Purpose D **None:** No notable contribution

National Landscape
(NL)

Unconstrained: Not within the NL

Flood risk

Unconstrained: No notable constraint

Biodiversity

Provisionally constrained: There are three SSSIs in somewhat close proximity, but all are beyond 400m. Taking these in turn: A) there are few concerns regarding impacts to Weston Turville Reservoir SSSI; B) Dancers End SSSI generates few concerns given intervening highly accessible woodlands and very steep terrain; and C) Aston Clinton Ragpits is sensitive to recreational pressure, but there are limited concerns given a distance of 1.2km and alternative accessible greenspace. It is also recognised that there is extensive onsite priority habitat and also non-designated habitat that will contribute to functional ecological connectivity at the landscape scale. However, there is equally extensive existing built form and detailed work has been undertaken and is ongoing regarding how best to develop the site accounting for constraints. 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: 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 PGM001

Site Details

Reference	PGM001
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: Limited onsite built form and only very partially enclosed by existing development. The AA is contained by a lane to the west, a minor residential road to the east and a more significant road to the north. In conclusion, judged moderate because development would, on balance, not be incongruous. It is noted that development could be contained to the southern part of the AA, drawing upon woodland and avoiding extending too far down what is a steep hill. There would be a risk of undermining adjacent Green Belt.

Purpose B

None: No notable contribution.

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

Site PGM002

Site Details

Reference	PGM002
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: Limited onsite built form and only very partially enclosed by existing development. The AA is contained by a minor residential road to the west, a road to the north and a historic field boundary / footpath to the east. A surface water flood zone north of Rignall Road reduces concerns regarding sprawl. In conclusion, judged moderate because development would, on balance, not be incongruous. It is acknowledged that development would extend down a steep hill into a valley, and there would be a risk of undermining adjacent Green Belt.

Purpose B

None: No notable contribution.

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

Site PGM003

Site Details

Reference	PGM003
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** No onsite built form but partially enclosed by existing development. The AA is contained by a field boundary / footpath to the west. The steep topography is noted.

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

Purpose D **None:** No notable contribution

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

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

Site PGM004

Site Details

Reference	PGM004
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Strong: No onsite built form and not enclosed by existing development. The AA is contained by historic field boundaries and surface water flood zones (with flood risk concentrated along the train line). In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. The AA would represent a linear expansion of the settlement, noting that significant surface water flood risk would hinder the ability to link well to the settlement, and there could be a risk of ongoing sprawl north along the valley. Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt.

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

Site PGM005

Site Details

Reference	PGM005
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Strong: Limited onsite built form (agricultural) and not enclosed by existing development. The AA is contained by a road, a train line and a strong historic field boundary, but northwards sprawl would be a concern. The urbanising influence of the train line is, on balance, considered to be limited. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. Flood risk would hinder the ability to link to the settlement edge (although, on the other hand, flood risk would likely limit the scale of any development).

Purpose B

None: No notable contribution.

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

Site PGM006

Site Details

Reference	PGM006
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Very limited onsite built form and only very partially enclosed by existing development. The AA is contained by roads and also flood risk zones assist with containment to the west / north. On balance there is strong containment, and another factor is the urbanising influence of the A413. Also, within the AA the River Misbourne could be drawn upon as a strong boundary, thereby reducing concerns around incongruity.

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

Purpose D **Moderate:** Partially intersects and contributes moderately to the special character of the Great Missenden Conservation Area. The river valley

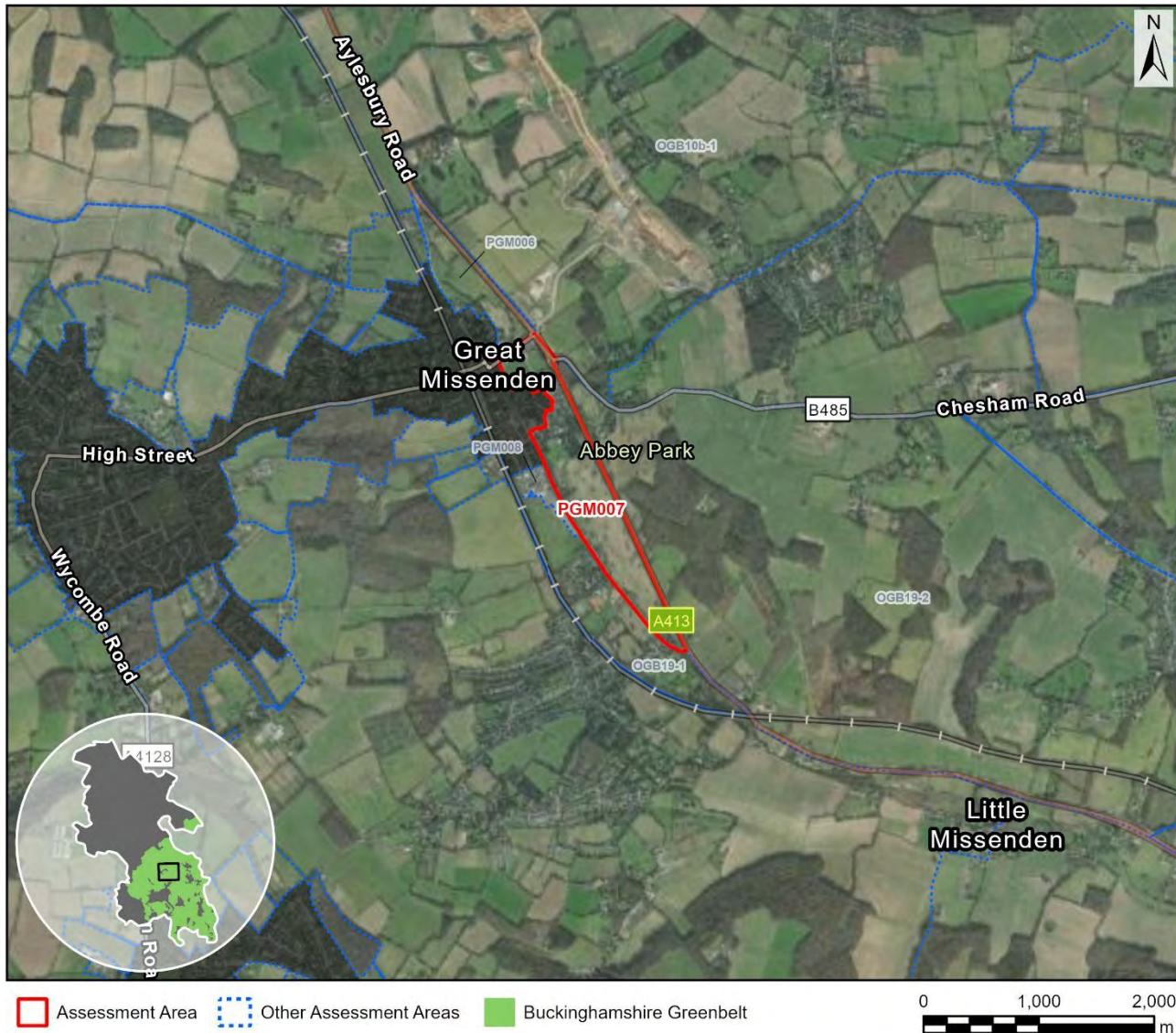
landscape is linked to the conservation area, but there is very limited visual connectivity. See further discussion in Section 4 of the main report.

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

Site PGM007

Site Details

Reference	PGM007
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imagery used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: Limited onsite built form and not enclosed by existing development. The AA is well contained by roads and also the River Misbourne to the west, and another factor is the urbanising influence of the A413. In conclusion, judged moderate having accounted for containment, urbanising influences and onsite built form. It is noted that the AA mostly comprises historic environment designations and that the part of the AA adjacent to the settlement edge comprises the River Misbourne. The north east sector of the AA could feasibly deliver development that would not be incongruous, and which would be well contained, but this sector of land has visual links to the wider countryside and, in practice, comprises a park etc.

Purpose B	None: No notable contribution.
Purpose D	Strong: Significantly intersects and contributes to the special character of the Great Missenden Conservation Area. See further discussion in Section 4 of the main report.
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site PGM008

Site Details

Reference	PGM008
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Weak:** Significant onsite built form (a secondary school) and partially enclosed by existing development. The AA is well contained by a road and the train line, and to the south any further development would only extend a short distance.

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

Purpose D **Weak:** Adjacent to the historic core of Great Missenden but comprises a secondary school. See further discussion in Section 4 of the main report.

National Landscape
(NL)

Constrained: Within the NL

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

Site PGM009

Site Details

Reference	PGM009
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form (a plant nursery) but partially enclosed by existing development and the train line is an urbanising influence. The AA is contained by historic field boundaries, and topography assists with containment to the west, but there could be a risk of sprawl to the south along the valley.

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

Purpose D **Weak:** Raised ground in proximity to the Great Missenden Conservation Area but makes limited contribution to its significance as a historic town. See further discussion in Section 4 of the main report.

National Landscape
(NL)

Constrained: Within the NL

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

Site PGM010

Site Details

Reference	PGM010
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Strong: Limited onsite built form and not enclosed by existing development. The AA is well contained to the west (a woodland, albeit not priority habitat) and to the south (a strong historic field boundary and bridleway) but less well contained to the north (a weaker historic field boundary). In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. It is noted that the AA mostly comprises a historic orchard that marks the settlement edge, and topography likely means there are views into or across the AA. 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	Weak: Raised ground in proximity to the Great Missenden Conservation Area but makes limited contribution to its significance as a historic town. See further discussion in Section 4 of the main report.
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site PGM011

Site Details

Reference	PGM011
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: No onsite built form but partially enclosed by existing development. The AA is well contained by an ancient woodland to the west, but part of the southern boundary comprises a somewhat weak historic field boundary. It is noted that the AA comprises a distinct valley that marks the settlement edge (a footpath passes through the centre of the AA), although equally the valley could assist with containment.

Purpose B

None: No notable contribution.

Purpose D	Weak: Raised ground in proximity to the Great Missenden Conservation Area but makes limited contribution to its significance as a historic town. See further discussion in Section 4 of the main report.
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)

Site PGM012

Site Details

Reference	PGM012
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

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

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

Site PGM013

Site Details

Reference	PGM013
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	Moderate: Limited onsite built form (a historic farm with four listed buildings) but partially enclosed by existing development. The AA is mostly well contained by woodland (primarily ancient woodland), whilst the southern boundary comprises a historic field boundary and a footpath.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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

Site PGM014

Site Details

Reference	PGM014
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Very limited onsite built form and only very partially enclosed by existing development. The AA is contained by historic field boundaries, a historic farm to the south (locally listed) and some woodland to the east. In conclusion, judged moderate because development would, on balance, not be incongruous. A concern is the weak boundary to the east and the topography here, with land beginning to fall away from the developed plateau. There would be a risk of undermining adjacent Green Belt.

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

Purpose D **None:** No notable contribution

National Landscape
(NL)

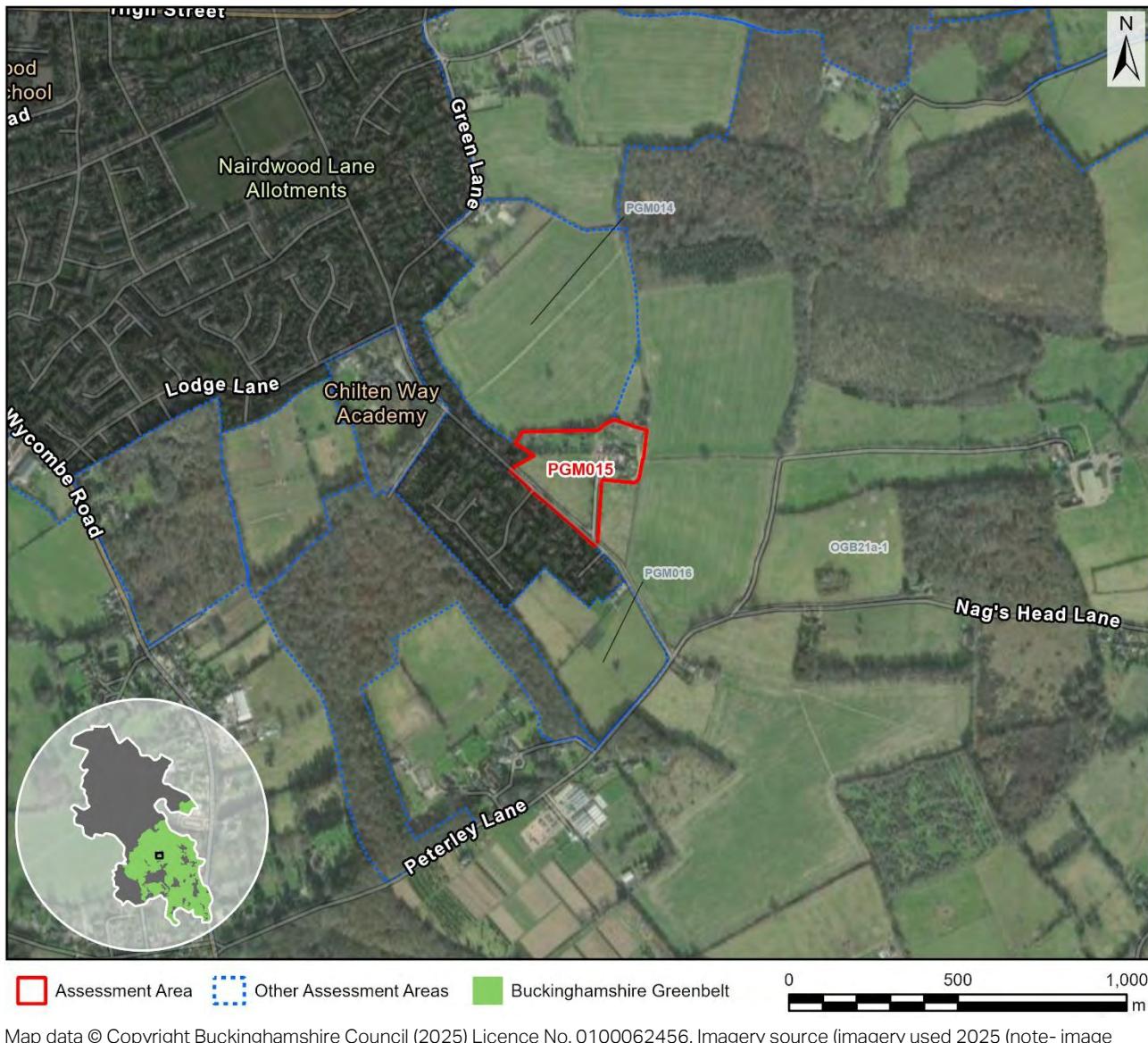
Constrained: Within the NL

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

Site PGM015

Site Details

Reference	PGM015
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: Limited onsite built form (a locally listed farm) and only very partially enclosed by existing development. The AA is contained by historic field boundaries. In conclusion, judged moderate because development would, on balance, not be incongruous. It is noted that there is development at depth (as opposed to frontage only) on the opposite side of the road, although that development draws upon an ancient woodland for containment. The concern with the AA is containment to the south east, where land begins to fall away towards 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 PGM016

Site Details

Reference	PGM016
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Very limited onsite built form and only very partially enclosed by existing development. The AA is contained by roads and an ancient woodland. In conclusion, judged moderate because development would, on balance, not be incongruous. Whilst this would be a continuation of the linear built form this land is associated with the developed plateau and the containment reduces concerns.

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 PGM017

Site Details

Reference	PGM017
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imagery used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

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

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

Site PGM018

Site Details

Reference	PGM018
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	Weak: Significant onsite built form (a school) and strongly enclosed by existing development. The AA is contained by a strong historic field boundary / tree line.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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

Site PGM019

Site Details

Reference	PGM019
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: No onsite built form and only very partially enclosed by existing development. The AA is contained by a strong historic field boundary / tree line to the east, an ancient woodland to the south and a woodland to the west (mostly shown on historic mapping and that part not shown comprises TPOs). In conclusion, judged moderate because development would, on balance, not be incongruous. Whilst development would undermine the Green Belt parcel to the east, this is a small parcel largely comprising built form. Also, it is noted that surface water flood risk at the western edge of the site would further assist with containment.

Purpose B

None: No notable contribution.

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

Site PGM020

Site Details

Reference	PGM020
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

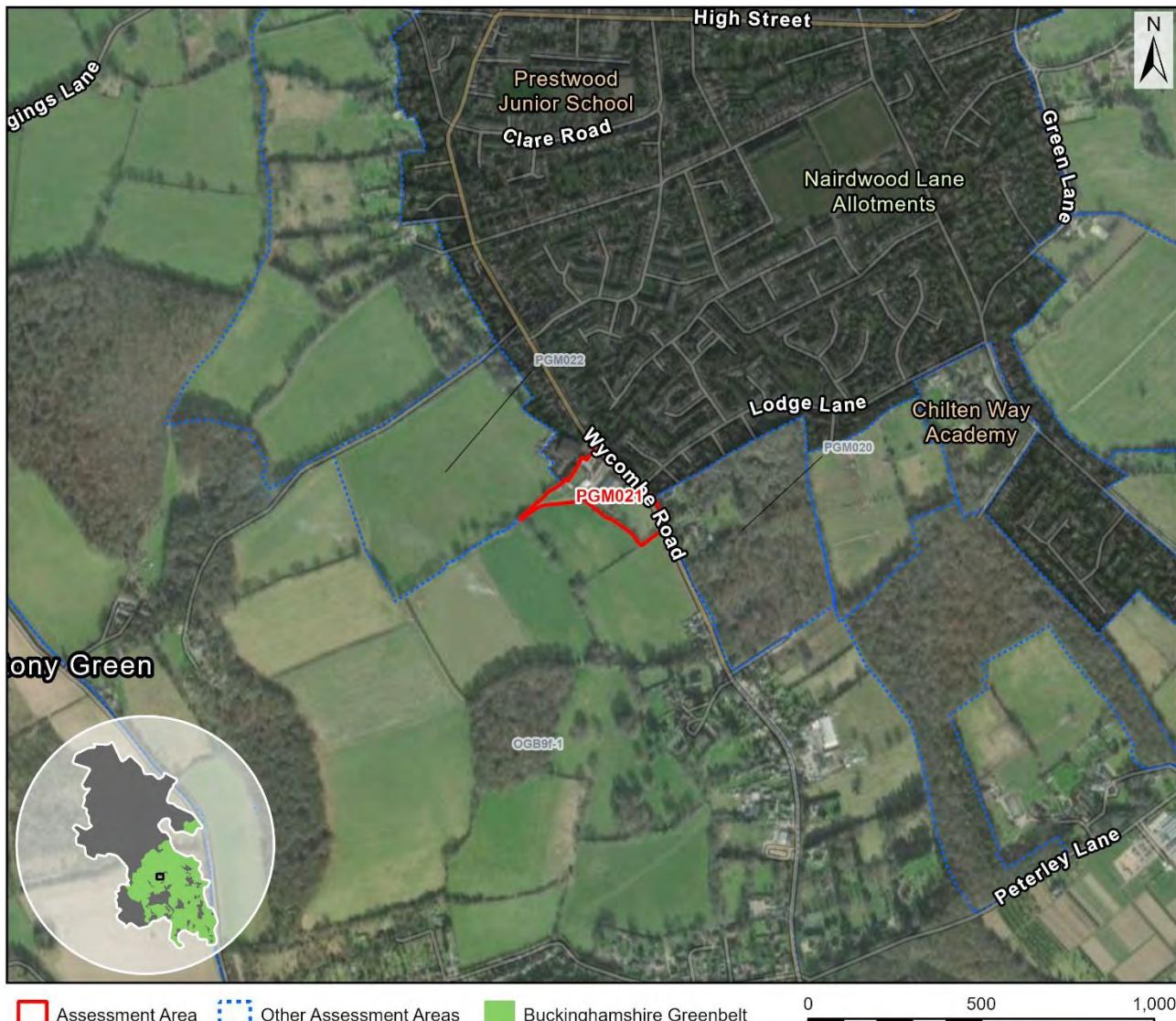
Strong: Limited onsite built form and only very partially enclosed by existing development. The AA is contained to the west by the A4128, to the south by a footpath and heritage assets, and to the east by a historic field boundary (also a surface water flood channel). In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. Woodland marks the settlement edge and development would create a linear projection in combination with the (historic) settlement to the south. 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 Prestwood / Great Missenden and makes very limited contribution to appreciation of the gap. However, the gap to the south is considered to be somewhat sensitive on account of Great Kinghill and extensive washed over built form, and because this is broadly something of a flatter plateau landscape in the context of the wider Chilterns
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site PGM021

Site Details

Reference	PGM021
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	Moderate: Limited onsite built form (a historic farm) and only very partially enclosed by existing development. There is containment by established boundaries. In conclusion, judged moderate including because development would not be incongruous. It is noted that the AA includes open space (a historic orchard) and a listed farm building that contributes to the settlement edge.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution

National Landscape
(NL)

Constrained: Within the NL

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

Site PGM022

Site Details

Reference	PGM022
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Strong: No onsite built form and not enclosed by existing development. The AA is well contained by strong historic field boundaries to the north and south (particularly to the north, which is a treelined driveway), but part of the western boundary comprises a 20th century hedgerow, and potentially late 20th Century or early 21st). In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. Development would be out of character with the frontage development along the A4128 (where there is a degree of historic character). The land is flat, i.e. associated with the developed plateau, but adjacent land falls away to a significant valley a short

distance to the south/west (albeit woodlands could provide containment). Finally, it is noted that the AA comprises priority habitat.

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

Purpose D **None:** No notable contribution

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

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

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

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

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

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

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

Conclusion **Not grey belt 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 PGM023

Site Details

Reference	PGM023
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: Very limited onsite built form and only very partially enclosed by existing development. The AA is mostly contained by strong historic field boundaries, with the western boundary following a valley / surface water flood zone / footpath and the southern boundary a treelined driveway. In conclusion, judged moderate because development would, on balance, not be incongruous. A scheme that buffers the valley / surface water flood zone / footpath can be envisaged (noting NL constraint), and then priority habitat and ancient woodland would assist with containment to the south, all ensuring containment to the developed plateau.

Purpose B

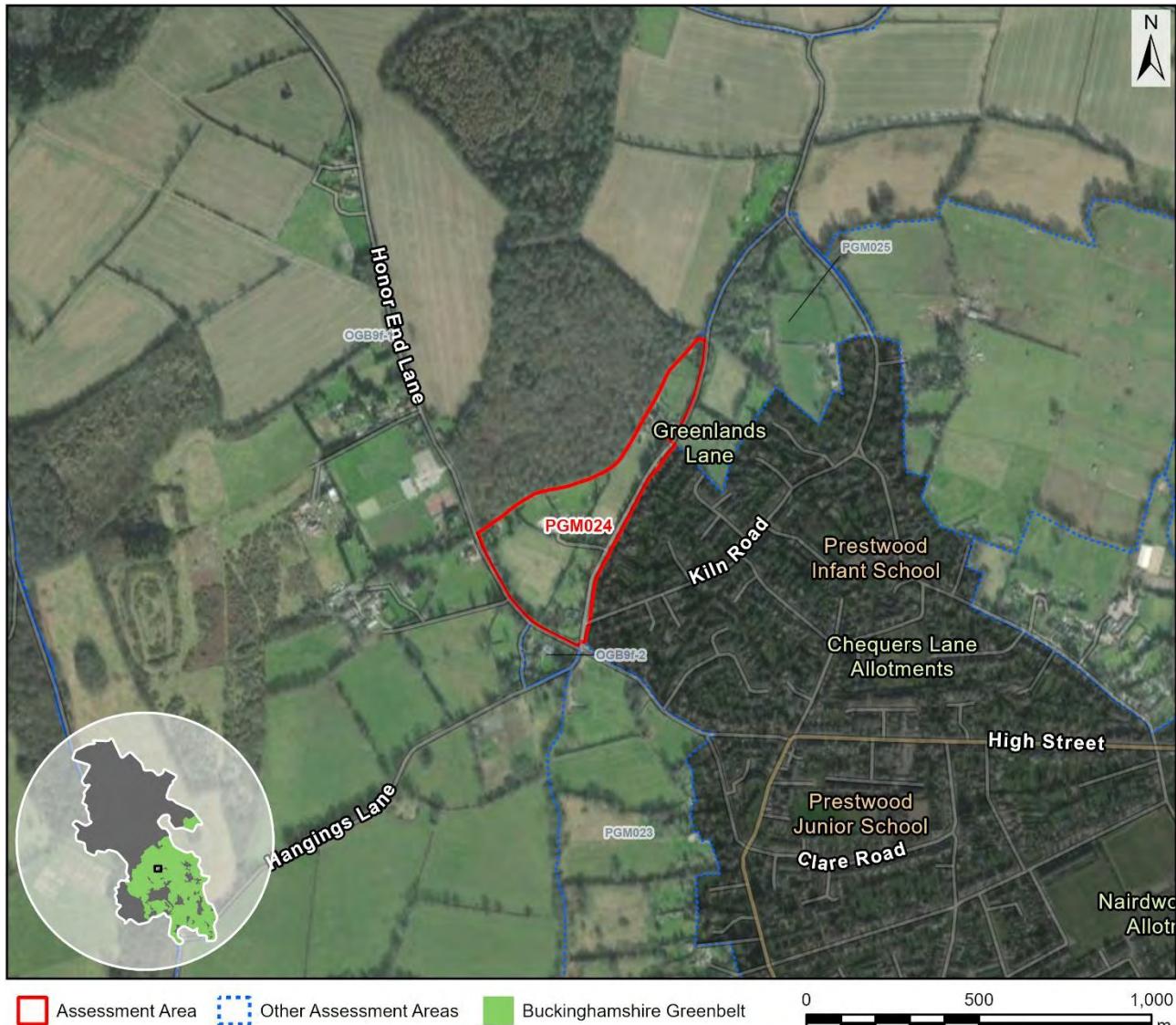
None: No notable contribution.

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 PGM024

Site Details

Reference	PGM024
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form (listed buildings) and not enclosed by existing development. The AA is contained by an ancient woodland and roads. In conclusion, judged moderate because development would not be incongruous.

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

Purpose D **None:** No notable contribution

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

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

Site PGM025

Site Details

Reference	PGM025
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: Limited onsite built form and only very partially enclosed by existing development. The AA is contained by roads (associated with mature trees and also surface water flood risk), and also by a woodland at the north east extent of the AA (priority habitat and shown as a marshy area on historic mapping). In conclusion, judged moderate because development would, on balance, not be incongruous. A concern is topography, with land falling away quite steeply.

Purpose B

None: No notable contribution.

Purpose D

None: No notable contribution

National Landscape
(NL)

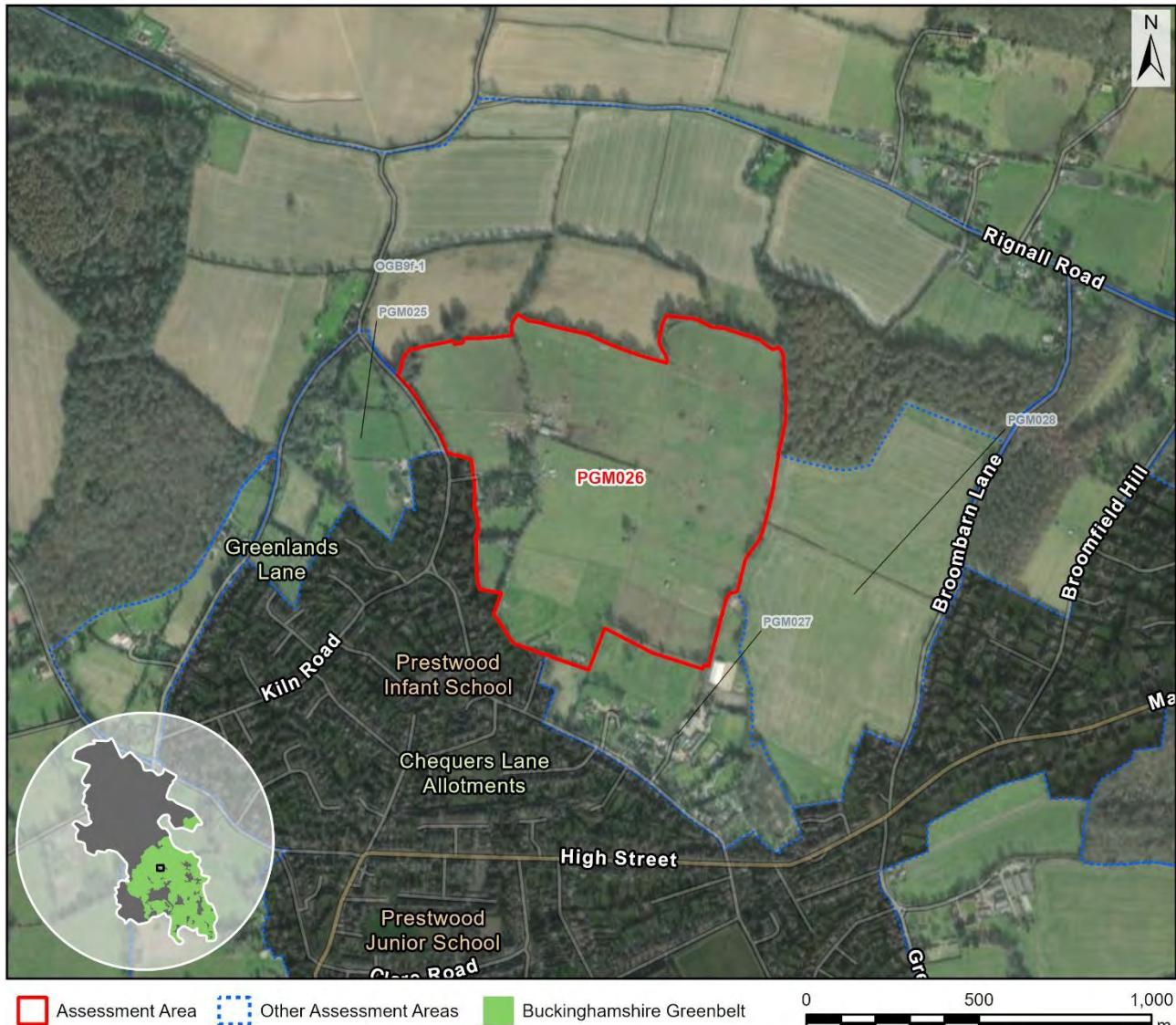
Constrained: Within the NL

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 PGM026

Site Details

Reference	PGM026
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Strong: Very limited onsite built form and not enclosed by existing development. The AA is contained by strong historic field boundaries to the north, but the field boundary is weaker to the east (but there is a footpath). In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. Whilst the very southern part of the AA is associated with the developed plateau, the majority of the AA is associated with quite steeply descending land towards the significant valley to the north. 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 PGM027

Site Details

Reference	PGM027
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form (including two historic farms) and only very partially enclosed by existing development. The AA is contained by strong historic field boundaries. In conclusion, judged moderate including because development would not be incongruous.

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

Purpose D **None:** No notable contribution

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

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

Site PGM028

Site Details

Reference	PGM028
Settlement	Prestwood and Great Missenden (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** No onsite built form and only very partially enclosed by existing development. The AA is contained by woodland to the north east, ancient woodland to the north and a historic field boundary / footpath to the west; however, in parts the field boundary to the west appears somewhat weak. In conclusion, judged moderate because development would, on balance, not be incongruous. The AA is largely associated with the developed plateau, but there would be a risk of undermining adjacent Green Belt.

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

Purpose D **None:** No notable contribution

National Landscape
(NL)

Constrained: Within the NL

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

Site PR001-a

Site Details

Reference	PR001-a
Settlement	Princes Risborough (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	Moderate: Very limited onsite built form (comprises a former sports club) but partially enclosed by existing development. The AA is contained to the north east by trees / woodland (not priority habitat) and a historic field boundary to the east. It is noted that the northern boundary is not priority habitat nor a historic field boundary (but at the northern edge of the wooded area is a historic field boundary).
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution

National Landscape
(NL)

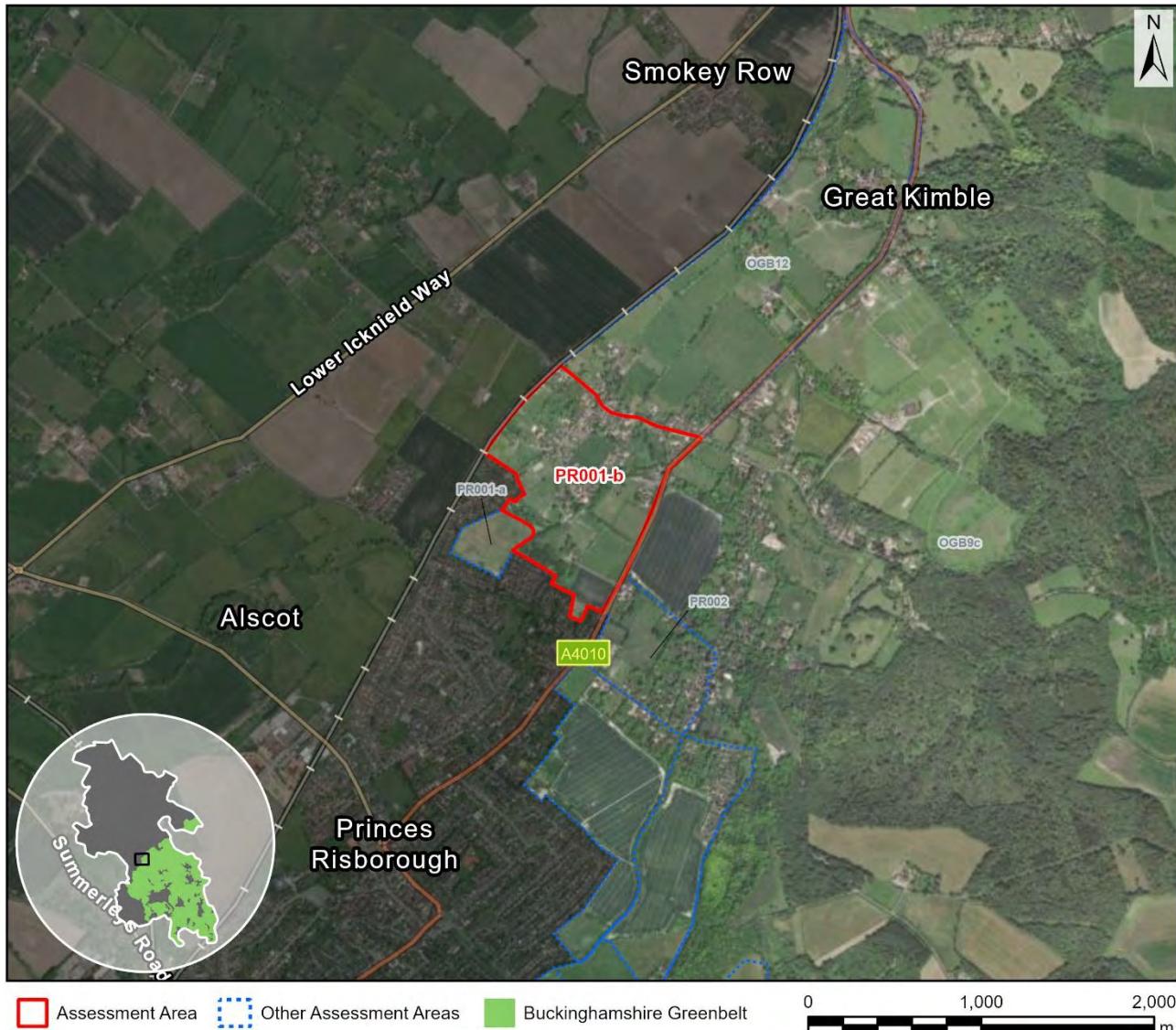
Constrained: Within the NL

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

Site PR001-b

Site Details

Reference	PR001-b
Settlement	Princes Risborough (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: Limited onsite built form (a conservation area) and not enclosed by existing development. There is containment by a train line to the west and roads to the north and east, and the core of the conservation area could be drawn upon for containment. In conclusion, judged moderate having accounted for both onsite built form and a view that development would, on balance, not be incongruous. However, it is noted that woodland partially demarcates the urban edge.

Purpose B

Weak: The AA comprises a small part of the gap between Princes Risborough and Wendover and makes very limited contribution to appreciation of the gap. An extensive countryside gap would remain.

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

Site PR002

Site Details

Reference	PR002
Settlement	Princes Risborough (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: Limited onsite built form (partly historic, also a primary school) and only very partially enclosed by existing development. There is containment by lanes, plus steeply rising land to the east. In conclusion, judged moderate having accounted for both onsite built form and a view that development would, on balance, not be incongruous (on account of there being a degree of enclosure). It is acknowledged that development would arguably be incongruous, including as the built form is low density (the village of Whiteleaf). Also, there would be a risk of undermining adjacent Green Belt.

Purpose B

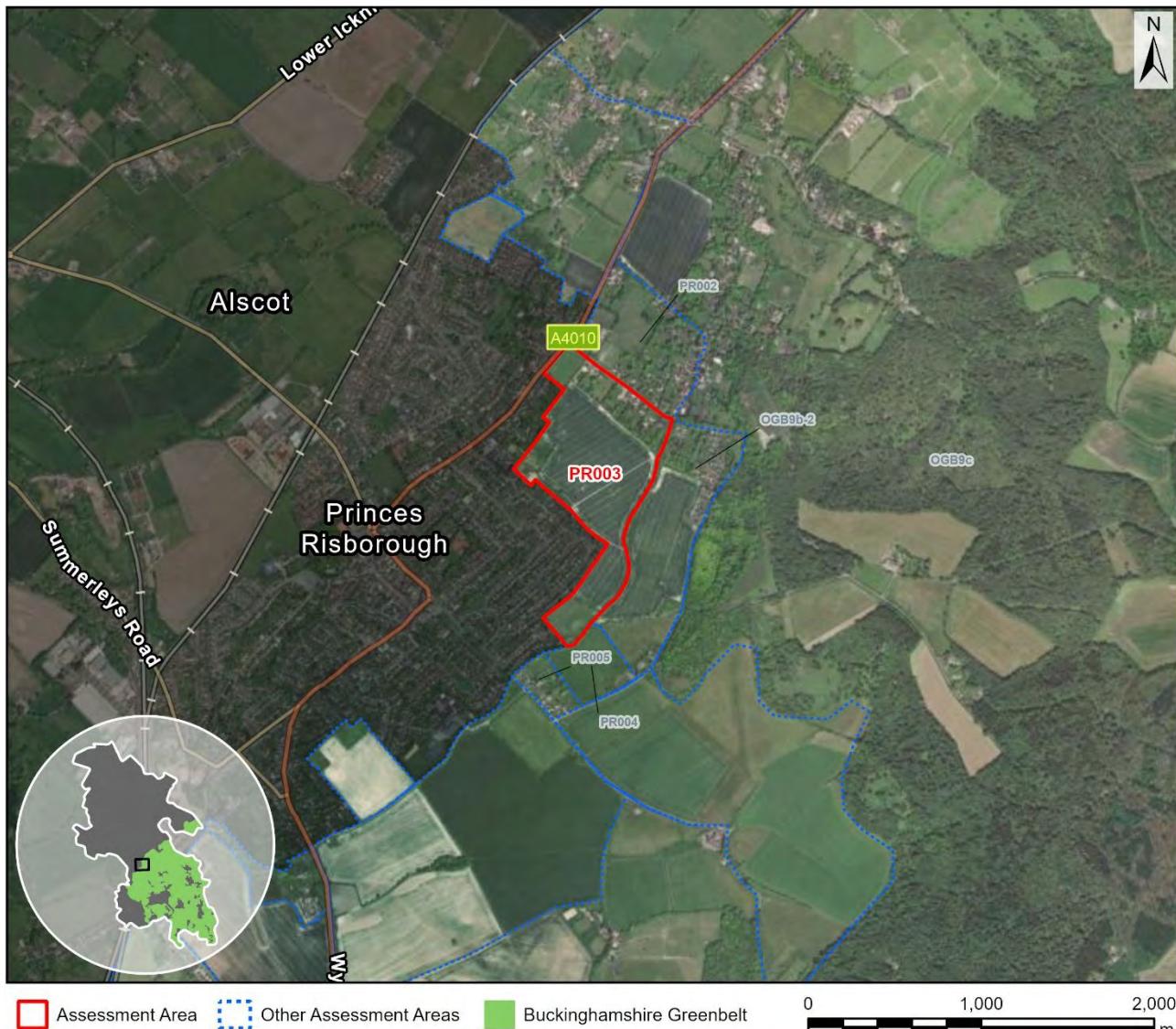
None: No notable contribution.

Purpose D	None: No notable contribution
National Landscape (NL)	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 PR003

Site Details

Reference	PR003
Settlement	Princes Risborough (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form but partially enclosed by existing development. The AA is contained by existing development to the north and to the east by rising land and the Icknield Way, which is a historic lane (a roman road and pre-historic route) now a long distance recreational route.

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

Purpose D **Weak:** Raised ground adjacent to Princes Risborough but separated from the historic core by modern built form. See further discussion in Section 4 of the main report.

National Landscape
(NL)

Constrained: Within the NL

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

Site PR004

Site Details

Reference	PR004
Settlement	Princes Risborough (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Strong:** Very limited onsite built form and not enclosed by existing development. The western boundary is the Icknield Way, and the eastern boundary is a lane, but the northern boundary is not a historic field boundary and appears quite weak. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. Development would extend the settlement edge beyond the Ridgeway National Trail / Icknield Way.

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

Purpose D	Weak: Raised ground adjacent to Princes Risborough but separated from the historic core by modern built form. See further discussion in Section 4 of the main report.
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt 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 PR005

Site Details

Reference	PR005
Settlement	Princes Risborough (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Weak:** Significant onsite built form but not contained by existing development. The boundaries are roads / lanes on two sides, and then the final boundary to the east is a historic field boundary. It is noted that the adjacent sports ground reduces concerns regarding an incongruous pattern of development.

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

Purpose D **Weak:** Raised ground adjacent to Princes Risborough but separated from the historic core by modern built form. See further discussion in Section 4 of the main report.

National Landscape
(NL)

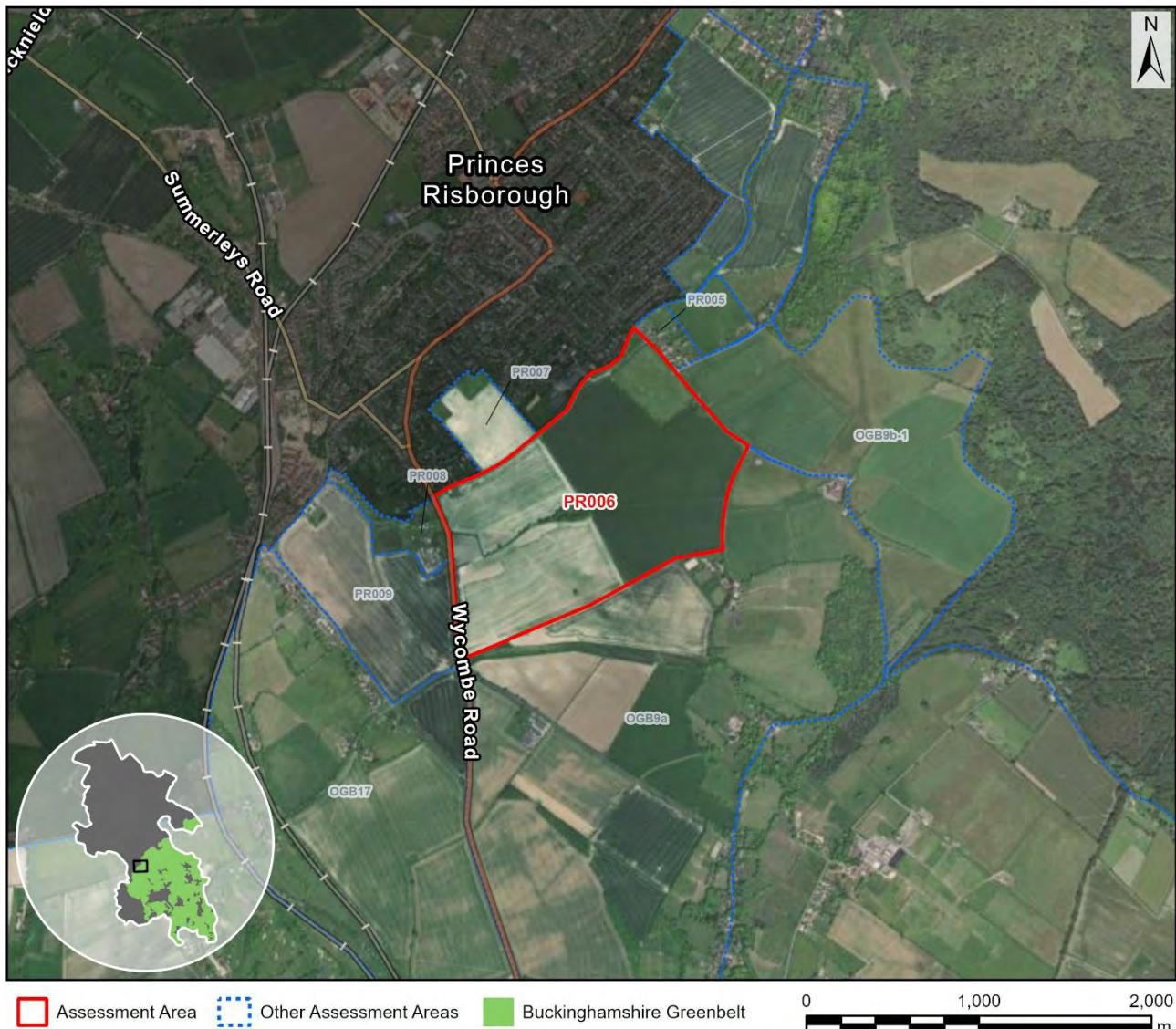
Constrained: Within the NL

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

Site PR006

Site Details

Reference	PR006
Settlement	Princes Risborough (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Strong: Very limited onsite built form and only very partially enclosed by existing development. The western boundary is the A4010, and the eastern boundary is a significant road, but the southern boundaries are weaker (a hedgerow and a farm track / bridleway). In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. It is noted that: A) the settlement edge is the Ridgeway / Icknield Way; B) the AA comprises a significant valley, with land descending from the settlement edge (to a stream and copse) before then rising; and C) this is an expansive chalk landscape.

Purpose B	None: No notable contribution.
Purpose D	Weak: Raised ground adjacent to Princes Risborough but separated from the historic core by modern built form. See further discussion in Section 4 of the main report.
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt 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 PR007

Site Details

Reference	PR007
Settlement	Princes Risborough (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: No onsite built form but partially enclosed by existing development and boundaries. The AA is contained by the Icknield Way, which is a historic lane (a roman road and a pre-historic route) now a long distance recreational route. It is noted that boundary features (heavily treed), adjacent uses (school playing fields) and expansive views from public rights of way combine to give a sense of the AA linking to the open countryside. It is also noted that two areas of woodland mark the urban edge.

Purpose B

None: No notable contribution.

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

Site PR008

Site Details

Reference	PR008
Settlement	Princes Risborough (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form (a farm) and not enclosed by existing development. The southwest boundary is not a historic field boundary. In conclusion, judged moderate having accounted for both onsite built form and a view that development would, on balance, not be incongruous. It is noted that the AA is associated with a stream and a locally listed former manor that marks the settlement edge. From the road there are views into the AA as well as across the valley to the east.

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

Purpose D **None:** No notable contribution

National Landscape
(NL)

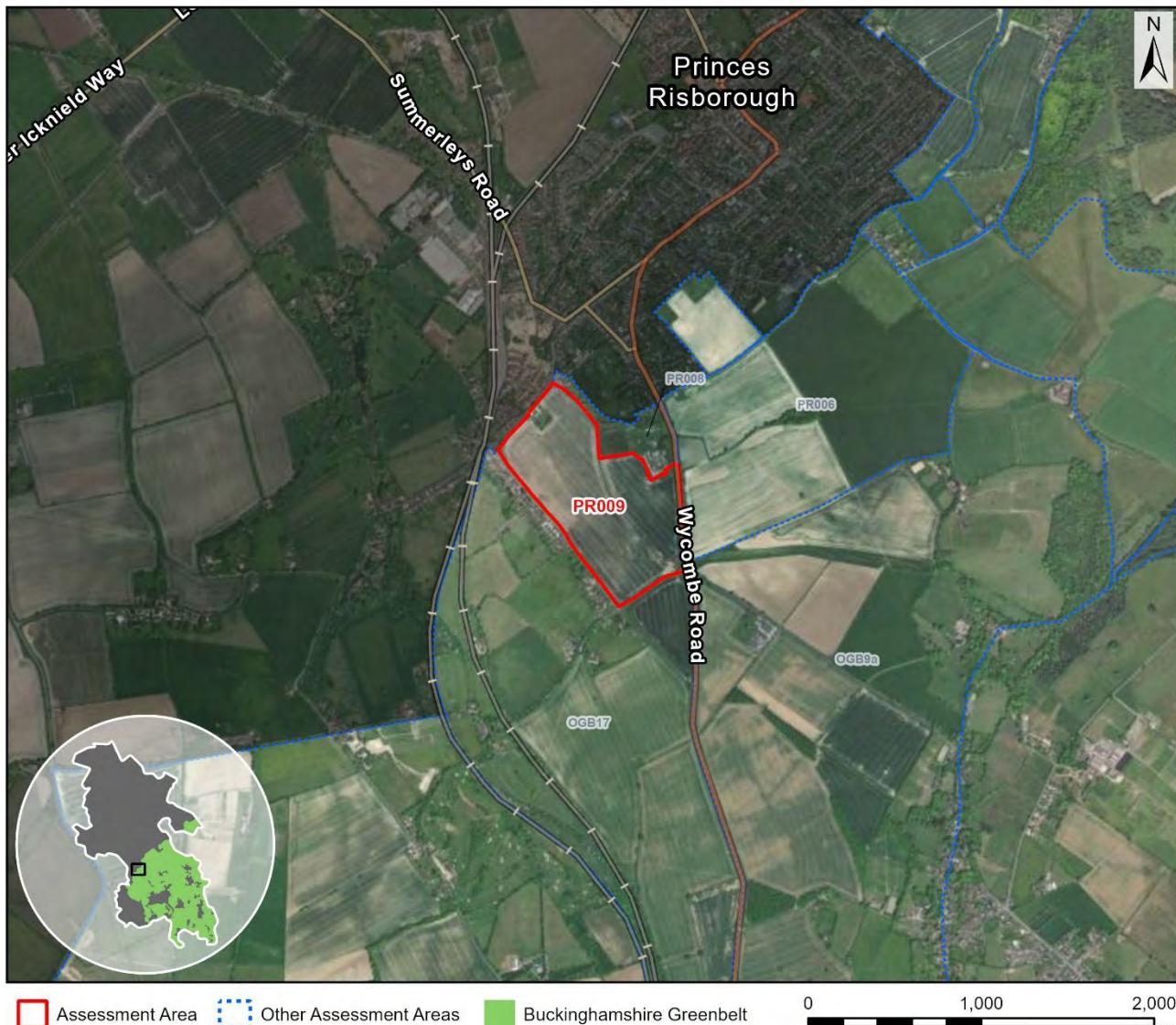
Constrained: Within the NL

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

Site PR009

Site Details

Reference	PR009
Settlement	Princes Risborough (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: Very limited onsite built form and only very partially enclosed by existing development, primarily to the west (to the east the settlement edge comprises a steam corridor and an area of open space, although perhaps not accessible). There is containment by the A4020 to the east and lanes to the west and south. In conclusion, judged moderate because development would, on balance, not be incongruous. It is noted that concerns could be mitigated via onsite greenspace (noting NL constraint). Strong hedgerows limit views into the AA from roads and long distance paths.

Purpose B

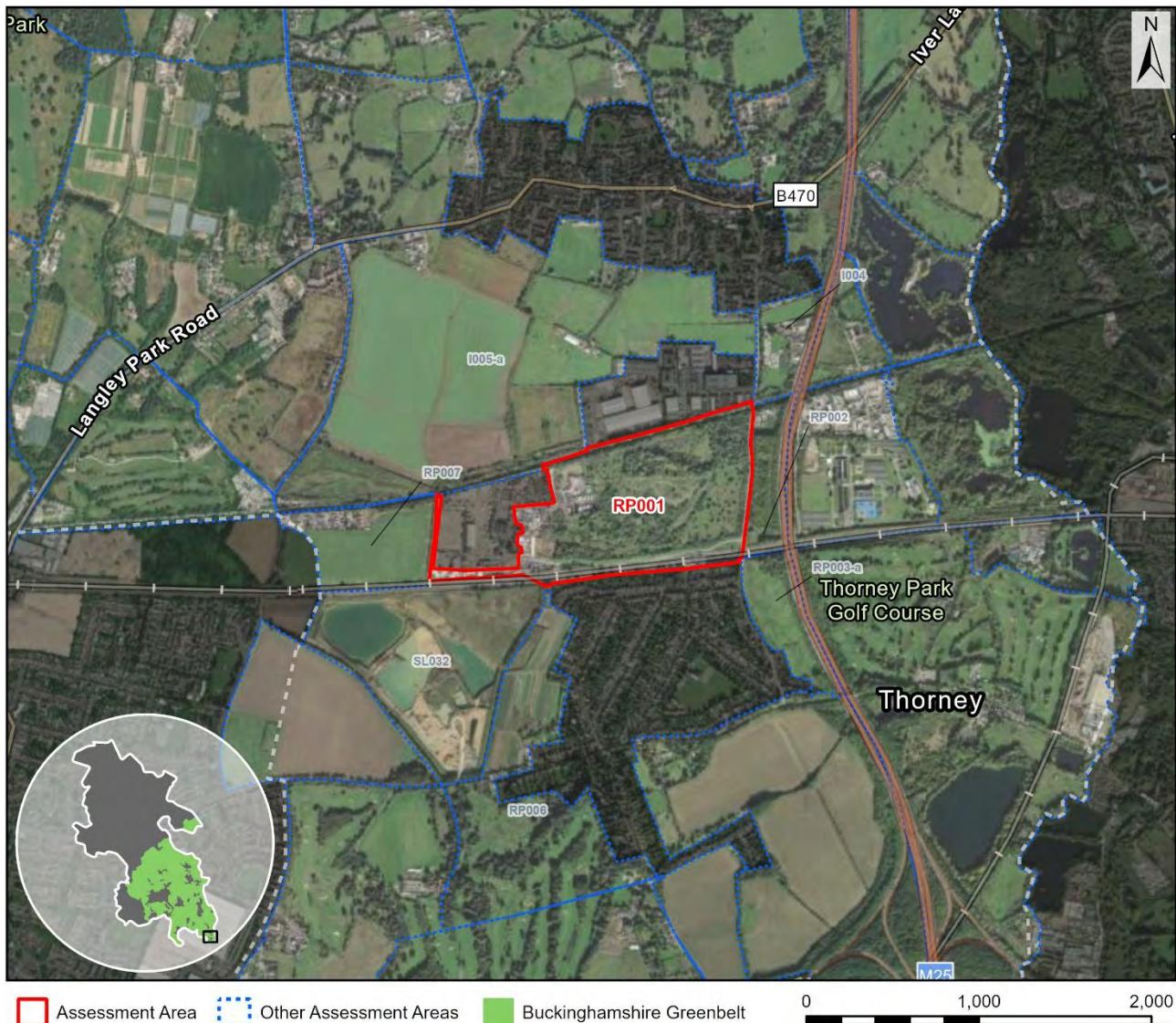
None: No notable contribution.

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 RP001

Site Details

Reference	RP001
Settlement	Ritchings Park (village)
Conclusion	Grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **None:** No notable contribution

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. Whilst the Canal and train line are connecting features, the AA is influenced by adjacent industrial/commercial areas and there is limited appreciation of the land from roads.

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: No notable constraint
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site RP002

Site Details

Reference	RP002
Settlement	Ritchings Park (village)
Conclusion	Grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imagine used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **None:** No notable contribution

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 well screened and influenced by the M25.

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: No notable constraint
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site RP003-a

Site Details

Reference	RP003-a
Settlement	Ritchings Park (village)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **None:** No notable contribution

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 prominent from the adjacent road to the west, but is well contained by the M25 and screened from the road to the south.

Purpose D **None:** No notable contribution

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

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained (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: Includes a small scheduled monument within what is a fairly small AA. There is also an adjacent listed building.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (HE)

Site RP003-b

Site Details

Reference	RP003-b
Settlement	Ritchings Park (village)
Conclusion	Grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **None:** No notable contribution

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 visible from Ritchings Way, which is an important link, but were the AA to be developed there would be the potential to maintain settlement gaps to the west and to the east, including noting the M25 and Thorney Country Park.

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	Unconstrained (marginal): Whilst Richings Park overall has limited sensitivity (see discussion under RichPar006) the southeast edge of the village is marked by a grade II listed church constructed in 1839, i.e. well in advance of the housing development. Old Slade Lane has a degree of historic character with several locally listed buildings.
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 RP004

Site Details

Reference	RP004
Settlement	Ritchings Park (village)
Conclusion	Grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imagery used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc. METI/NASA, USGS.

Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a substantial part of the gap between London and Slough but makes very limited contribution to appreciation of the gap. There is very limited east-west connectivity in this area.
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: No notable constraint
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site RP005

Site Details

Reference	RP005
Settlement	Ritchings Park (village)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imagery used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	None: No notable contribution
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 constrained by flood risk and there is very limited east-west connectivity in this area.
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 RP006

Site Details

Reference	RP006
Settlement	Ritchings Park (village)
Conclusion	Grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **None:** No notable contribution

Moderate: The AA comprises a substantial part of the gap between London and Slough but makes limited contribution to appreciation of the gap.

Purpose B Development of the AA would impact the gap between Slough and Ritchings Park and so, in turn, impact the gap between Slough and London, given that east of Ritchings Park / the M25 there is a sense of having reached the edge of London. However, there would be the potential to maintain a substantial gap.

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. Around 50% blanket TPO.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Comprises land to the west of Richings Park, where there is very little historic environment constraint in terms of designated assets (two listed buildings) but numerous locally listed buildings and overall a degree of 20th century historic character. The southern part of the AA comprises the northeastern part of former Richings Park, which is now a golf course and is locally listed.
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 RP007

Site Details

Reference	RP007
Settlement	Ritchings Park (village)
Conclusion	Grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: Limited onsite built form and only very partially enclosed by existing development. The AA is mostly well contained but less so to the west (but there is a strong boundary a short distance further to the west, namely a flood zone and the edge of Slough). There are urbanising influences including the adjacent train line. In conclusion, judged moderate having accounted for both containment and urbanising influences. It is acknowledged that development would be incongruous.

Purpose B

Weak: The AA comprises a substantial part of the gap between London and Slough but makes very limited contribution to appreciation of the gap. There is limited appreciation of the land from the adjacent Canal.

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: No notable constraint
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site SC001

Site Details

Reference	SC001
Settlement	Stokenchurch (town)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

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 SC002

Site Details

Reference	SC002
Settlement	Stokenchurch (town)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

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 SC003

Site Details

Reference	SC003
Settlement	Stokenchurch (town)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

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 SC004

Site Details

Reference	SC004
Settlement	Stokenchurch (town)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

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 SC005

Site Details

Reference	SC005
Settlement	Stokenchurch (town)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

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

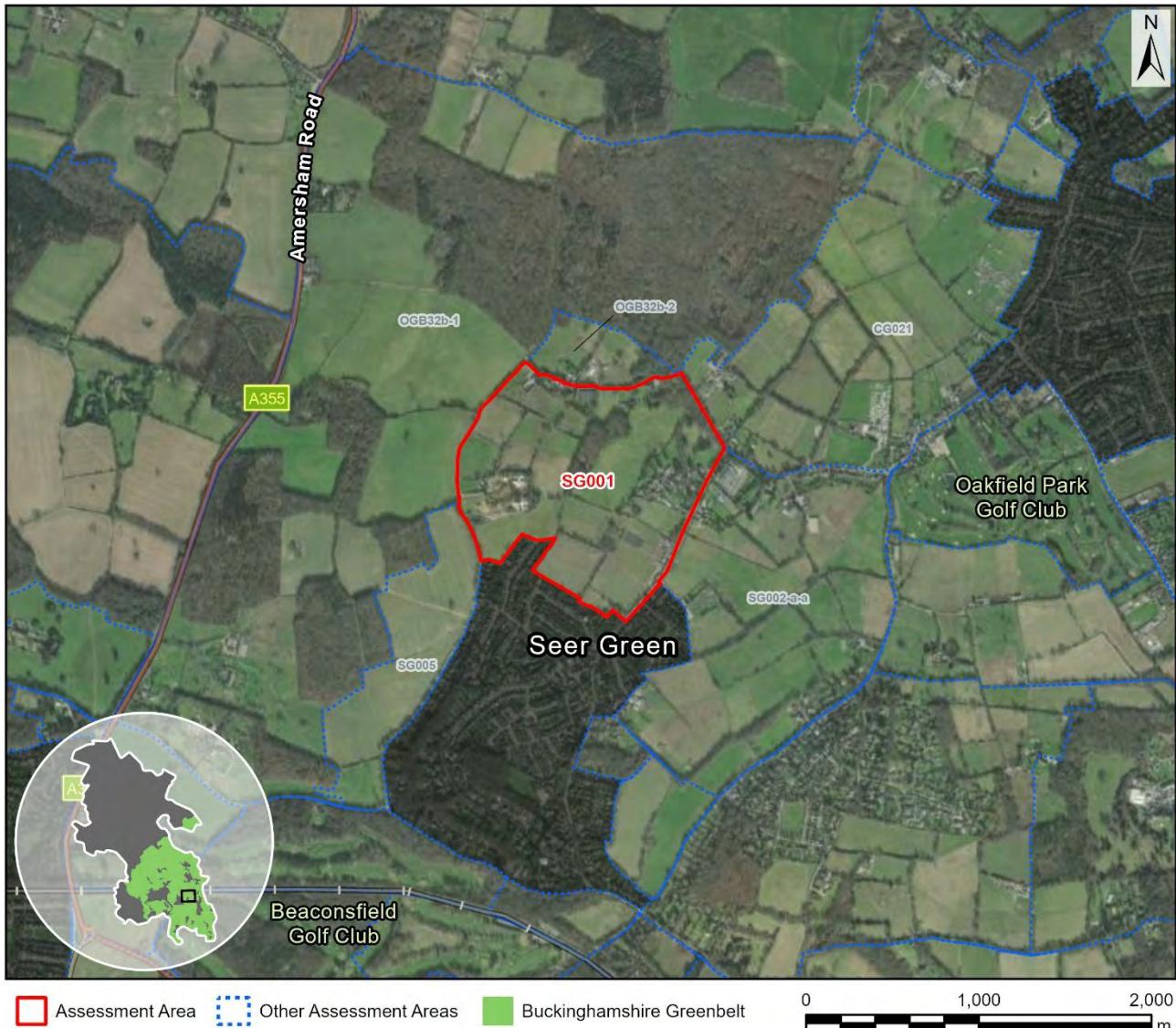
Flood risk **N/a:** Already ruled out (NL)

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 SG001

Site Details

Reference	SG001
Settlement	Seer Green (village)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **None:** No notable contribution

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

Purpose D **None:** No notable contribution

National Landscape
(NL)

Unconstrained: Not within the NL

Flood risk

Unconstrained: No notable constraint

Biodiversity

Constrained: A large AA adjacent to Hodgemoor Woods SSSI and includes some priority 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 SG002-a-a

Site Details

Reference	SG002-a-a
Settlement	Seer Green (village)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **None:** No notable contribution

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

Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: A large AA around 300m from Hodgemoor Wood SSSI at its closest point and well linked. However, there is existing built form at the closest point, there is little priority habitat and there would be good potential to deliver new accessible greenspace. It can also be noted that there is historic environment sensitivity on account of this land comprising the gap to Jordans. Mostly within SAC impact zone.
Irreplaceable habitat	Unconstrained: A large AA close to an ancient woodland with others in the wider landscape.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: A large AA that includes notable clusters of listed buildings at the edge. Also, development could impact the gap between the historic core of Seer Green and Jordans, but the Jordan's Conservation Area is buffered by built form. At Seer Green there is a distinct historic core but there are only four listed buildings.
NL setting	Unconstrained: 311m from the NL and assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site SG002-a-b

Site Details

Reference	SG002-a-b
Settlement	Seer Green (village)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Beaconsfield and Chalfont St. Giles and makes very limited contribution to appreciation of the gap. The gap is somewhat sensitive on account of Seer Green and washed over built form.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained (marginal): Abuts an ancient woodland and located in between ancient woodlands, but in the context of built form.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Development would impact the gap between the historic core of Seer Green and Jordans, but the Jordan's Conservation Area is buffered by built form. At Seer Green there is a distinct historic core but there are only four listed buildings.
NL setting	Unconstrained: 500-1000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site SG002-b

Site Details

Reference	SG002-b
Settlement	Seer Green (village)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

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: 34% ancient woodland and also much 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 SG003

Site Details

Reference	SG003
Settlement	Seer Green (village)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Beaconsfield and Chalfont St. Giles and makes very limited contribution to appreciation of the gap. The gap is somewhat sensitive on account of Seer Green and washed over built form.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained (marginal): A significant surface water flood channel runs along the edge of the AA (potential point of access).
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: 2% ancient woodland plus wider priority habitat. A central location between a series of ancient woodlands.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: There is one near adjacent listed building (a golf clubhouse) but it is buffered by a railway line and also mature trees.
NL setting	Unconstrained: 500-1000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, IH)

Site SG004

Site Details

Reference	SG004
Settlement	Seer Green (village)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Beaconsfield and Chalfont St. Giles and makes very limited contribution to appreciation of the gap. The gap is somewhat sensitive on account of Seer Green and washed over built form.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: 10% ancient woodland plus extensive wider priority habitat. Other ancient woodlands are nearby.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Not notable constraint
NL setting	Unconstrained: Adjacent to the NL but assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, IH)

Site SG005

Site Details

Reference	SG005
Settlement	Seer Green (village)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **None:** No notable contribution

Purpose B **Moderate:** The AA comprises a substantial part of the gap between Beaconsfield and Chalfont St. Giles but makes limited contribution to appreciation of the gap. Whilst this is an important sector of open rolling countryside along one of the routes between the settlements, there would be good potential to maintain settlement gaps.

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 SL001

Site Details

Reference	SL001
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form but partially enclosed by existing development. The AA is contained to the south by the M4 and to the west by a B-road. It is noted that the AA is strongly associated with heritage assets.

Purpose B **Weak:** The AA comprises a small part of the gap between Maidenhead and Slough and makes very limited contribution to appreciation of the gap. However, there are views of open farmland within the AA from the A4 (Bath Road) which is otherwise a heavily urbanised road corridor between the towns.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: Flood risk zones intersect only a small part of the AA. There is also notable surface water flood risk.
Biodiversity	Provisionally constrained: Within SAC impact zone. Includes 47 TPOs.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained: Largely comprises a registered park and garden and a conservation area. This is an expansive floodplain landscape.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt due to footnote 7 constraint (HE)

Site SL002

Site Details

Reference	SL002
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Strong: Very limited onsite built form and only very partially enclosed by existing development. There is containment to the east by a lane and to the south by the M4 but containment to the west is provided only by the River Thames flood risk zone. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt.

Purpose B

Moderate: The AA comprises a substantial part of the gap between Maidenhead and Slough but makes limited contribution to appreciation of the gap. This is a flat and expansive landscape between the towns but there

is no significant visual connectivity with Maidenhead, and were the AA developed a substantial gap would remain given the River Thames / Jubilee River flood zones.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Adjacent to the conservation area associated with grade 1 listed Burnham Abbey, and this is a flat and expansive floodplain landscape. Also, on the other side of the AA is a listed farm building, but it is not clear that this adds significantly to sensitivity. Whilst a flat and expansive landscape, there are no footpaths through the AA and there is limited appreciation of the Abbey etc from the road.
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 SL003-a

Site Details

Reference	SL003-a
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form and not enclosed by existing development. The AA is contained to the west by the Jubilee River and to the south by the M4, but containment is weak to the east. In conclusion, judged moderate due to onsite built form, which is mostly not historic or associated with agricultural uses. The AA falls within the River Thames flood zone.

Purpose B **Strong:** The AA comprises a substantial part of the gap between Maidenhead and Slough and makes a significant contribution to appreciation of the gap. This land is visible from the A4 whilst to the north of the road the railway embankment also contributes to the sense of a gap.

Beyond the railway bridge (A4 underpass) there is a sense of having reached the outskirts of Maidenhead.

Purpose D **None:** No notable contribution

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

Flood risk **Constrained:** Largely within a fluvial flood risk zone, albeit mainly zone 2.

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

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

Local Green Space **Unconstrained:** Not LGS

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

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

Conclusion Not grey belt 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 SL003-b

Site Details

Reference	SL003-b
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	Weak: Significant onsite built form but only very partially enclosed by existing development. There is strong containment by the train line and the A4.
Purpose B	Moderate: The AA comprises a substantial part of the gap between Maidenhead and Slough but makes limited contribution to appreciation of the gap. There is significant onsite 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: There is a listed railway bridge at the far west corner of the AA but otherwise few concerns regarding listed assets and there is built form and the urbanising influences of the railway and A4.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site SL004

Site Details

Reference	SL004
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Strong: Limited onsite built form (a historic row of cottages) and only very partially enclosed by existing development. The AA is contained to the south by the train line and to the east by a lane and priority habitat, but containment is weaker to the west (but then Taplow, heritage designations and a flood risk zone further to the west provide containment). The urbanising influence of the train line is considered to be limited on balance including noting priority habitat as a buffer. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt.

Purpose B	Strong: The AA comprises a substantial part of the gap between Maidenhead and Slough and makes a significant contribution to appreciation of the gap. The gap is sensitive due to the extent of built form along the A4 and due to the train line, and the AA comprises slightly raised / rising land. There are brief views of the AA from the train line, including with Taplow Church in the distance and, whilst there are no views of Maidenhead from within the AA (along the public footpath), there is a distant view of tall buildings in Maidenhead across the AA from Station Road. There is also the context of possible longer distance views from raised ground to the north.
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 SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: There are important views across the Thames Valley in this area, including potentially views from Taplow Court towards Windsor Castle, but there are no listed assets located nearby (primarily a listed railway bridge at the corner of the AA). There is a row of adjacent non-listed houses shown on historic mapping, and one is locally listed.
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 SL005

Site Details

Reference	SL005
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	Moderate: Limited onsite built form but partially enclosed by existing development. There is containment by roads/lanes. The train line is also an urbanising influence.
Purpose B	Moderate: The AA comprises a substantial part of the gap between Maidenhead and Slough but makes limited contribution to appreciation of the gap, including on account of adjacent built form and separation from the A4, which is the key link between the towns.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Whilst this broad sector of the edge of Slough is sensitive on account of views across the Thames Valley, including towards Windsor Castle, this AA is relatively low lying and closely associated with the urban edge including large commercial buildings. There are no listed assets nearby.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site SL006

Site Details

Reference	SL006
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	Moderate: No onsite built form and not enclosed by existing development. There is containment by a road and a historic field boundary / footpath. In conclusion, judged moderate because development would, on balance, not be incongruous. It is noted that there is built form nearby to the north west (albeit historic).
Purpose B	Weak: The AA comprises a small part of the gap between Maidenhead and Slough and makes very limited contribution to appreciation of the gap.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Whilst this broad sector of the edge of Slough is sensitive on account of views across the Thames Valley, including towards Windsor Castle, this AA is relatively low lying and closely associated with the urban edge. There are no listed assets nearby.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site SL007

Site Details

Reference	SL007
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Strong: Very limited onsite built form and not enclosed by existing development. The AA is contained by roads to the west and east and to the north by a historic field boundary / footpath (somewhat weak but rising land could potentially assist with containment). In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt.

Purpose B

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

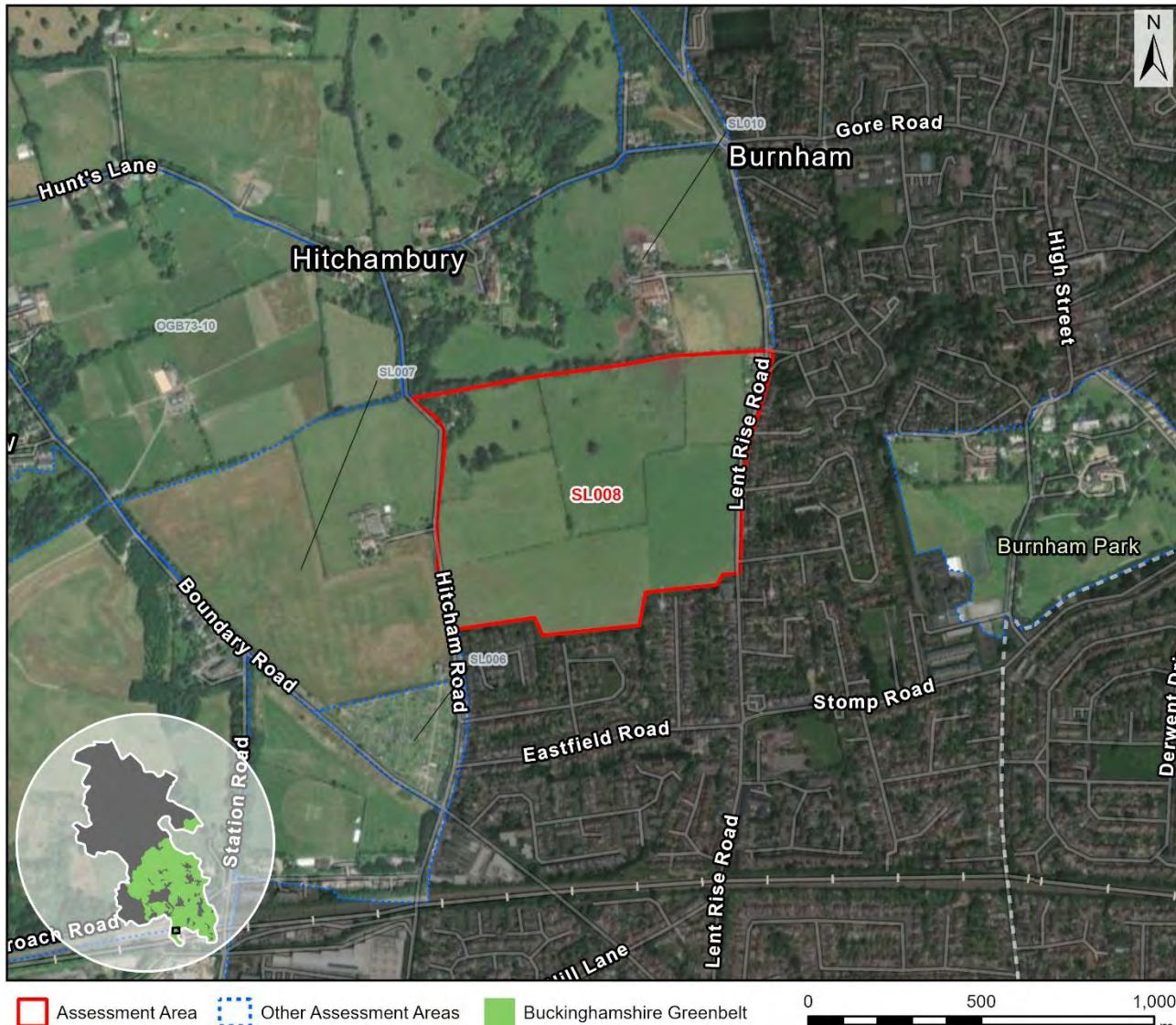
the gap. There is a need to account for potential long distance views from high points, in particular the adjacent footpath and Hunts Lane / Hitcham Lane, but there is no significant visual connectivity with Maidenhead and a substantial countryside gap would remain if the AA were to be developed.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: Notable surface water flood risk.
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: No listed assets are nearby but locally listed assets are adjacent. The grade I listed church and other listed buildings along Hitcham Lane are located on raised ground to the north. There are extensive views across the Thames Valley in this area.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site SL008

Site Details

Reference	SL008
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form but partially enclosed by existing development. The AA is contained to the west by a road and to the north by a historic field boundary / footpath (also rising land and heritage assets could potentially assist with containment). It is noted that the AA comprises part of a locally listed historic park/garden.

Purpose B **Weak:** The AA comprises a small part of the gap between Maidenhead and Slough and makes very limited contribution to appreciation of the gap. Also, the AA is associated with the transition from Slough to Burnham but the settlements have already merged in this area.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: An important cluster of listed assets along Hitcham Lane is nearby on raised ground, and the AA comprises a locally designated former parkland. There are extensive views of the Thames Valley across the AA, but the AA is also heavily influenced by the edge of Slough.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site SL009

Site Details

Reference	SL009
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	Weak: Limited onsite built form but enclosed by existing development.
Purpose B	Strong: The AA comprises one of the last remaining gaps between Slough and Burnham and makes a significant contribution to residual settlement separation. The AA is associated with the historic core of Burnham and, whilst there is onsite built form, this is partly historic (a former priory) and there is significant open space.
Purpose D	Strong: Significantly intersects and contributes to the special character of the Burnham Conservation Area. See further discussion in Section 4 of the main report.

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone. Around 50% blanket TPO.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained (marginal): Significantly intersects Burnham conservation area (23%). Land outside of the conservation area east of Stomp Road was historically associated with the priory and is now a park, but land west of Stomp Road is likely less sensitive including noting modern built form.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site SL010

Site Details

Reference	SL010
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

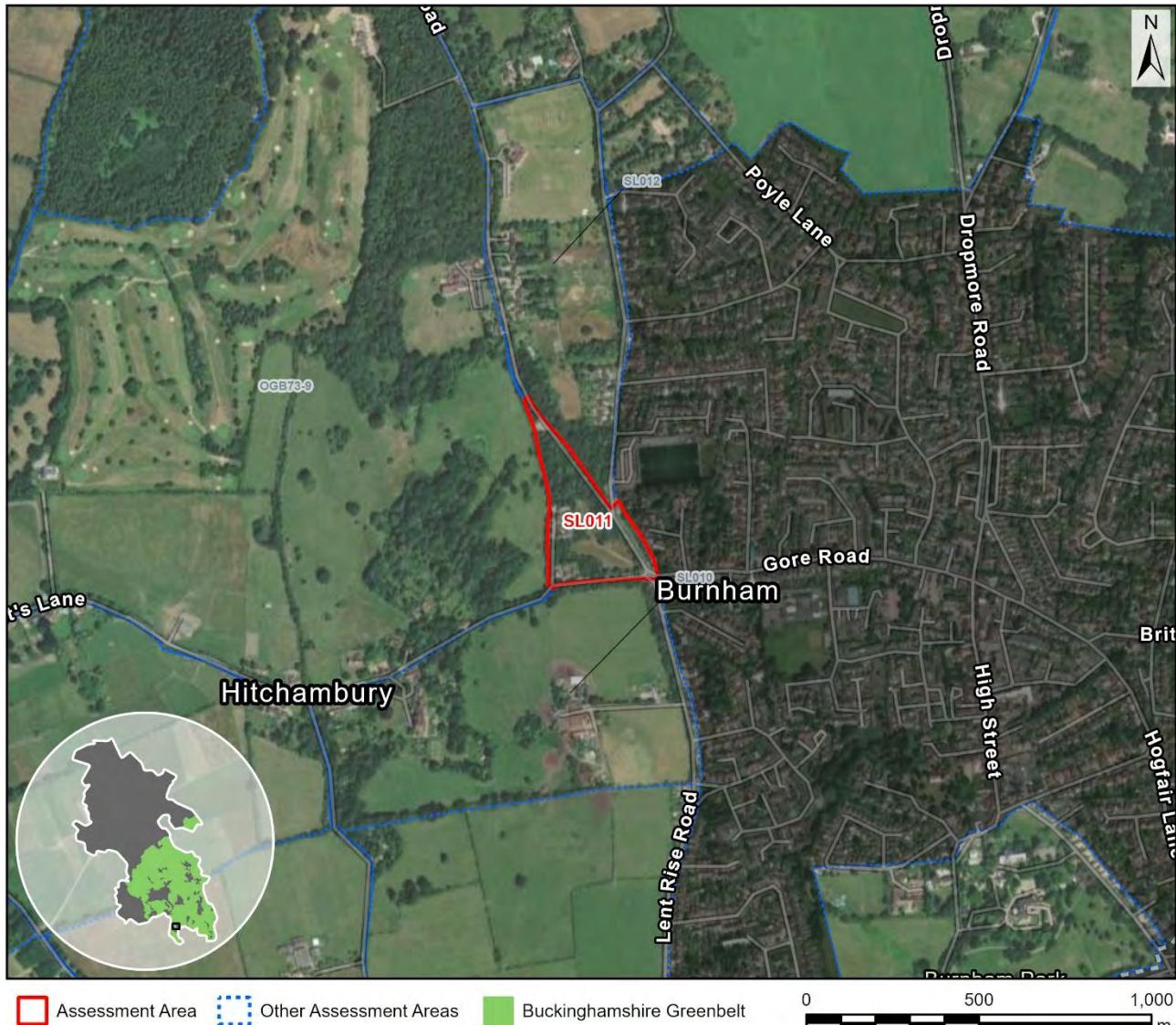
Strong: Limited onsite built form (historic) and not enclosed by existing development. There is containment to the north and west by a lane and to the south by a historic field boundary / footpath. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt (including noting that heritage assets could assist with containment, but containment to the west would be challenging noting topography).

Purpose B	Weak: The AA comprises a small part of the gap between Maidenhead and Slough and makes very limited contribution to appreciation of the gap. Also, the AA is associated with the transition from Slough to Burnham but the settlements have already merged in
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: Closely associated with an important cluster of listed buildings along Hitcham Lane, including a grade 1 listed church, and comprises part of a locally listed parkland.
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 SL011

Site Details

Reference	SL011
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imagery used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: Limited onsite built form and not enclosed by existing development. The AA comprises a small area of common land and is contained by a lane to the south and a bridleway to the west (with priority habitat woodland a short distance further to the west). In conclusion, judged moderate having accounted for onsite built form alongside a view that development would, on balance, not be incongruous (albeit noting that this is common land marking the settlement edge). The northern part of the AA comprises woodland whilst the southern part of the AA relates reasonably well to the settlement edge.

Purpose B

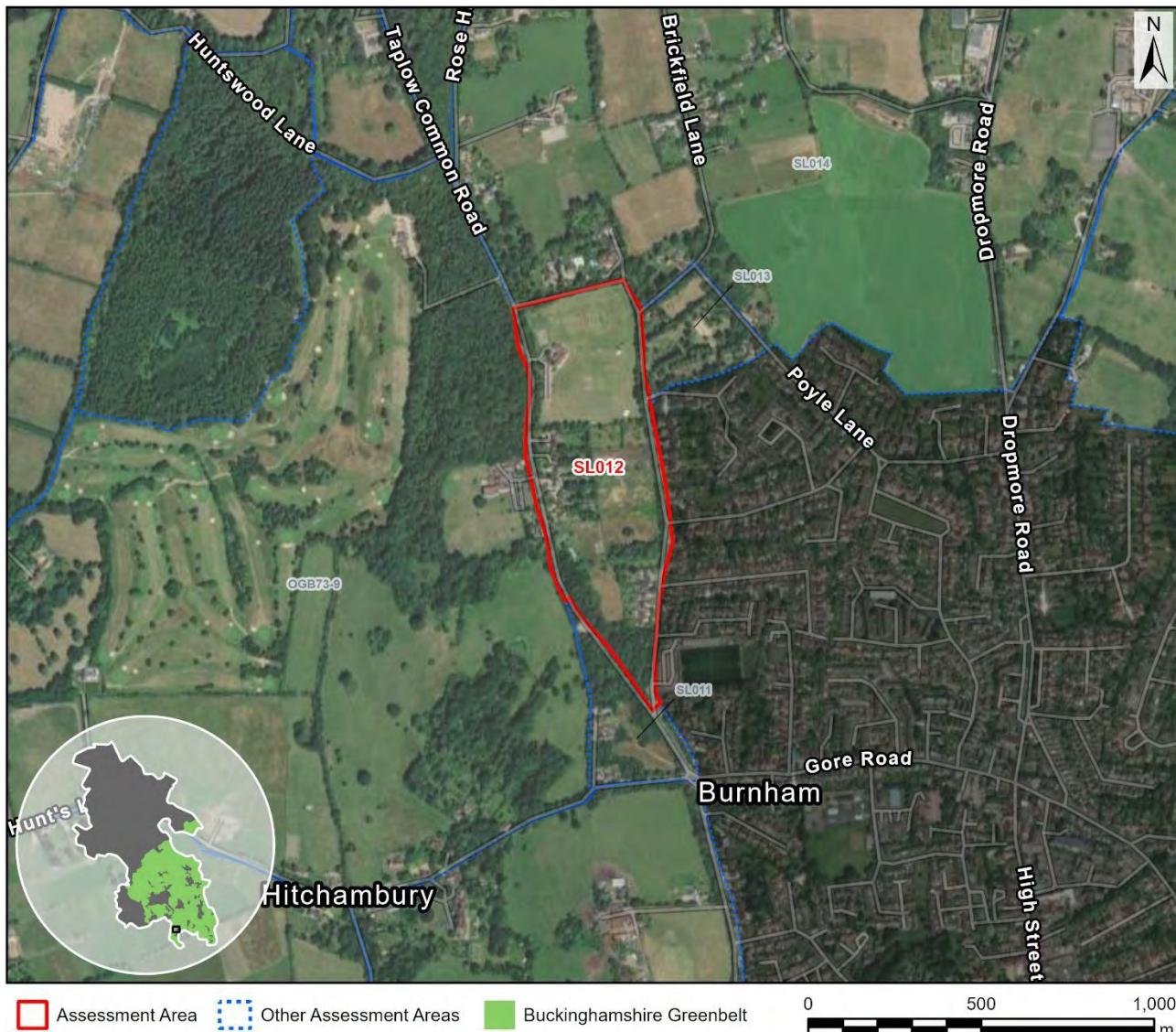
None: No notable contribution.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Comprises common land and this is in the context of nearby listed and locally listed assets.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site SL012

Site Details

Reference	SL012
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form and only very partially enclosed by existing development. There is containment by a road and woodland to the west and to the north by a lane and priority habitat / TPOs. In conclusion, judged moderate having accounted for onsite built form and containment alongside a view that development would, on balance, not be incongruous.

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

Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: There is a degree of historic character but few concerns regarding listed assets.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site SL013

Site Details

Reference	SL013
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form and not enclosed by existing development. There is a containment by a lane and some further containment on account of a listed building and mature vegetation. In conclusion, judged moderate because development would not be incongruous. It is noted that the AA comprises a blanket TPO that somewhat marks the settlement edge, but this is not priority habitat nor shown on historic mapping.

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

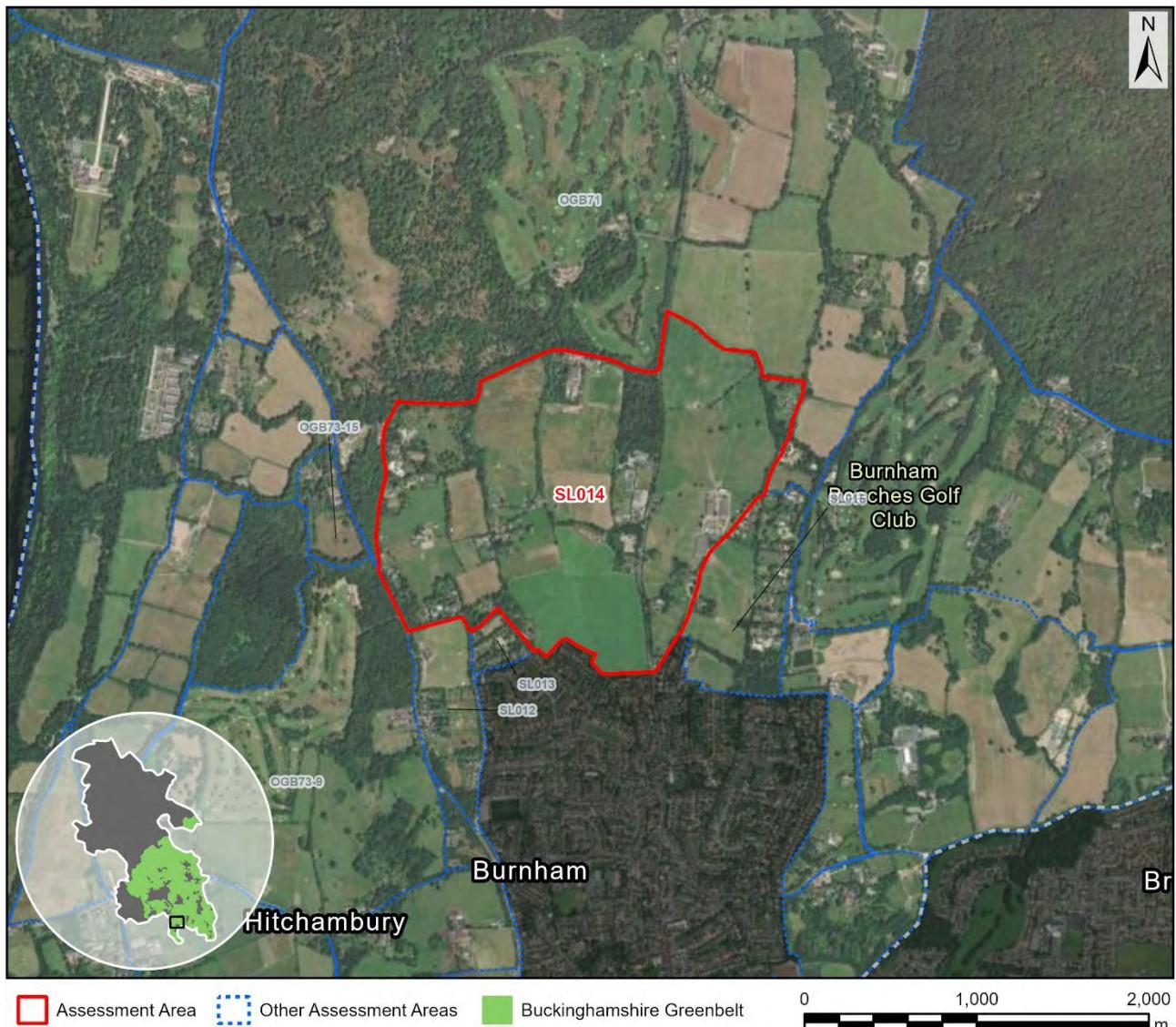
Purpose D **None:** No notable contribution

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	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): One adjacent listed building and other built form shown on historic mapping including a tree lined driveway.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site SL014

Site Details

Reference	SL014
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Assessment

Purpose A

Strong: Limited onsite built form (partly agricultural) and not enclosed by existing development. The AA is contained by roads/lanes, a historic field boundary / bridleway and by ancient woodland. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous noting the existing settlement pattern. Whilst containment is strong to the west and north it is weaker to the north east and east.

Purpose B

None: No notable contribution.

Purpose D

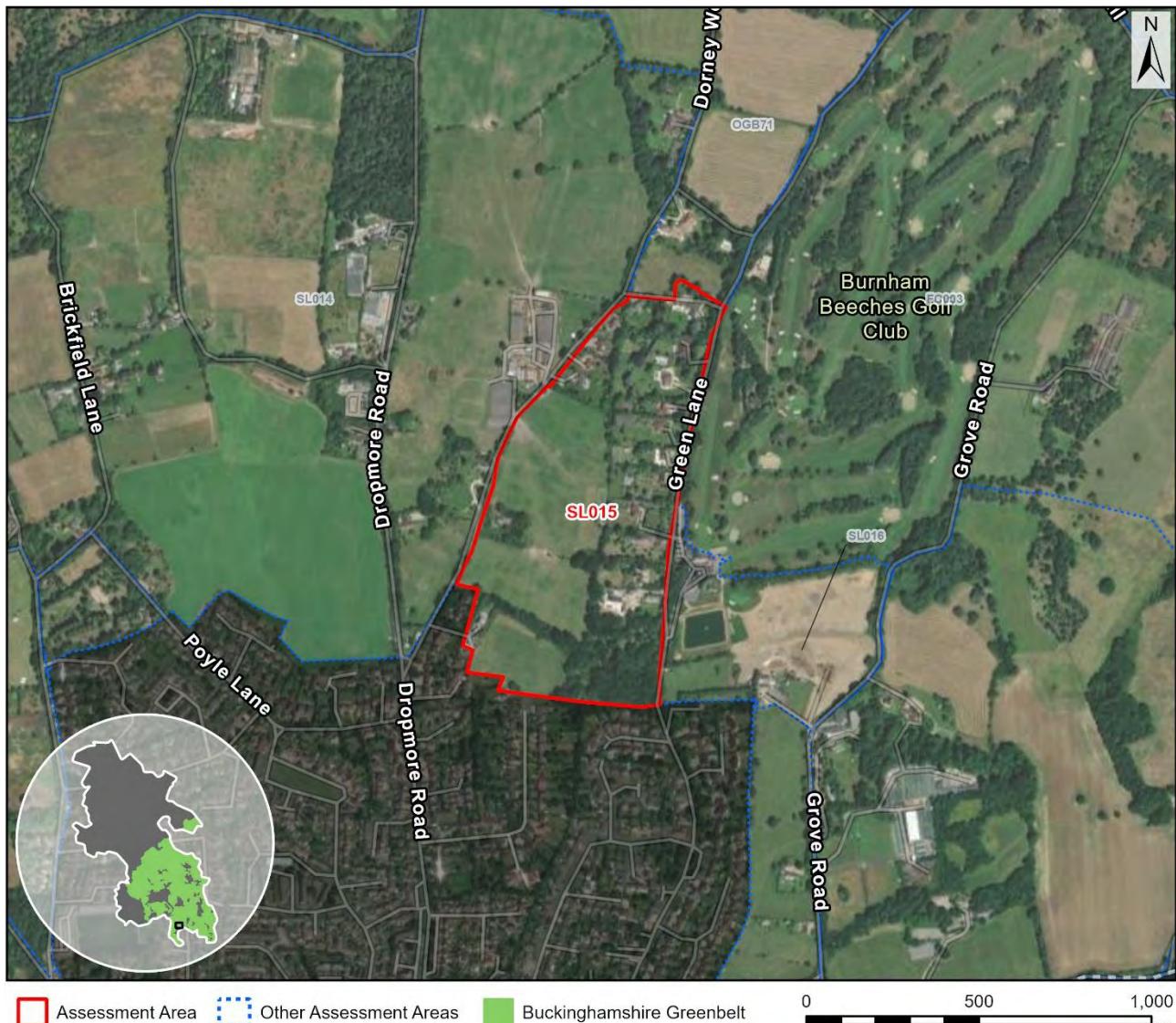
None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: A large AA that is around 650m from Burnham Beeches SAC at its closest point. It includes some ancient woodland and other habitat and is adjacent to a large ancient woodland. Burnham Beeches is not very easily accessed, but it is also noted that other woodlands in the vicinity are not accessible or have limited accessibility.
Irreplaceable habitat	Provisionally constrained: 3% ancient woodland plus numerous veteran trees. Abuts a large ancient woodland with wider ancient woodlands nearby.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: A large AA that comprises the gap between Burnham and two registered parks and gardens, and more broadly comprises a transitional landscape between Burnham and the rich historic landscape to the northwest. There are several listed buildings at the western edge of the AA, and two bridleways pass through the AA. The surrounding roads and lanes have mixed historic character.
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 SL015

Site Details

Reference	SL015
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form and not enclosed by existing development. The AA is contained by lanes. In conclusion, judged moderate due to onsite built form. It is acknowledged that development would be incongruous.

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

Purpose D **None:** No notable contribution

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

Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Around 800m from Burnham Beeches and includes some priority habitat, albeit also some built form.
Irreplaceable habitat	Unconstrained: Abuts a single veteran tree and includes some priority habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: There are no listed assets nearby but historic lanes are of note.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site SL016

Site Details

Reference	SL016
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Strong: Limited onsite built form (includes a golf club) and not enclosed by existing development. The AA is contained by lanes to the west and east and by a historic field boundary to the north, but containment is weaker to the south. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt.

Purpose B

None: No notable contribution.

Purpose D

None: No notable contribution

National Landscape
(NL)

Unconstrained: Not within the NL

Flood risk

Unconstrained: No notable constraint

Biodiversity

Provisionally constrained: Around 950m from Burnham Beeches and there is some footpath connectivity, plus it is noted that there is a car park at the nearest point of Burnham Beeches. There is no habitat onsite, indeed this is degraded land; however, there is limited alternative large accessible greenspace in the vicinity.

Irreplaceable habitat

Unconstrained: No notable constraint

Local Green Space

Unconstrained: Not LGS

Historic environment

Unconstrained (marginal): Just one listed building at the edge of the AA but this is closely associated with a rural lane (Grove Road) that could be impacted by any development.

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 SL017

Site Details

Reference	SL017
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: Limited onsite built form and not enclosed by existing development. There is containment by a road to the south and east, but containment is weaker to the north. In conclusion, judged moderate because development would not be incongruous. However, there would be a risk of undermining adjacent Green Belt.

Purpose B

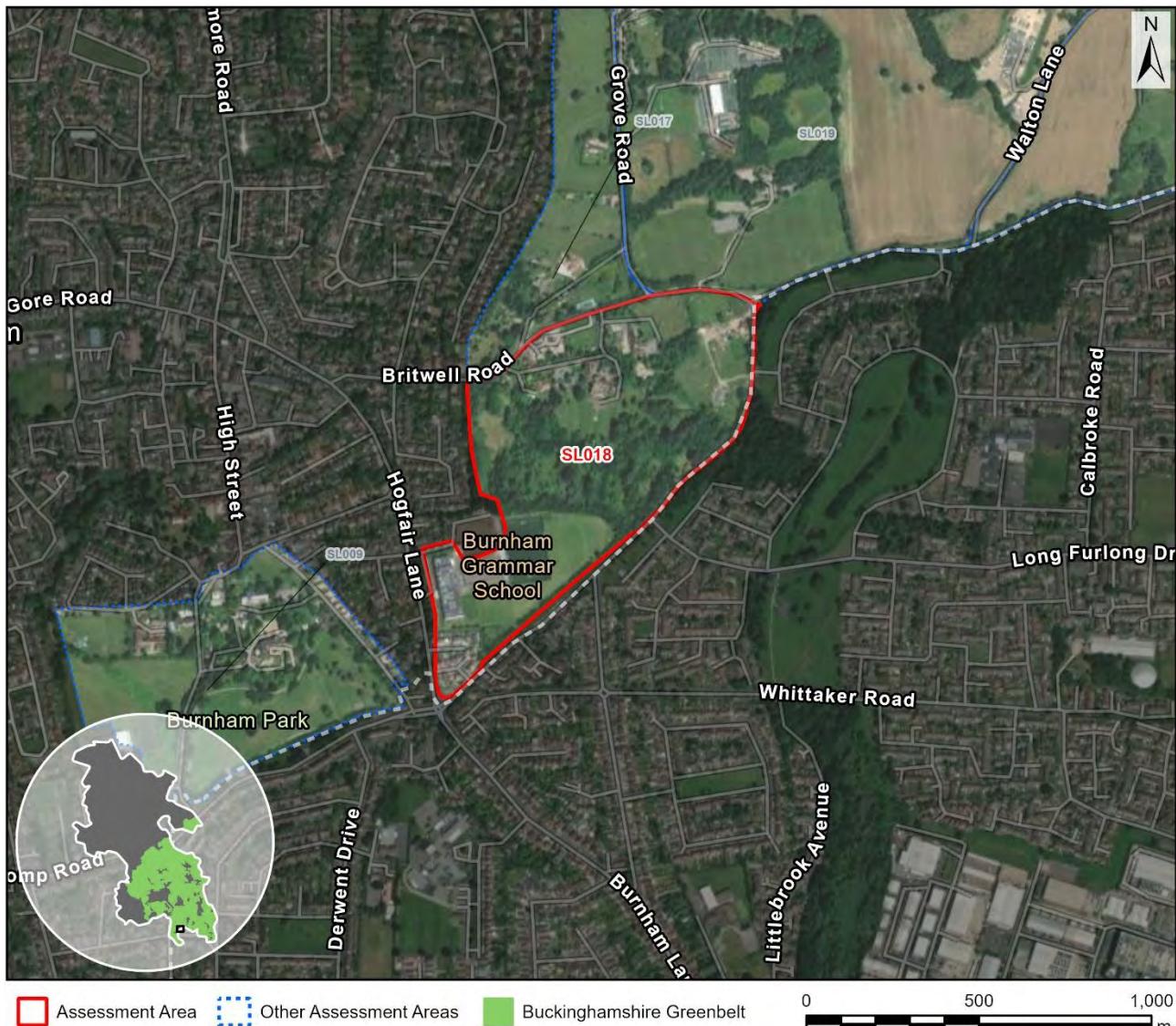
Moderate: The AA is associated with one of the last remaining gaps between Slough and Burnham but makes a limited contribution to residual settlement separation. The southern part of the AA is most closely associated with the gap but there is built form here.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Includes one prominent listed building, another is to the north and then not far to the south is an important cluster of listed buildings. At the eastern edge is the grade 2* listed entrance to Burnham Hotel.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site SL018

Site Details

Reference	SL018
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	Weak: Limited built form but strongly enclosed by existing development. There is containment by a road, woodland and heritage assets.
Purpose B	Strong: The AA comprises one of the last remaining gaps between Slough and Burnham and makes a significant contribution to residual settlement separation. Whilst there is onsite built form this is partly historic, and the AA is associated with important connecting roads and a bridleway.
Purpose D	Weak: Includes a total of 13 grade 2 listed buildings, with a primary cluster at the northern extent of the AA seemingly associated with a former convent. However, most assets are not easily appreciated, and the AA is separated

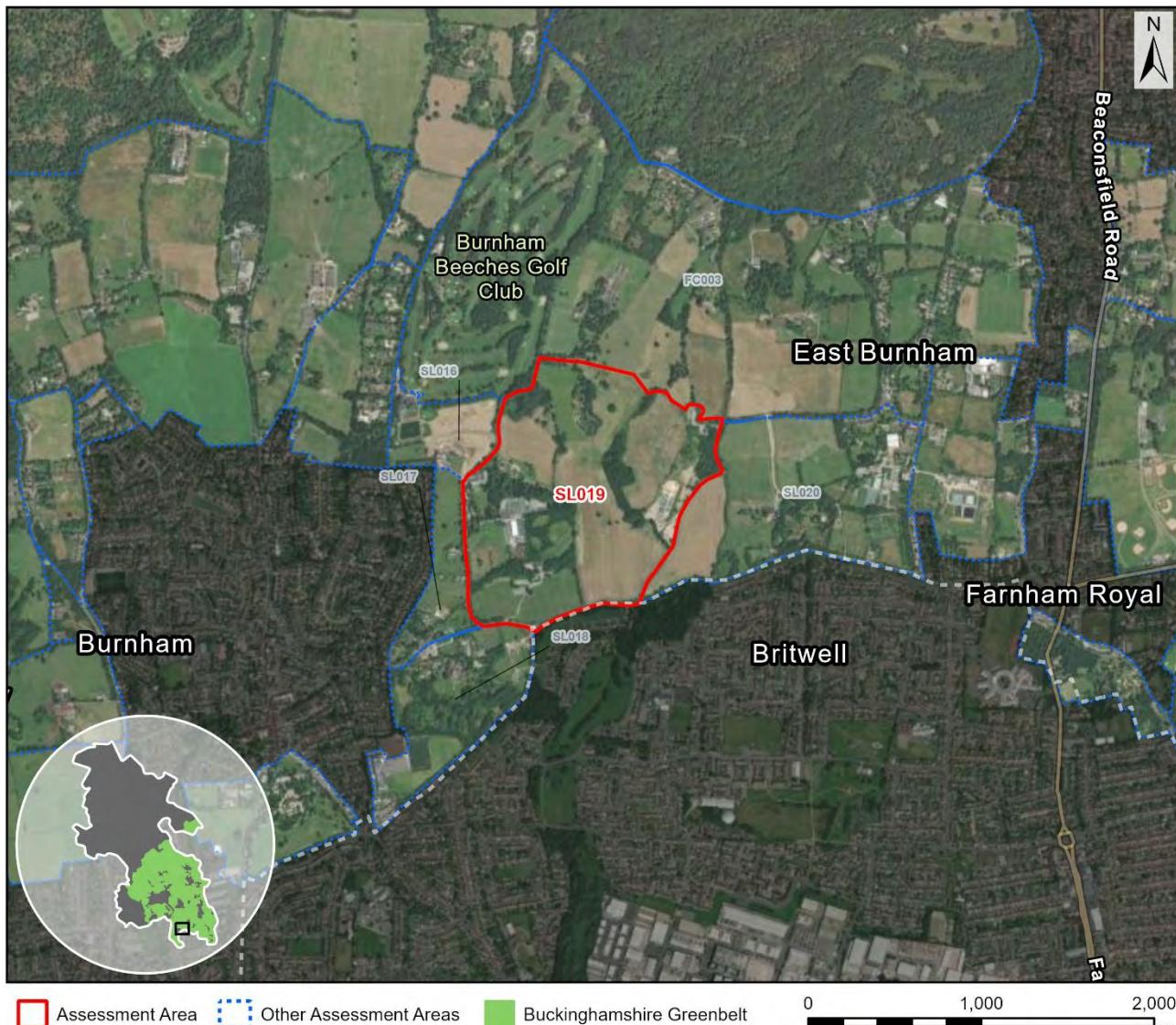
from Burnham's historic core by modern development. See further discussion in Section 4 of the main report.

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: The northern part of the AA comprises an important cluster of listed assets, namely 13 listed buildings with another nearby. This cluster likely has considerable importance in the context of the Slough urban edge. However, the southern half of the AA is less sensitivity.
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 SL019

Site Details

Reference	SL019
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: Limited onsite built form and not enclosed by existing development. The AA is contained by a lane to the east and to the west, whilst containment to the north is provided by historic field boundaries and woodlands / TPOs (also the Burnham Beeches 400m buffer). In conclusion, judged moderate having accounted for both onsite built form alongside a view that development would, on balance, not be incongruous. A stream corridor and extensive habitat could help to frame and contain development, and whilst development could undermine Green Belt to the west this impact would be limited in extent.

Purpose B

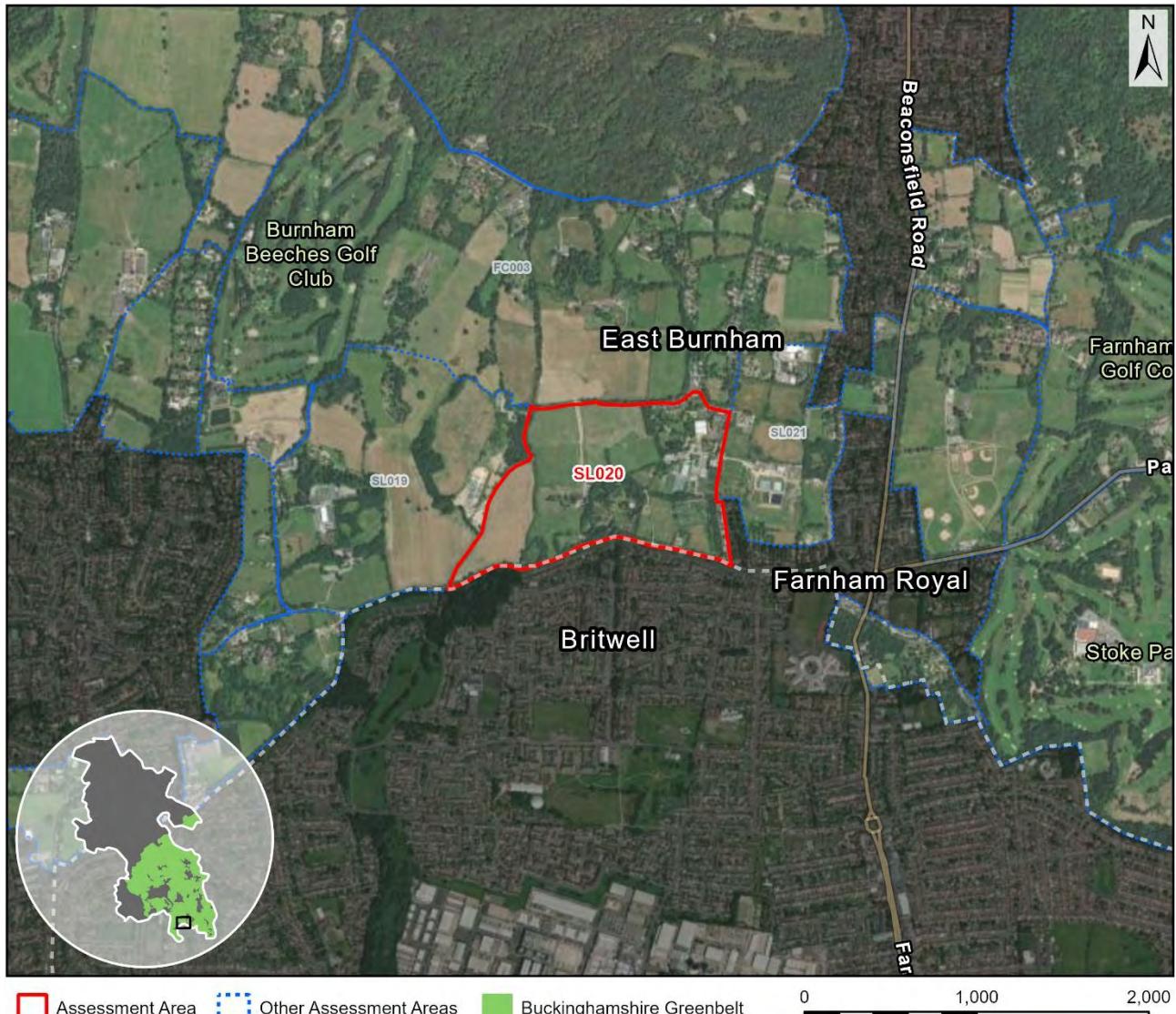
None: No notable contribution.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Around 600m from Burnham Beeches and includes significant onsite priority habitat including ancient woodland.
Irreplaceable habitat	Unconstrained (marginal): 2.5% ancient woodland and some wider priority habitat, but limited ancient woodland in the wider landscape.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Mostly unconstrained, and it includes modern built form, but there are two listed assets at the western edge including one that is grade 2* listed and Grove Road at the western edge is sensitive including noting listed assets to the south.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site SL020

Site Details

Reference	SL020
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form and only very partially enclosed by existing development to the east. The AA is contained by lanes. In conclusion, judged moderate having accounted for onsite built form alongside a view that development would, on balance, not be incongruous. It is noted that the AA comprises a locally listed historic park/garden

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

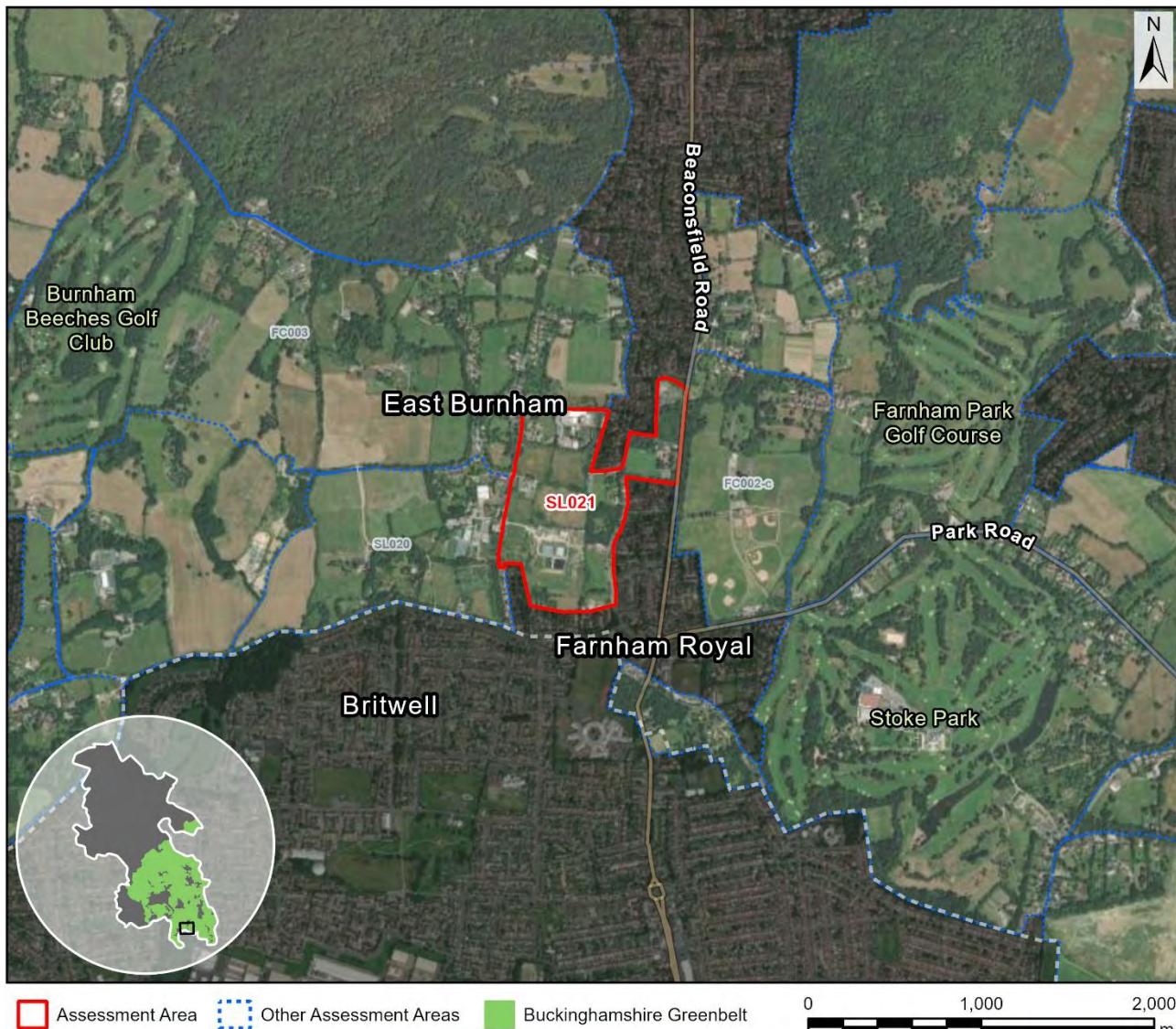
Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Around 650m from Burnham Beeches, includes notable onsite priority habitat and well linked to BB by a bridleway.
Irreplaceable habitat	Unconstrained: Abuts an ancient woodland but only marginally. Includes modest priority habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: The majority of the AA comprises a locally listed registered park and garden but there is just one listed building at its northeast edge that appears not to link strongly to the park and garden. The AA is an important transition between the edge of Slough and a sensitive landscape to the north, where there is a notable density of listed buildings and then Burnham Beeches.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site SL021

Site Details

Reference	SL021
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form but partially enclosed by existing development. There is containment by a lane and built form / heritage assets to the west and there is a degree of containment by built form to the north.

Purpose B **Strong:** The AA comprises a substantial part of the gap between Farnham Common and Slough and makes a significant contribution to appreciation of the gap. Development would lead to the settlements merging and onsite built form appears to be primarily plant nurseries.

Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Around 550m from Burnham Beeches at its closest point, but the closest point comprises existing built form. Not well linked to BB but includes notable priority habitat.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Includes one listed building, which is not easily appreciated from the road but a footpath runs adjacent. Another listed building is then at the northwest edge of the AA and a locally listed registered park and garden is adjacent to the west. The western part of the AA contributes to an important transition between the edge of Slough and a sensitive landscape to the north, where there is a notable density of listed buildings and then Burnham Beeches.
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 SL022

Site Details

Reference	SL022
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

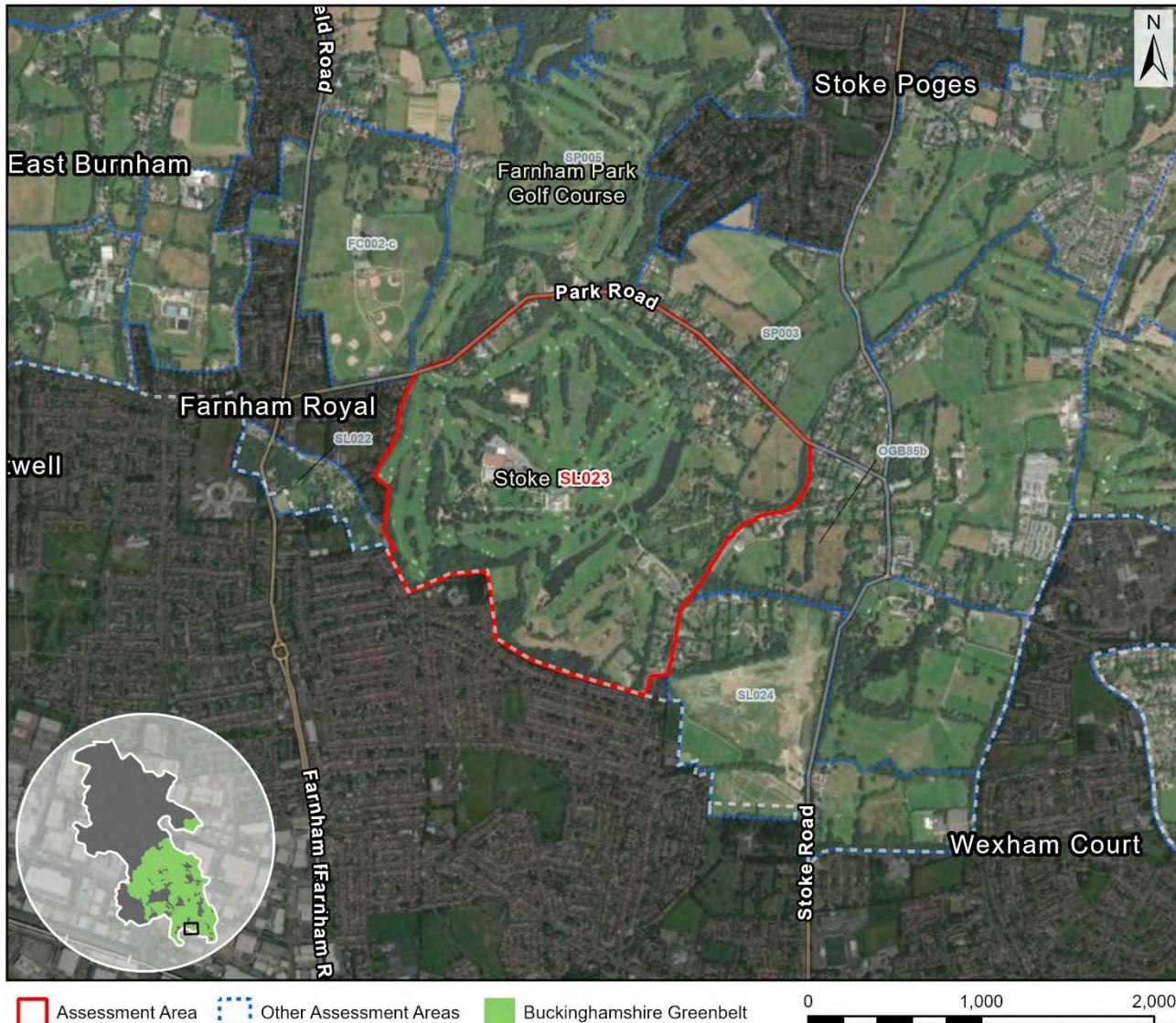
Purpose A	Weak: Limited onsite built form but strongly enclosed by existing development.
Purpose B	Strong: The AA comprises the last remaining gap between Slough and Farnham Royal and makes a significant contribution to residual settlement separation. Onsite built form is limited and historic.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone. Includes 22 TPOs.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained: Largely comprises the Farnham Royal Conservation Area and Stoke Park is adjacent. There are locally listed as well as listed buildings.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site SL023

Site Details

Reference	SL023
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

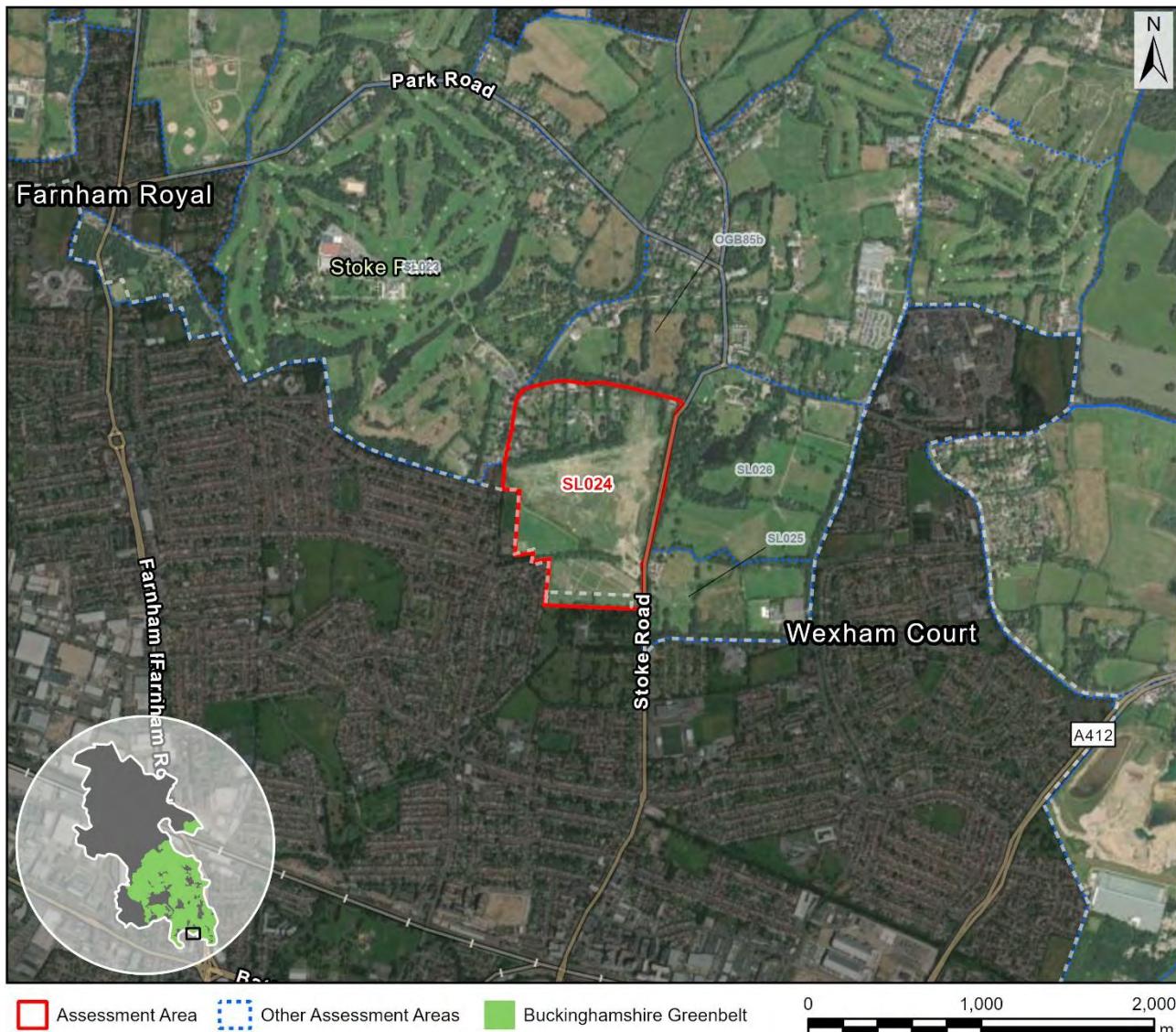
Purpose A	Moderate: Limited onsite built form but partially enclosed by existing development. The AA is contained by a road and a lane. It is noted that the AA comprises a Registered Park and Garden.
Purpose B	Moderate: The AA comprises a substantial part of the gap between Farnham Common and Farnham Royal / Slough but makes limited contribution to appreciation of the gap. The AA comprises a Registered Historic Park and Garden that links quite closely to the historic core of Farnham Royal.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone. Includes 62 TPOs.
Irreplaceable habitat	Unconstrained (marginal): 7 veteran trees and extensive wider priority habitat. Comprises a registered park and garden.
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained: Comprises a registered park and garden.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt due to footnote 7 constraint (HE)

Site SL024

Site Details

Reference	SL024
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

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

Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone. Includes 27 TPOs.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Comprises land between registered parks and gardens, and the grade 2* listed lodge house to Stoke Park is adjacent. However, there is extensive built form and limited sense of historic character from roads. Most of the AA is under development for a community facility.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site SL025

Site Details

Reference	SL025
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form but partially enclosed by existing development to the east. The AA is contained by roads and a historic field boundary / tree belt.

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

Purpose D **None:** No notable contribution

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

Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Includes a cluster of listed buildings at the edge and the AA is adjacent to a grade 2 registered park and garden but not likely to contribute significantly to its setting. The AA is influenced by modern built form at the edge of Slough and there is little sense of historic character from roads.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site SL026

Site Details

Reference	SL026
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Strong:** Limited onsite built form (historic) and only very partially enclosed by existing development to the north west. There is containment by roads to the west, a lane and listed buildings to the north and by a historic field boundary / tree belt to the south. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. Concerns would be reduced if the AA were to be considered in combination with adjacent Green Belt.

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

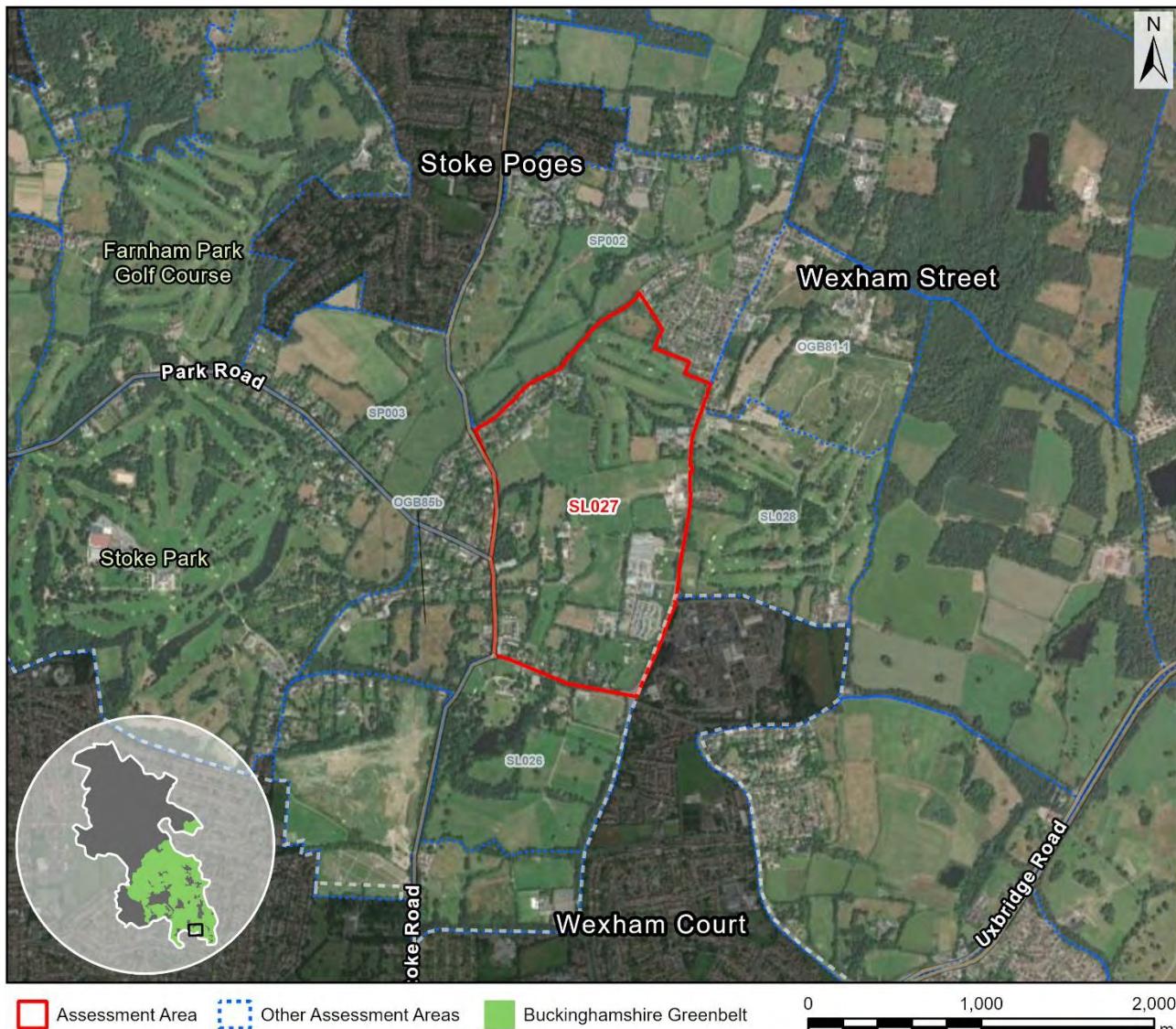
Purpose D **None:** No notable contribution

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

Site SL027

Site Details

Reference	SL027
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form but partially enclosed by existing development (accounting for washed over settlement to the west and north). There is containment by roads/lanes and existing built form, as well as by heritage assets to the south. It is acknowledged that development would be incongruous and there would be a risk of undermining adjacent Green Belt.

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

Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone. Includes 20 TPOs.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: A large AA between Stoke Green conservation area / Stoke Place registered park and garden and the small settlement of Wexham Street. Much of the AA is unconstrained but a footpath passes through and there is some historic character along adjacent roads including noting locally listed buildings.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site SL028

Site Details

Reference	SL028
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Strong: Limited onsite built form (includes a historic farm) and only very partially enclosed by existing development. The AA is contained by a road to the west and a strong historic field boundary to the east, but containment is weaker to the north. The urbanising influence is judged to be limited on balance. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous. The hospital somewhat marks the settlement edge and development of the AA would risk a projection of development extending to Wexham Street.

Purpose B

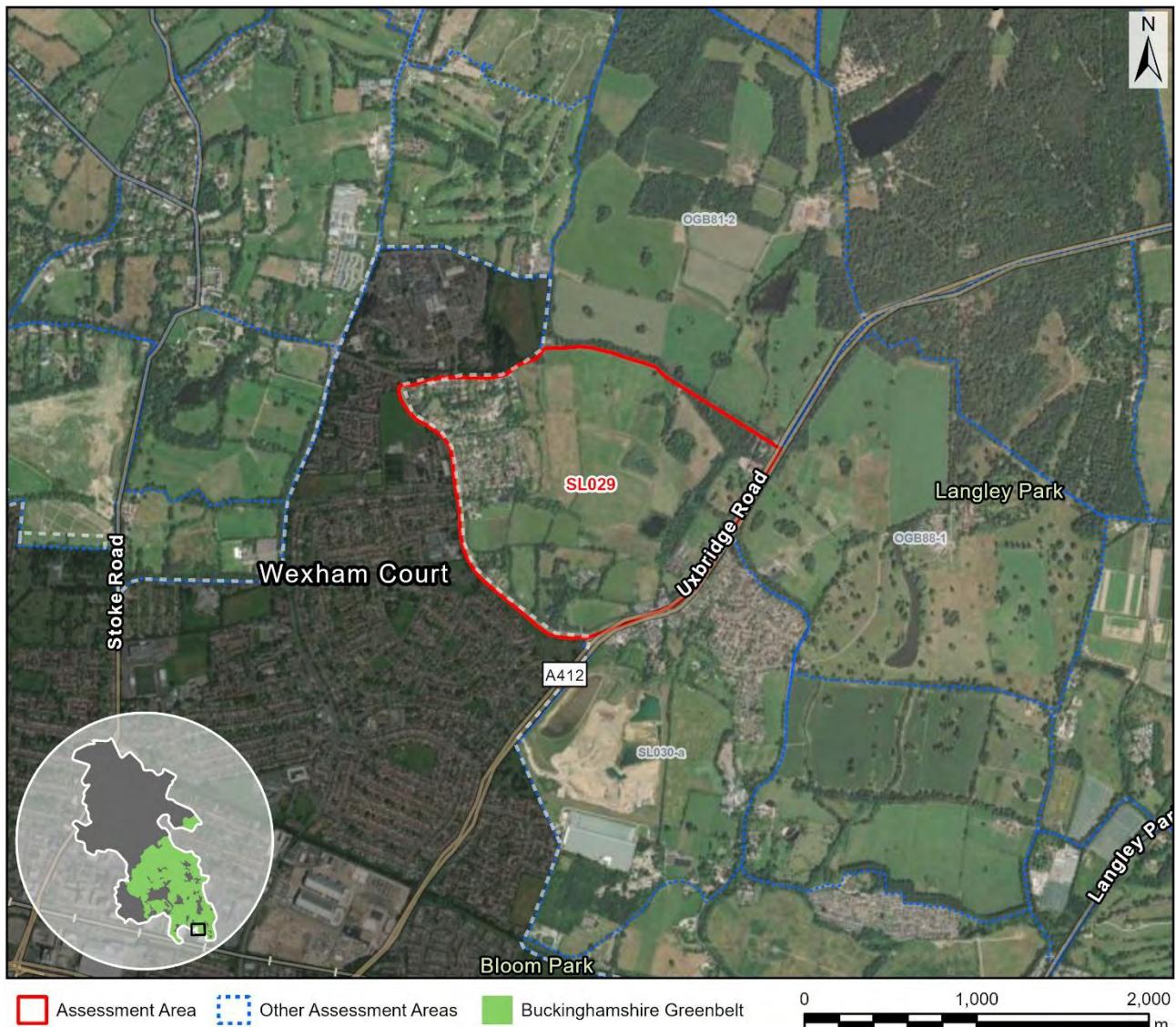
None: No notable contribution.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: Notable surface water flood risk.
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: Abuts an ancient woodland but only marginally. Includes some priority habitat and wider habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): One listed farmhouse close to the edge of the AA with a footpath and bridleway adjacent. There are also two locally listed buildings along the adjacent road but overall limited constraint given adjacent hospital and use as a golf course.
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 SL029

Site Details

Reference	SL029
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form but partially enclosed by existing development. The AA is contained by the A412 to the east but there is weaker containment by a lane to the north.

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

Purpose D **None:** No notable contribution

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

Flood risk	Provisionally constrained: Flood zones collectively intersect only a modest proportion of the AA but their configuration could affect safe access.
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: One veteran tree.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Includes two listed buildings including a grade 2* listed church at the southern extent (also another building shown as an Old Rectory on historic mapping, but not locally listed), and these assets do help to demarcate the edge of Slough. However, most of the AA is unconstrained and influenced by the modern edge of Slough and surrounding roads including those leading to the hospital.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (FR, BD, HE)

Site SL030-a

Site Details

Reference	SL030-a
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** Limited onsite built form and only very partially enclosed by existing development. There is containment by built form, a lane and flood risk zones. The adjacent dual carriageway is an urbanising influence, as well as onsite uses. In conclusion, judged moderate having accounted for onsite built form and urbanising influences alongside a view that development would, on balance, not be incongruous. There would be a risk of undermining adjacent Green Belt.

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

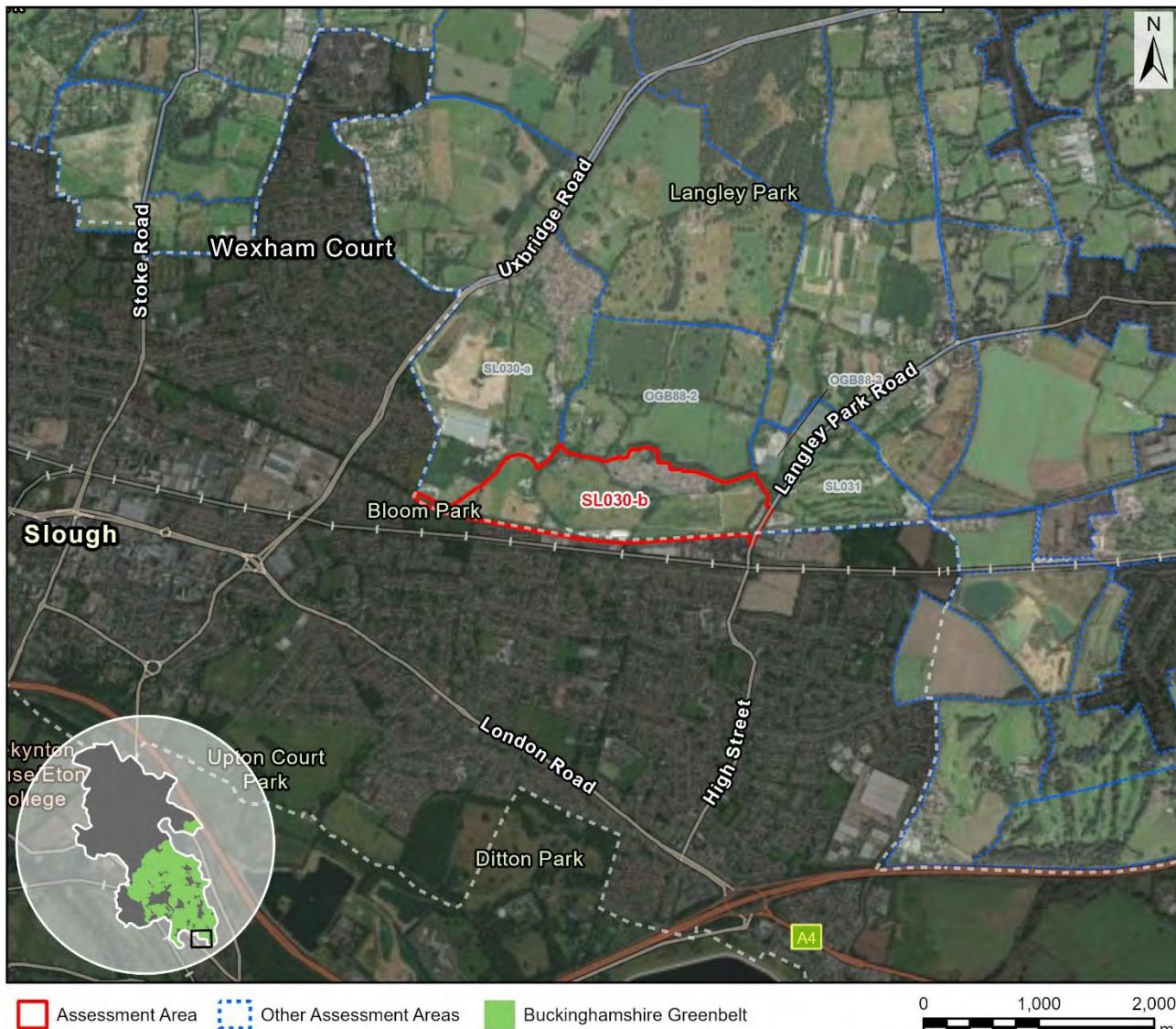
Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained (marginal): This part of the edge of Slough is associated with a network of flood risk zones, which would likely be a constraint to masterplanning. However, flood zones cover a modest proportion of the site.
Biodiversity	Provisionally constrained: Partially within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Much of the AA is unconstrained, including noting extensive modern built form, but there is a cluster of assets at the edge of the AA associated with Middle Green. The western part of the AA has limited sensitivity given the A412 dual carriageway, but the central area links Slough to George Green / Langley Park via Middle Green, including noting a footpath.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site SL030-b

Site Details

Reference	SL030-b
Settlement	Slough area (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: Limited onsite built form but not enclosed by existing development. There is containment by built form (park homes) and a flood risk zone. Industrial buildings (including north of the canal) and pylons are an urbanising influence, and the land is evidently former landfill. In conclusion, judged moderate having accounted for onsite built form and urbanising influences alongside a view that development would, on balance, not be incongruous (albeit development would extend Slough beyond the canal corridor).

Purpose B

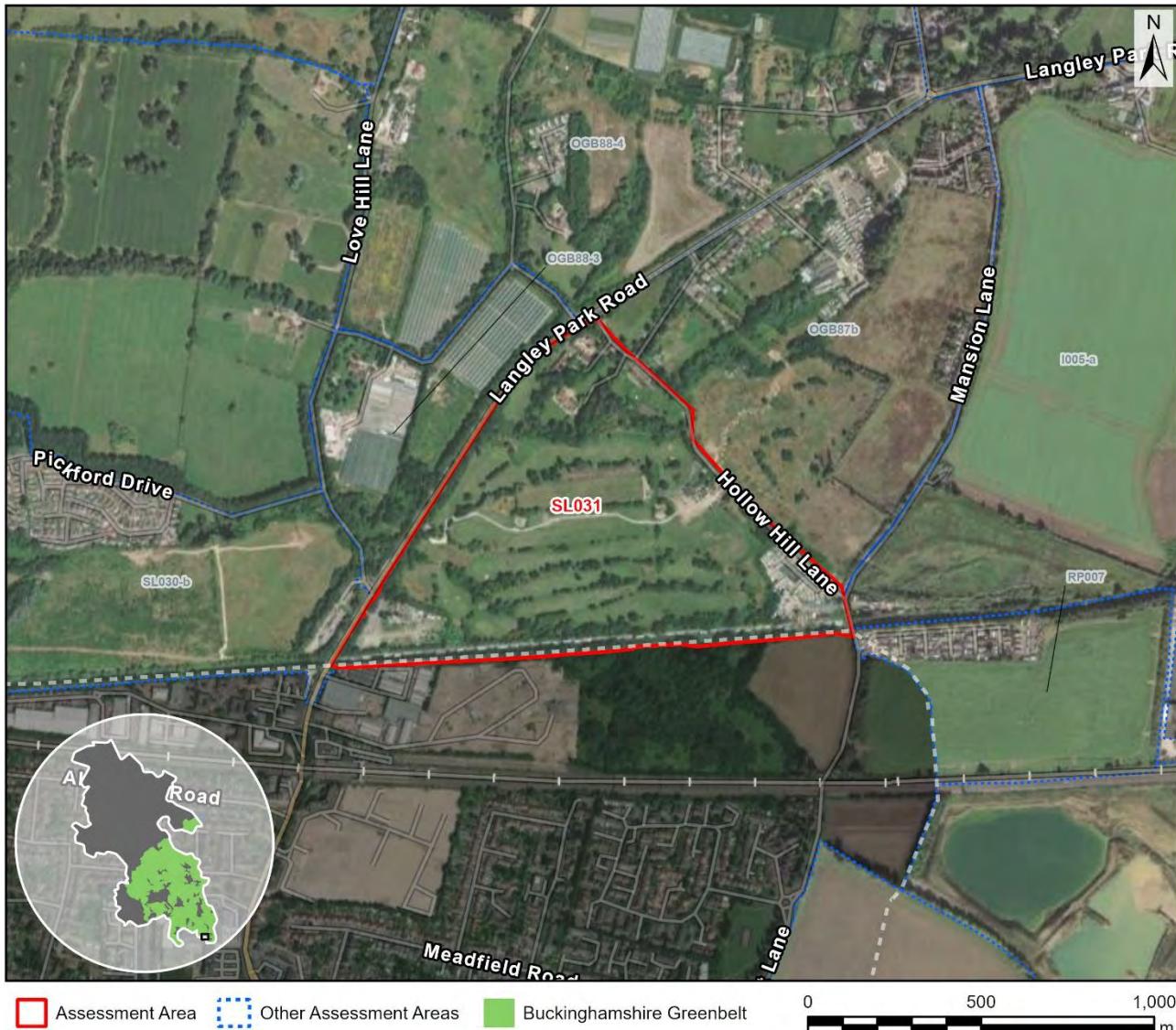
None: No notable contribution.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Provisionally constrained: This part of the edge of Slough is associated with a network of flood risk zones, which could be a constraint to masterplanning.
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: Much of the AA is unconstrained but there is a cluster of assets at the edge of the AA associated with Middle Green. There is also the context of the Grand Union Canal marking the edge of Slough at the southern extent of the AA. Finally, a locally listed asset south of Pickford Drive area is also noted. S
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (FR, HE)

Site SL031

Site Details

Reference	SL031
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Assessment

Purpose A **Strong:** Limited onsite built form and not enclosed by existing development. There is containment by a road and a lane, but containment is somewhat weak to the east. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous.

Purpose B **Moderate:** The AA comprises a substantial part of the gap between Iver and Slough but makes limited contribution to appreciation of the gap. The AA comprises a golf course, there is limited appreciation of the land from B470 and a substantial gap would remain to the east.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained (marginal): The extent of flood risk within the AA is modest but the risk is concentrated at a likely point of access.
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): Comprises a golf course and overall limited historic character as appreciated from the B470. Whilst there is some historic character associated with Hollow Hill Lane, this is a dead end and not a footpath. There are two listed buildings but these are in the corner of the AA most distant from the urban edge and not easily appreciated. Impacts could be mitigated.
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 SL032

Site Details

Reference	SL032
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Strong: Limited onsite built form and only very partially enclosed by existing development. The AA is contained by the train line to the north, Ritchings Park to the east and a historic field boundary (former lane) and flood zone to the south west. The urbanising influence of the train line is considered to be limited on balance. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous.

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 of the AA would impact the gap between Slough and Ritchings

Park and so, in turn, impact the gap between Slough and London, given that east of Ritchens Park / the M25 there is a sense of having reached the edge of London. However, there would be the potential to maintain a substantial gap.

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: No notable constraint
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 SL033

Site Details

Reference	SL033
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Strong: No onsite built form and only very partially enclosed by existing development. The AA is contained by a road and a historic field boundary (former lane) and flood zone. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous, including given the existing linear settlement pattern and a risk of Slough projecting out to Ritchens Park.

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 of the AA would impact the gap between Slough and Ritchens.

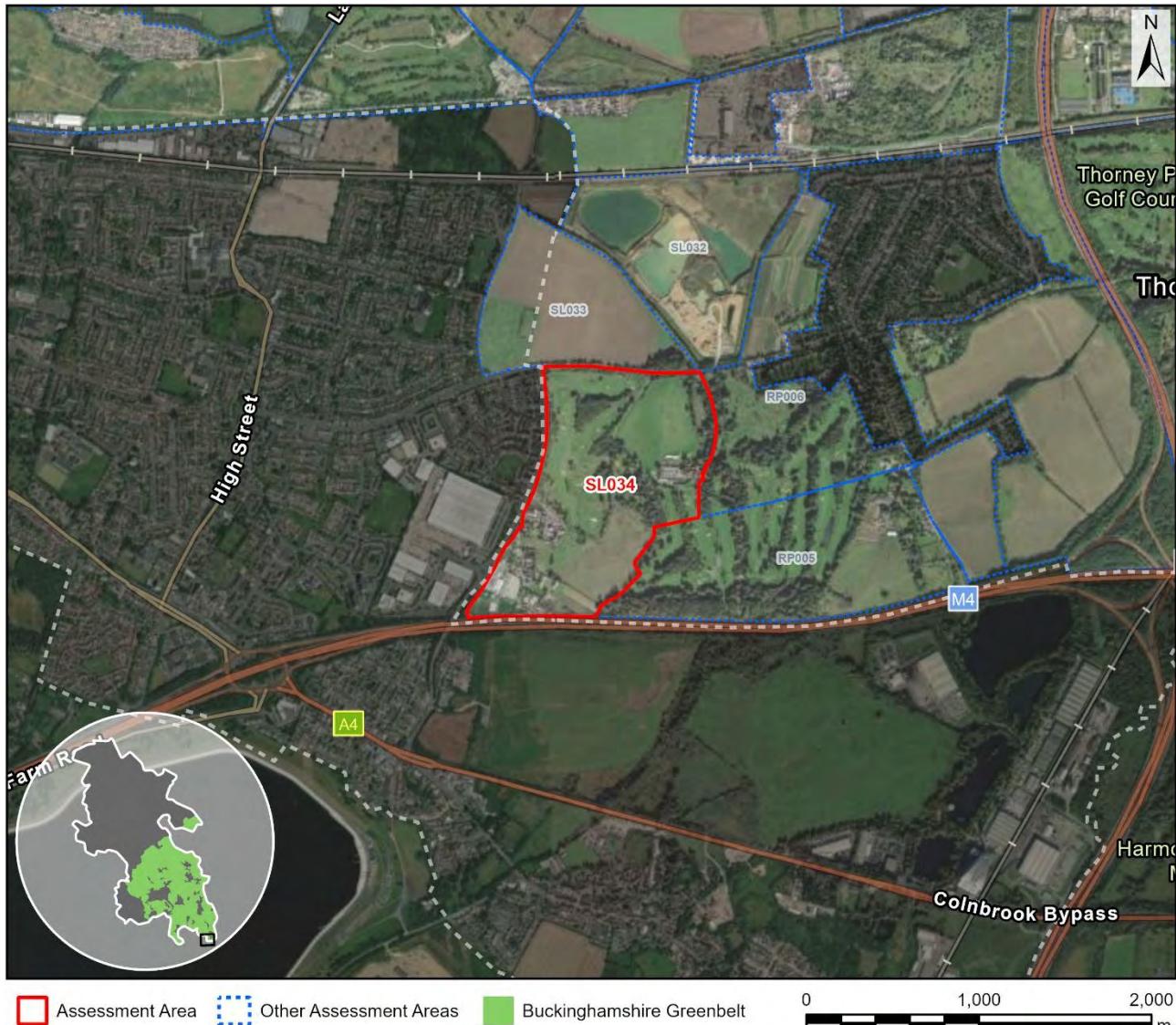
Park and so, in turn, impact the gap between Slough and London, given that east of Ritchens Park / the M25 there is a sense of having reached the edge of London. However, there would be the potential to maintain a substantial gap.

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: No notable constraint
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 SL034

Site Details

Reference	SL034
Settlement	Slough area (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Strong: Limited onsite built form (partly associated with a golf club and partly historic) and only very partially enclosed by existing development. The AA is contained by a road to the north, priority habitat / TPOs and a flood zone to the east and by the M4 to the south. The urbanising influence of the M4 is considered to be limited on balance. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous, including given the existing linear settlement pattern and a risk of Slough projecting out to Ritchings Park.

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 of the AA would impact the gap between Slough and Ritchings Park and so, in turn, impact the gap between Slough and London, given that east of Ritchings Park / the M25 there is a sense of having reached the edge of London. However, there would be the potential to maintain a substantial gap.
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): Two listed buildings along Little Sutton Lane are quite prominent and do contribute to marking the edge of Slough. However, there is also extensive modern built form here and otherwise this sector of the Slough edge is unconstrained. The eastern edge of the AA is then associated with locally listed Richings Park, which is now mainly a golf course. This could be factored-in as part of any development.
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 SP001-a

Site Details

Reference	SP001-a
Settlement	Stoke Poges (village)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

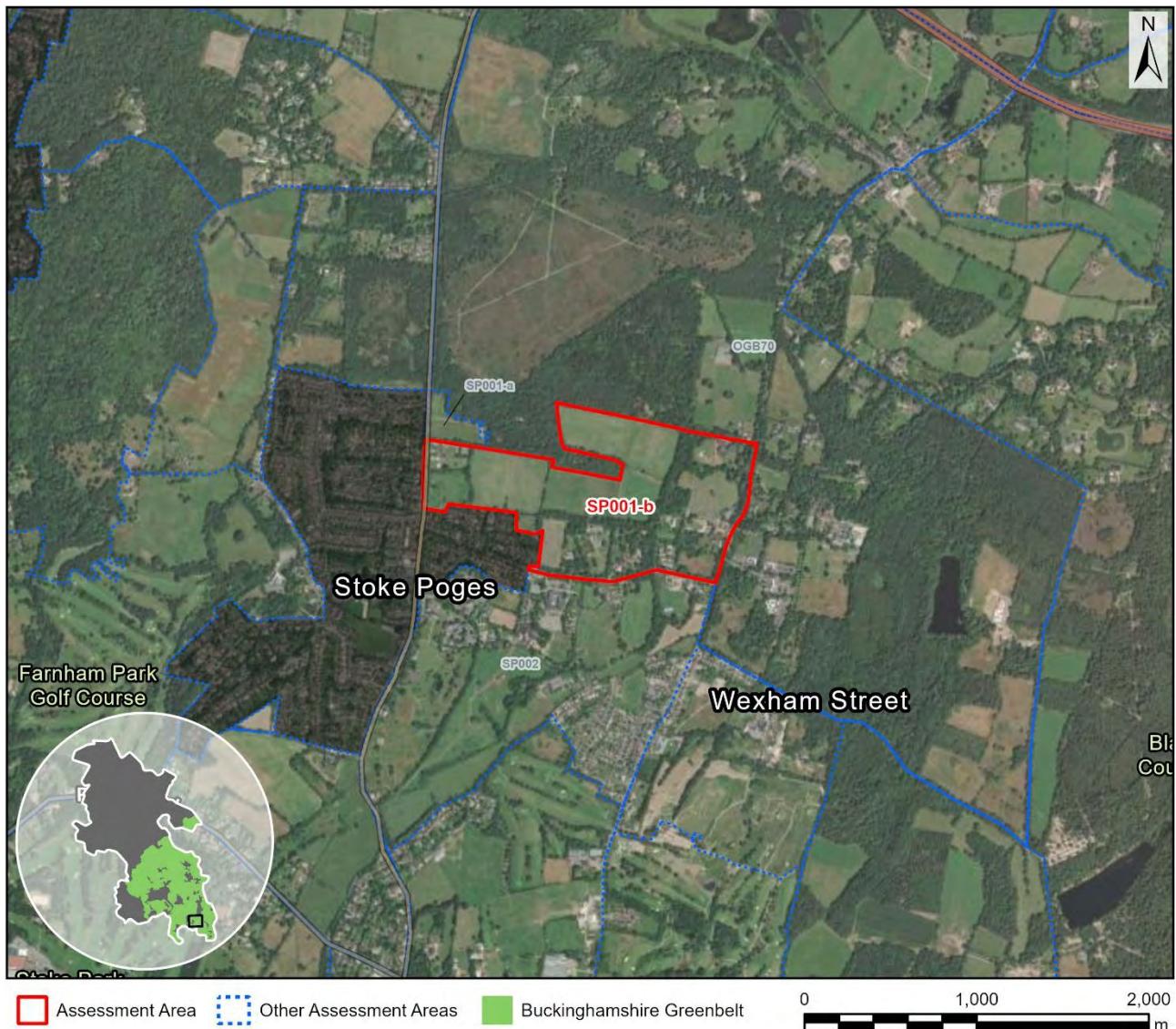
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint

Biodiversity	Constrained: Adjacent to Stoke Common SSSI.
Irreplaceable habitat	N/a: Already ruled out (BD)
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (BD)
NL setting	N/a: Already ruled out (BD)
Conclusion	Not grey belt due to footnote 7 constraint (BD)

Site SP001-b

Site Details

Reference	SP001-b
Settlement	Stoke Poges (village)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **None:** No notable contribution

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

Purpose D **None:** No notable contribution

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

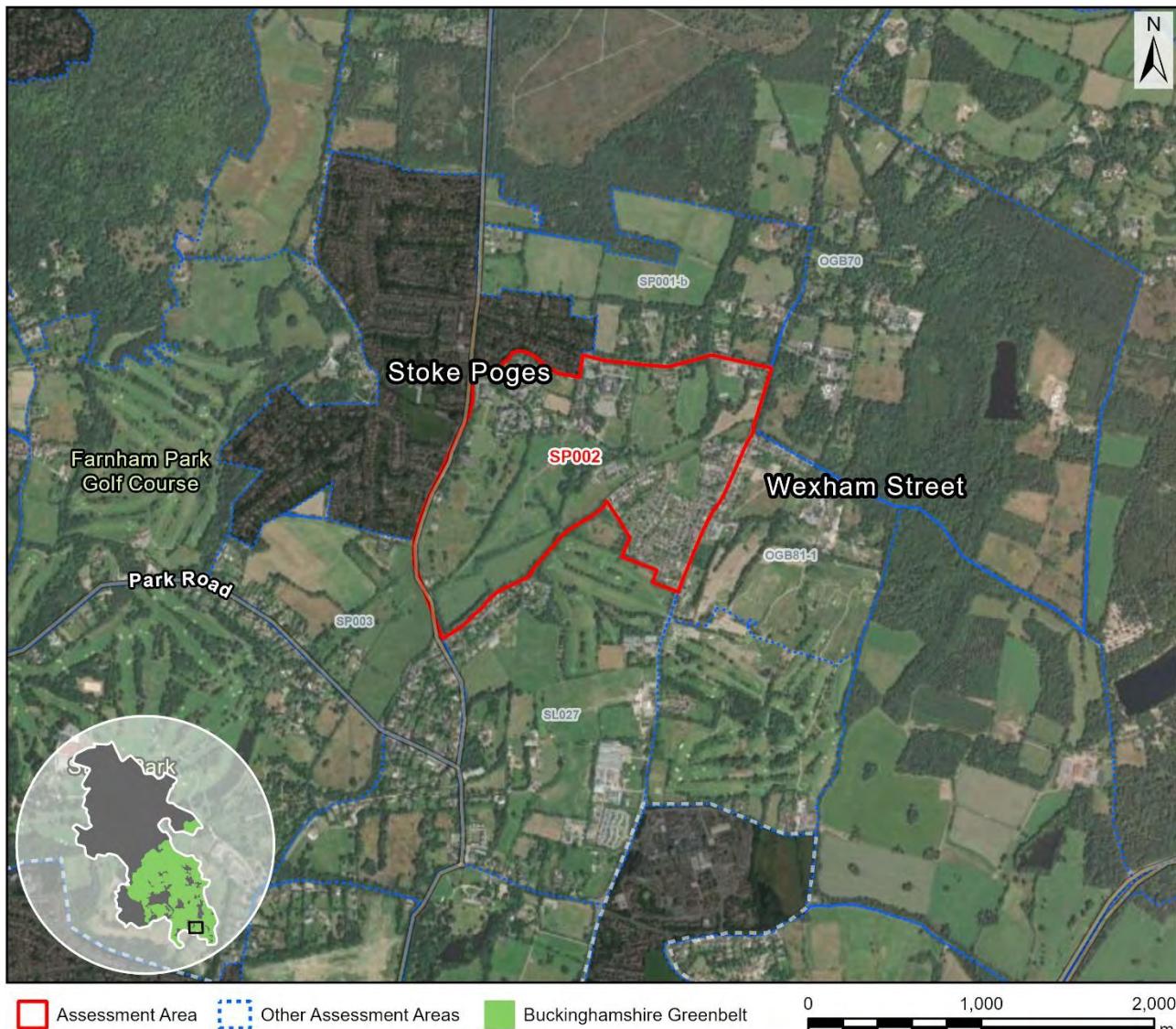
Flood risk **Unconstrained:** No notable constraint

Biodiversity	Constrained: Near adjacent to Stoke Common SSSI and includes some 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 SP002

Site Details

Reference	SP002
Settlement	Stoke Poges (village)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

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: Around 600m from Stoke Common SSSI at its closest point and limited connectivity. There is limited onsite priority habitat although there is a large number of TPOs and historic field boundaries associated with a stream corridor. Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Comprises land between Stoke Poges, the Framework Road conservation area and the small settlement of Wexham Street. Includes several listed buildings but also modern built form. Footpaths pass through and there are several locally listed buildings. Farthing Green Lane is a narrow rural lane with historic character.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site SP003

Site Details

Reference	SP003
Settlement	Stoke Poges (village)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

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. Includes 27 TPOs and a Local Wildlife Site.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Adjacent to a registered park and garden and includes two listed buildings. Comprises land between Stoke Park and Stoke Poges, albeit this edge of Stoke Poges is modern. Important footpaths pass through the AA. One of the entrances to Stoke Park is adjacent.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE)

Site SP004

Site Details

Reference	SP004
Settlement	Stoke Poges (village)
Conclusion	Provisional grey belt



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

Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

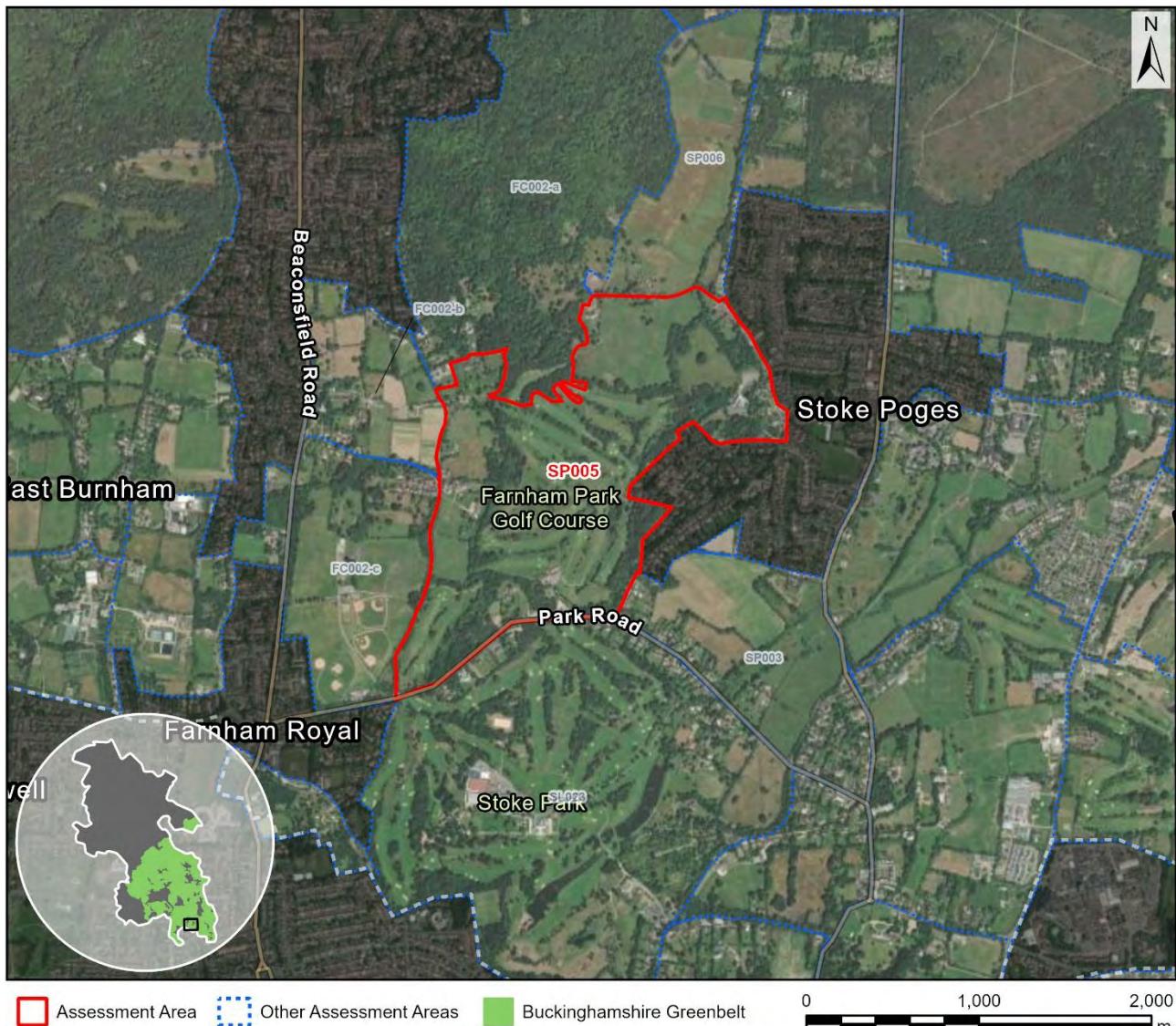
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint

Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site SP005

Site Details

Reference	SP005
Settlement	Stoke Poges (village)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Strong:** Limited onsite built form and only very partially enclosed by existing development. The AA is contained by built form, woodland, heritage assets, a lane and a historic field boundary / bridleway (to the north). In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous.

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

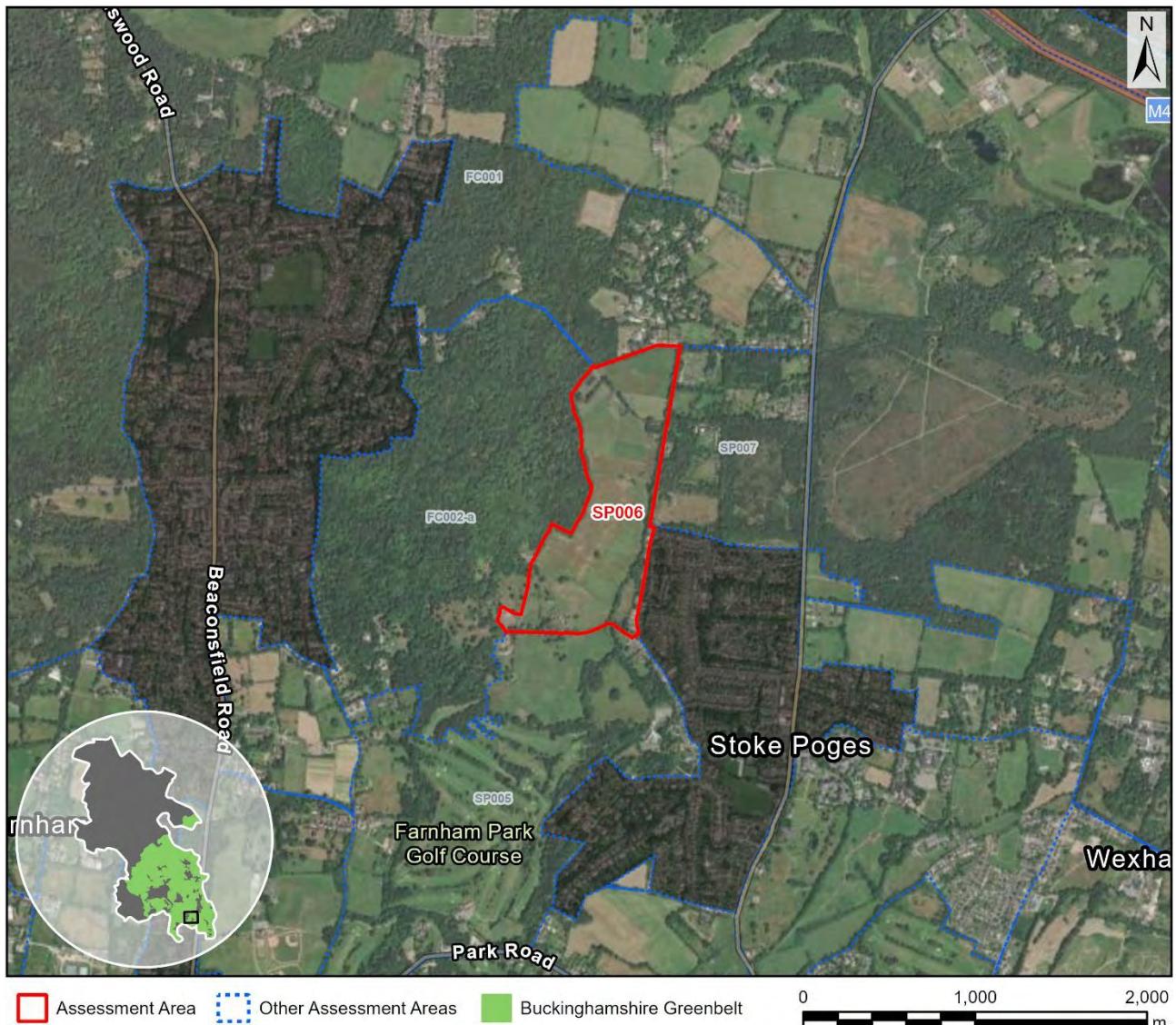
Purpose D **None:** No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Around 500m from Stoke Common SSSI and 1km from Burnham Beeches SAC. However, in both cases the walking route is indirect via existing settlements. There is significant onsite priority habitat, and some of the wider golf course related habitat could be of value, noting that this land was formerly landscaped parkland. Also, a large ancient woodland is adjacent and Stoke Park is adjacent to the south, such that the AA could contribute to landscape scale ecological connectivity. Historic environment constraint is also noted.
Irreplaceable habitat	Provisionally constrained: Significantly abuts an ancient woodland and includes notable priority habitat as well as wider habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Includes the Stoke Poges Conservation Area, but this is a modest part of the AA at its eastern edge. There are two further listed buildings within the AA, and a footpath passes through one of these. Stoke Park is located to the south, but separated by the B416.
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 SP006

Site Details

Reference	SP006
Settlement	Stoke Poges (village)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **None:** No notable contribution

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

Purpose D **None:** No notable contribution

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

Flood risk **Unconstrained:** No notable constraint

Biodiversity	Constrained (marginal): Circa 200m of Stoke Common SSSI and very well linked by footpaths. Also comprises land that is the separation between the SSSI and a large ancient woodland.
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 SP007

Site Details

Reference	SP007
Settlement	Stoke Poges (village)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

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

Biodiversity	Constrained: 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 WD001

Site Details

Reference	WD001
Settlement	Wendover (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** No onsite built form but partially enclosed by existing development. The canal forms the majority of the boundary (with development and woodland beyond) with the remaining part a historic field boundary.

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

Purpose D **None:** No notable contribution

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

Flood risk	Unconstrained: No notable constraint
Biodiversity	Constrained: Near adjacent to Weston Turville Reservoir SSSI and functionally linked by a stream corridor (Blue Sky Brook) that is described in the SSSI citation as a chalk stream. The SSSI is also accessible albeit managed as a nature reserve. Finally, the AA may help to link the SSSI to nearby areas of priority habitat (the canal).
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 WD002

Site Details

Reference	WD002
Settlement	Wendover (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	Moderate: No onsite built form but partially enclosed by existing development. The canal forms the majority of the boundary with the remaining part a historic field boundary.
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Constrained (marginal): 100m from Weston Turville Reservoir SSSI and separated by a small modern cul-de-sac (Willowbrook) but clearly functionally linked by the Wendover Brook Corridor, which is described in the SSSI citation as a chalk stream feeding the SSSI. The brook corridor is quite strongly associated with priority habitat and has strong wetland characteristics. The eastern part of the AA away from the brook corridor is less constrained, but there are historic field boundaries that link the brook corridor to priority habitat along the canal corridor.
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 WD003

Site Details

Reference	WD003
Settlement	Wendover (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	Moderate: No onsite built form but partially enclosed by existing development. There are strong boundaries to the west (the canal) and east (the B4009). To the north is a historic field boundary and priority habitat. There would be a risk of undermining adjacent Green Belt.
Purpose B	Weak: The AA comprises a substantial part of the gap between Aston Clinton and Wendover but makes very limited contribution to appreciation of the gap including on account of built form to the east and north.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Weston Turville Reservoir SSSI is just over 400m distant at the closest point of the site, but in practice any development would likely be focused in parts of the AA more distant (e.g. 500m). There are footpath links to the SSSI, but equally there would be good potential to deliver accessible greenspace onsite to mitigate recreational pressure. Other than recreational pressure, it seems unlikely that hydrological connectivity would be a major issue and there would likely be potential to avoid impacts to an important area of priority habitat within the AA (along the canal). Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): Closely associated with the Grand Union Canal, but this is not a listed asset. The town centre conservation area is buffered by modern built form.
NL setting	Provisionally constrained: 330m from the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, NLS)

Site WD004

Site Details

Reference	WD004
Settlement	Wendover (large built-up area)
Conclusion	Provisional grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Weak:** Significant onsite built form and partially enclosed by existing development. There are strong boundaries, although it is noted that the AA is an existing local plan allocation and the proposal is for development either side of the B4009. It is noted that this would represent linear expansion of the town and that the edge of the town is currently marked by woodland.

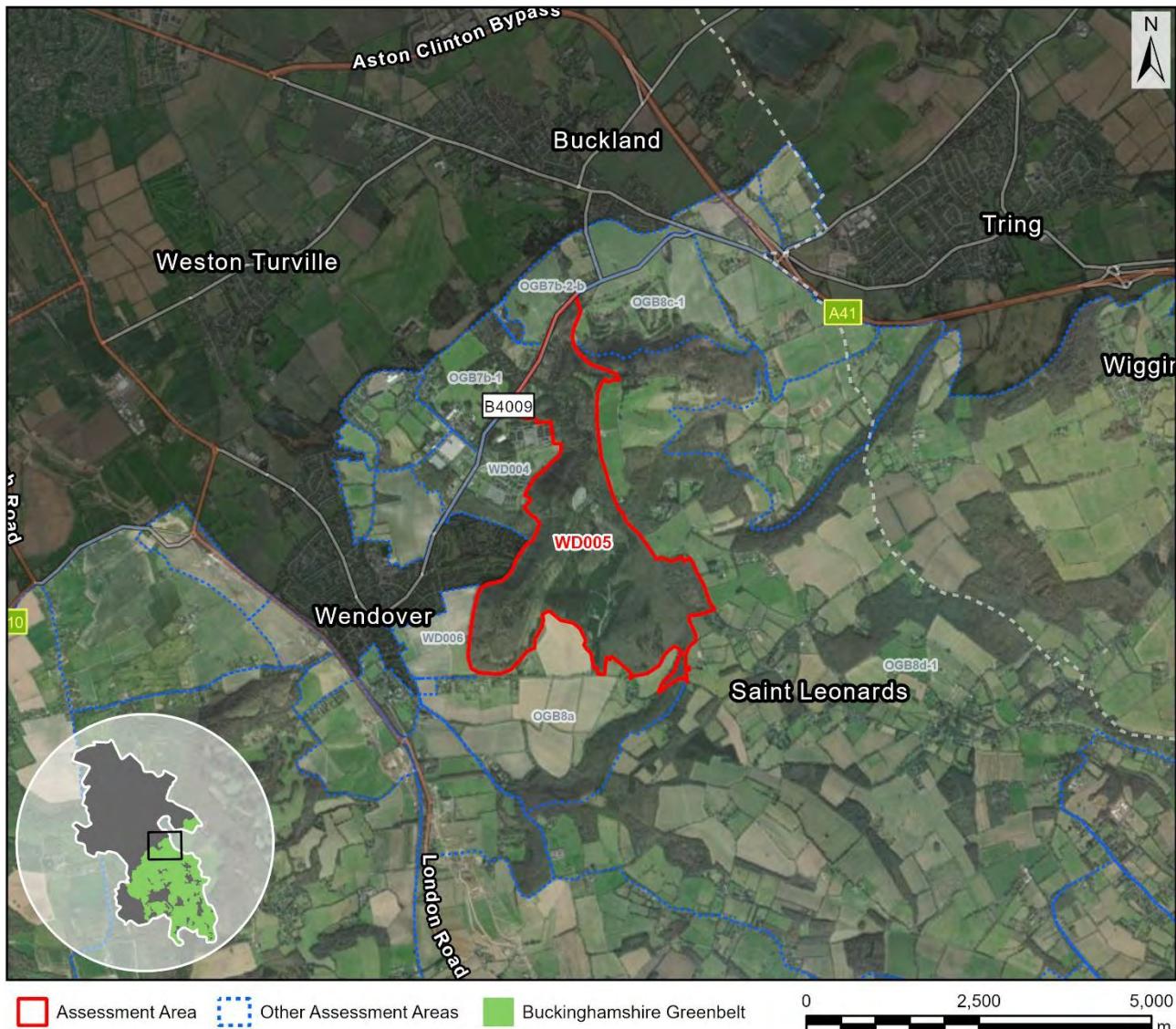
Purpose B **Moderate:** The AA comprises a substantial part of the gap between Aston Clinton and Wendover but makes limited contribution to appreciation of the gap. There is considerable built form (RAF Halton), albeit there is limited visibility (rather, the sense is perhaps more of a wooded area that contributes to the gap) and there are numerous listed buildings.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Marginally intersects the NL (<10%)
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: There are three SSSIs in the area but all are beyond ~1km. Taking these in turn: A) there are few concerns regarding impacts to Weston Turville Reservoir SSSI; B) Dancers End SSSI generates few concerns given intervening highly accessible woodlands and very steep terrain; and C) Aston Clinton Ragpits is sensitive to recreational pressure, but there are limited concerns given a distance of 1.2km and alternative accessible greenspace. It is also recognised that there is extensive onsite priority habitat and also non-designated habitat that will contribute to functional ecological connectivity at the landscape scale. However, there is equally extensive existing built form and detailed work has been undertaken and is ongoing regarding how best to develop the site accounting for constraints. Within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: Adjacent to a large LWS ancient woodland and includes priority habitat but also includes much built form and in practice forms part of an allocation for 1,000 homes.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Partially comprises land very closely associated with a grade 2 registered park and garden on the heritage at risk register. Includes a significant cluster of listed buildings. However, comprises part of an allocation for 1,000 homes, and the southern part of the AA is much less constrained.
NL setting	Provisionally constrained: Partially intersects the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (FR, BD, IH, HE, NLS)

Site WD005

Site Details

Reference	WD005
Settlement	Wendover (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Strong:** Comprises a major woodland that strongly marks the settlement edge.

Purpose B **Moderate:** The AA comprises a substantial part of the gap between Tring and Wendover but this is a large AA within the National Landscape with a range of features that could be drawn upon to preserve separation.

Purpose D **None:** No notable contribution

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

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

Site WD006

Site Details

Reference	WD006
Settlement	Wendover (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Moderate:** No onsite built form but partially enclosed by existing development. The AA is contained by woodland and a lane that forms part of the Ridgeway. It is noted that there are very extensive views, but any development would likely be limited and could relate reasonably well to the settlement edge.

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

Purpose D **Moderate:** Adjacent to and contributes moderately to the special character of Wendover. This is raised ground but with limited accessibility and

separated from the core historic areas by modern built form. See further discussion in Section 4 of the main report.

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

Site WD007

Site Details

Reference	WD007
Settlement	Wendover (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A **Weak:** Limited onsite built form but strongly enclosed by existing development. The boundary to the south is a historic hedgerow but somewhat weak. It is noted that the land is within the conservation area and there is a very extensive view to Bacombe Hill, but it seems this view is experienced mainly from a residential cul-de-sac.

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

Purpose D **Strong:** Significantly intersects and contributes to the special character of the Wendover Conservation Area. See further discussion in Section 4 of the main report.

National Landscape (NL)	Unconstrained: Marginally intersects the NL (<5%)
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: The nearest SSSI is over 800m distant and this is a small AA. Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained: Within a conservation area.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site WD008

Site Details

Reference	WD008
Settlement	Wendover (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Strong: No onsite built form and only very partially enclosed by existing development. There is no boundary to the south (but the AA is logical given the built form). In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would, on balance, be incongruous. This reflects the existing configuration of the settlement in this area and the fact that adjacent development to the east is historic low density built form set within an expansive and highly valued landscape appreciated from the Ridgeway the adjacent National Trail.

Purpose B

None: No notable contribution.

Purpose D	Moderate: Adjacent to and contributes moderately to the special character of Wendover. This is raised ground but with limited accessibility and separated from the core historic areas by modern built form. See further discussion in Section 4 of the main report.
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt 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 WD009

Site Details

Reference	WD009
Settlement	Wendover (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A
Moderate: Limited onsite built form (historic) but partially enclosed by existing development. The AA is mostly well contained but less so to the south east. It is noted that there is significant open land within the AA that is appreciated from a dense network of key public rights of way, and that this is all part of the conservation area with the prominent parish church at the centre of the AA.

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

Purpose D	Strong: Significantly intersects and contributes to the special character of the Wendover Conservation Area. See further discussion in Section 4 of the main report.
National Landscape (NL)	Provisionally constrained: Partly within the NL (20%)
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Around 500m from a SSSI but well linked by footpath. This AA is also highly constrained in historic environment terms.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained: Comprises a conservation area.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt as the AA both makes a strong contribution to one or more of the relevant Green Belt purposes and is subject to footnote 7 constraint.

Site WD010

Site Details

Reference	WD010
Settlement	Wendover (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A	Moderate: Affected HS2 works at the time of writing and partially enclosed by existing development. There is a strong boundary to the west, but containment is weaker to the north and south.
Purpose B	Weak: The AA comprises a small part of the gap between Princes Risborough and Wendover and makes very limited contribution to appreciation of the gap. An extensive countryside gap would remain.
Purpose D	Weak: Raised / rising ground in proximity to the historic core of Wendover but influenced by the A413 and HS2. See further discussion in Section 4 of the main report.

National Landscape
(NL)

Constrained: Within the NL

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

Site WD011

Site Details

Reference	WD011
Settlement	Wendover (large built-up area)
Conclusion	Not grey belt



Map data © Copyright Buckinghamshire Council (2025) Licence No. 0100062456. Imagery source (imager used 2025 (note- image source does not state the date the image was taken): Earthstar Geographics, Esri UK, Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS.

Assessment

Purpose A

Moderate: Affected HS2 works at the time of writing but only very partially enclosed by existing development. Boundaries to the west are weak or non-existent. In conclusion, judged moderate due to the urbanising influence of HS2, but this could be revisited following completion.

Purpose B

Weak: The AA comprises a small part of the gap between Princes Risborough and Wendover and makes very limited contribution to appreciation of the gap. An extensive countryside gap would remain.

Purpose D	Weak: Raised / rising ground in proximity to the historic core of Wendover but influenced by the A413 and HS2. See further discussion in Section 4 of the main report.
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt due to footnote 7 constraint (NL)
