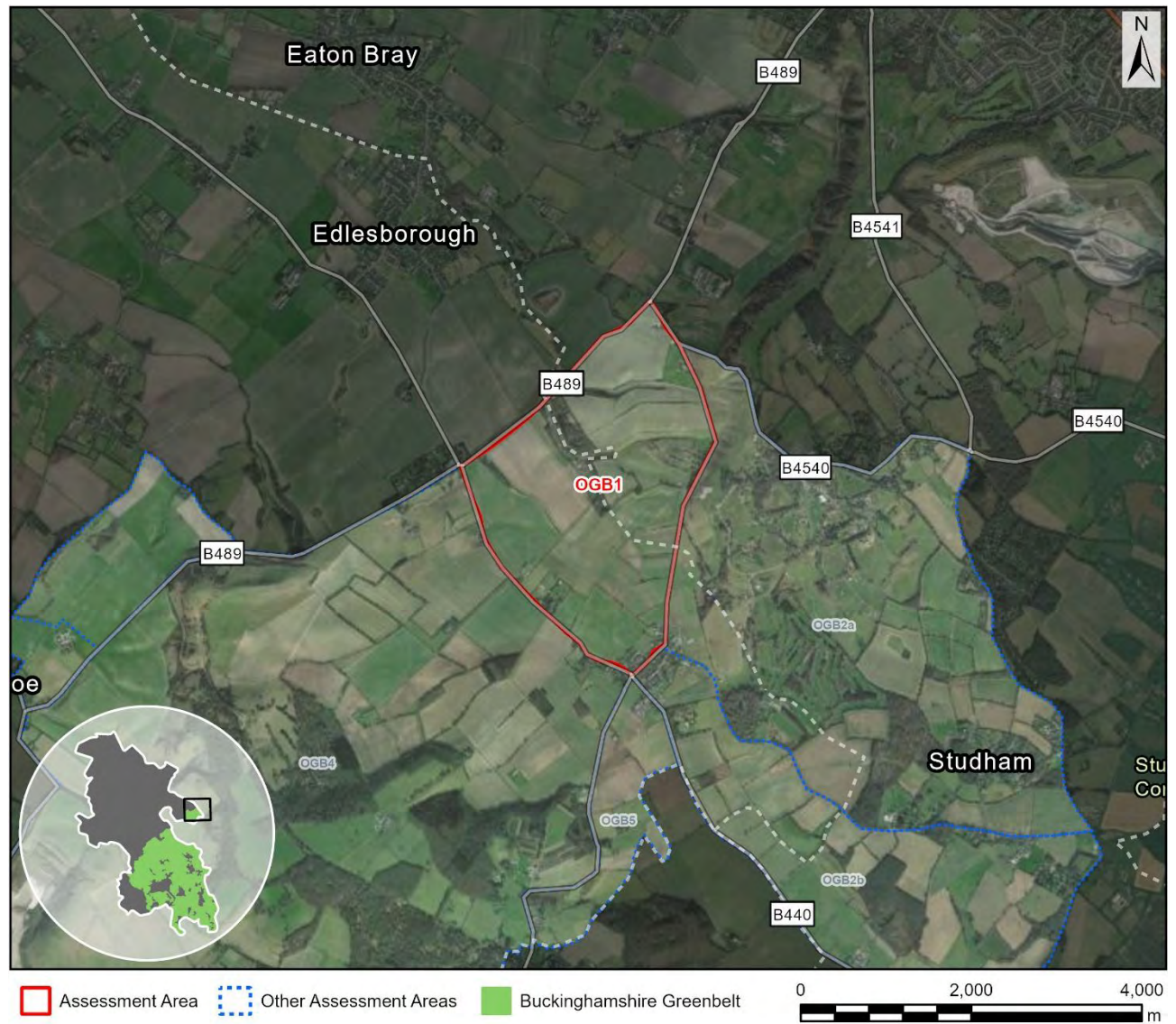


Site OGB1

Site Details

Reference	OGB1
Settlement	N/a
Conclusion	Not grey belt



Assessment

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

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

Site OGB2a

Site Details

Reference	OGB2a
Settlement	N/a
Conclusion	Not grey belt



Assessment

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

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

Site OGB2b

Site Details

Reference	OGB2b
Settlement	N/a
Conclusion	Not grey belt



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Assessment

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

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

Site OGB3

Site Details

Reference	OGB3
Settlement	N/a
Conclusion	Not grey belt



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Assessment

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

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

Site OGB4

Site Details

Reference	OGB4
Settlement	N/a
Conclusion	Not grey belt



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Assessment

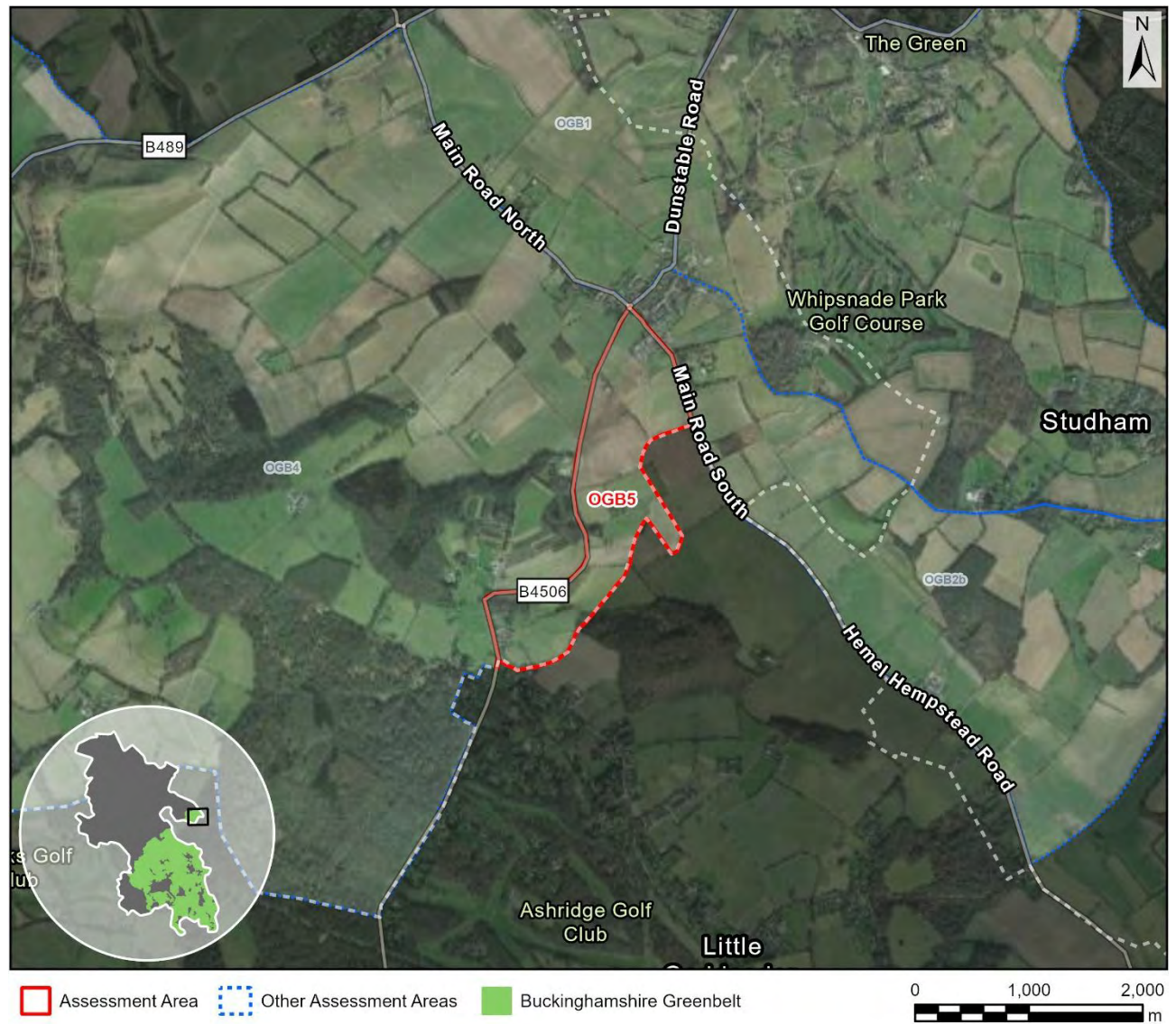
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

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

Site OGB5

Site Details

Reference	OGB5
Settlement	N/a
Conclusion	Not grey belt



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Assessment

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

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

Site OGB6-1

Site Details

Reference	OGB6-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Aston Clinton and Tring but makes limited contribution to appreciation of the gap. This is raised land, but there are limited views from the Holloway, and the A41 is a key separating feature. The essential gap is considered to be land to the west of the A41.
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 OGB6-2

Site Details

Reference	OGB6-2
Settlement	N/a
Conclusion	Not grey belt



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Assessment

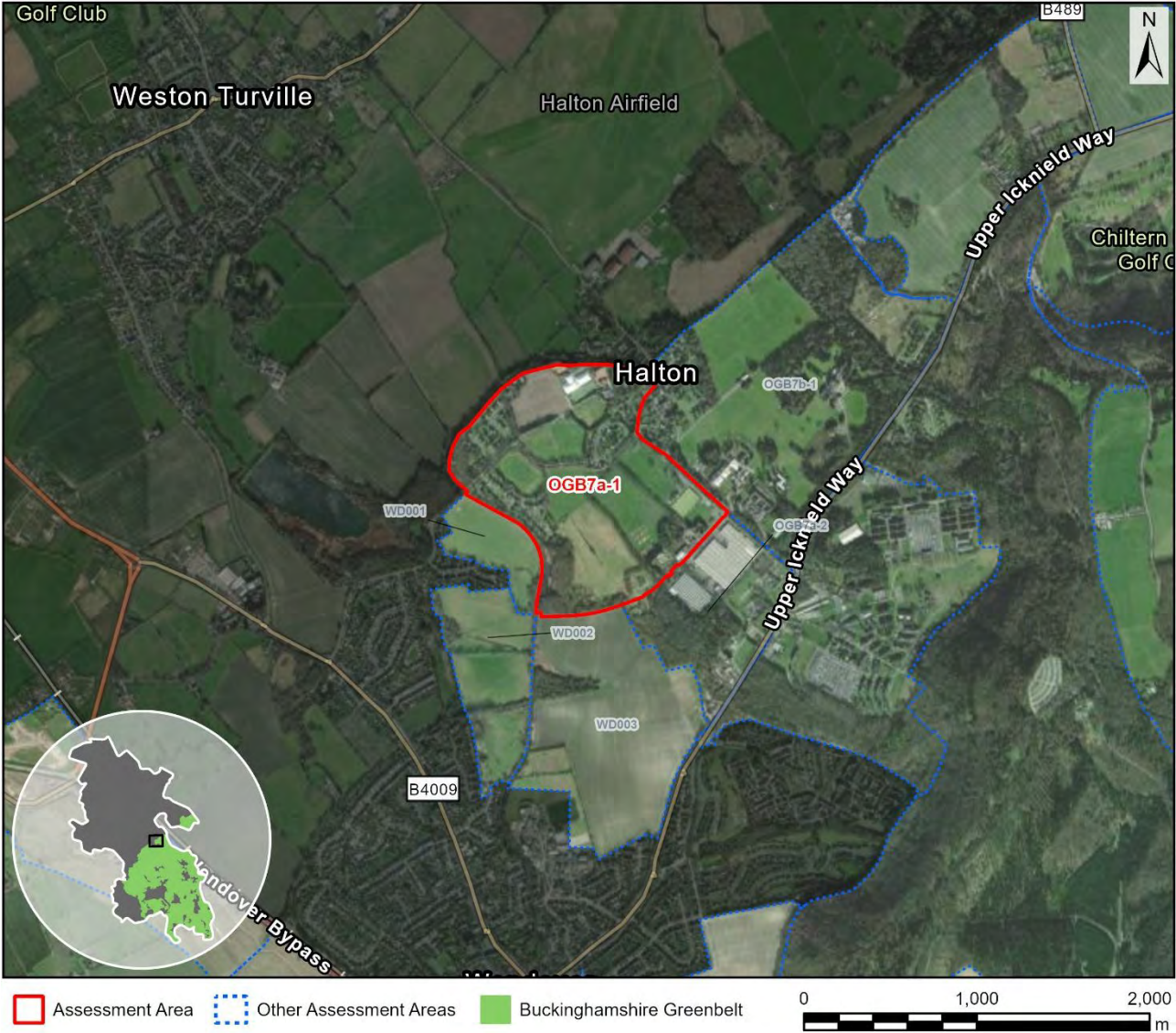
Purpose A	Strong: Limited onsite built form (mainly agricultural) and not enclosed by existing development. There is containment by a lane, woodland and historic field boundaries, but containment to the east is somewhat weak. In conclusion, judged strong given limited built form or urbanising influences, challenging containment and because development would be incongruous.
Purpose B	Moderate: The AA comprises a substantial part of the gap between Aston Clinton and Tring but makes limited contribution to appreciation of the gap. This is raised land, but there is limited or no visual connectivity between the towns and a substantial gap would remain were the AA to be developed.

Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt 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 OGB7a-1

Site Details

Reference	OGB7a-1
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Aston Clinton and Wendover but makes limited contribution to appreciation of the gap, including noting distance from the main road link, albeit the canal is also a connecting feature.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Around 200m at the closest point from Weston Turville Reservoir SSSI, although not very well linked (with no footpath along Halton Lane). In practice development would likely avoid the canal corridor, which would reduce concerns.
Irreplaceable habitat	Unconstrained (marginal): 1% ancient woodland and plus some wider priority habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: A very large AA that intersects a conservation area at its eastern extent, and the eastern extent also abuts a registered park and garden that is on the heritage at risk register. Also strongly associated with the canal corridor although this is not listed.
NL setting	Provisionally constrained: 520m from the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE, NLS)

Site OGB7a-2

Site Details

Reference	OGB7a-2
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

Purpose A	Weak: Significant onsite built form and partially enclosed by existing development. The boundaries are mostly quite strong, including noting priority habitat, but the north west boundary is weaker (not a historic field boundary). There would be a risk of undermining adjacent Green Belt.
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 with an element of openness alongside the key road link.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Proximity to a SSSI is less of a concern here relative to other Wendover AAs, but significant onsite priority habitat is of note. In practice this forms part of an allocation for 1,000 homes and work has been undertaken and remains ongoing regarding how best to avoid constraints. Within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: 3% ancient woodland. The ancient woodland is centrally located and there is significant priority habitat linked to the ancient woodland. However, forms part of an allocation for 1,000 homes.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): Adjacent to a registered park and garden but that AA includes extensive modern built form.
NL setting	Provisionally constrained: 460m from the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, IH, NLS)

Site OGB7b-1

Site Details

Reference	OGB7b-1
Settlement	N/a
Conclusion	Not grey belt



Assessment

Purpose A	None: No notable contribution
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. This AA alongside that to the north together comprise the essential gap, but were this AA to be developed a substantial gap would remain to the north, which is the more sensitive area given long distance views across the Vale of Aylesbury.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Proximity to Aston Ragpits SSSI is potentially a concern, but it is noted that the SSSI is in favourable condition and recreational pressure is not listed as a known pressure by Natural England (it is managed as a nature reserve by the Wildlife Trust). It is a small SSSI visited by those with an interest in orchids, but less likely to be popular with dog walkers. Another consideration is onsite priority habitat woodland that will contribute to functional ecological connectivity at a landscape scale that includes SSSI woodlands. However, the potential to minimise concerns can be envisaged and potentially deliver benefits. Within SAC impact zone.
Irreplaceable habitat	Unconstrained (marginal): 1% ancient woodland. A large AA that includes a small ancient woodland and wider priority habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained: Mostly comprises a registered park and garden and outside of this there is a conservation area.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt due to footnote 7 constraint (HE)

Site OGB7b-2-a

Site Details

Reference	OGB7b-2-a
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Aston Clinton and Wendover and makes very limited contribution to appreciation of the gap. The AA comprises woodland and some built form.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Marginally intersects the NL (<5%)

Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: 500m from Aston Ragpits SSSI, but it is noted that the SSSI is in favourable condition and recreational pressure is not listed as a known pressure by Natural England (it is managed as a nature reserve by the Wildlife Trust). It is a small SSSI visited by those with an interest in orchids, but less likely to be popular with dog walkers. This is a small AA that includes some built form and limited priority habitat. Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained: Comprises part of a registered park and garden.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt due to footnote 7 constraint (HE)

Site OGB7b-2-b

Site Details

Reference	OGB7b-2-b
Settlement	N/a
Conclusion	Not grey belt



Assessment

Purpose A	None: No notable contribution
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. This is an essential part of the gap, given a highly valued long distance view across the Vale of Aylesbury (in the context of Wendover being associated with the Chilterns and Aston Clinton with the vale), but were this AA to be developed a substantial gap would remain to the south.
Purpose D	None: No notable contribution

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

Site OGB7b-3

Site Details

Reference	OGB7b-3
Settlement	N/a
Conclusion	Not grey belt



Assessment

Purpose A	None: No notable contribution
Purpose B	Strong: The AA comprises a substantial part of the gap between Aston Clinton and Tring and makes a significant contribution to appreciation of the gap. The AA is associated with raised land alongside the key road corridor between the towns, and there is the context of long distance views across the Vale of Aylesbury in this area. Were the AA to be developed only a very small 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 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 OGB8a

Site Details

Reference	OGB8a
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a substantial part of the gap between Chesham and Wendover but makes very limited contribution to appreciation of the gap. Were the AA to be developed (unlikely given the National Landscape) a substantial gap would remain to the south.
Purpose D	Moderate: Adjacent to and contributes moderately to the special character of Wendover, including noting the Ridgeway National Trail. 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 OGB8c-1

Site Details

Reference	OGB8c-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Strong: The AA comprises a substantial part of the gap between Aston Clinton and Tring and makes a significant contribution to appreciation of the gap. The AA is associated with quite steeply rising land alongside the key road corridor between the towns, and there is the context of long distance views across the Vale of Aylesbury in this area. The AA is also located in the gap between Aston Clinton / Tring and Wendover.
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 OGB8c-2

Site Details

Reference	OGB8c-2
Settlement	N/a
Conclusion	Not grey belt



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Assessment

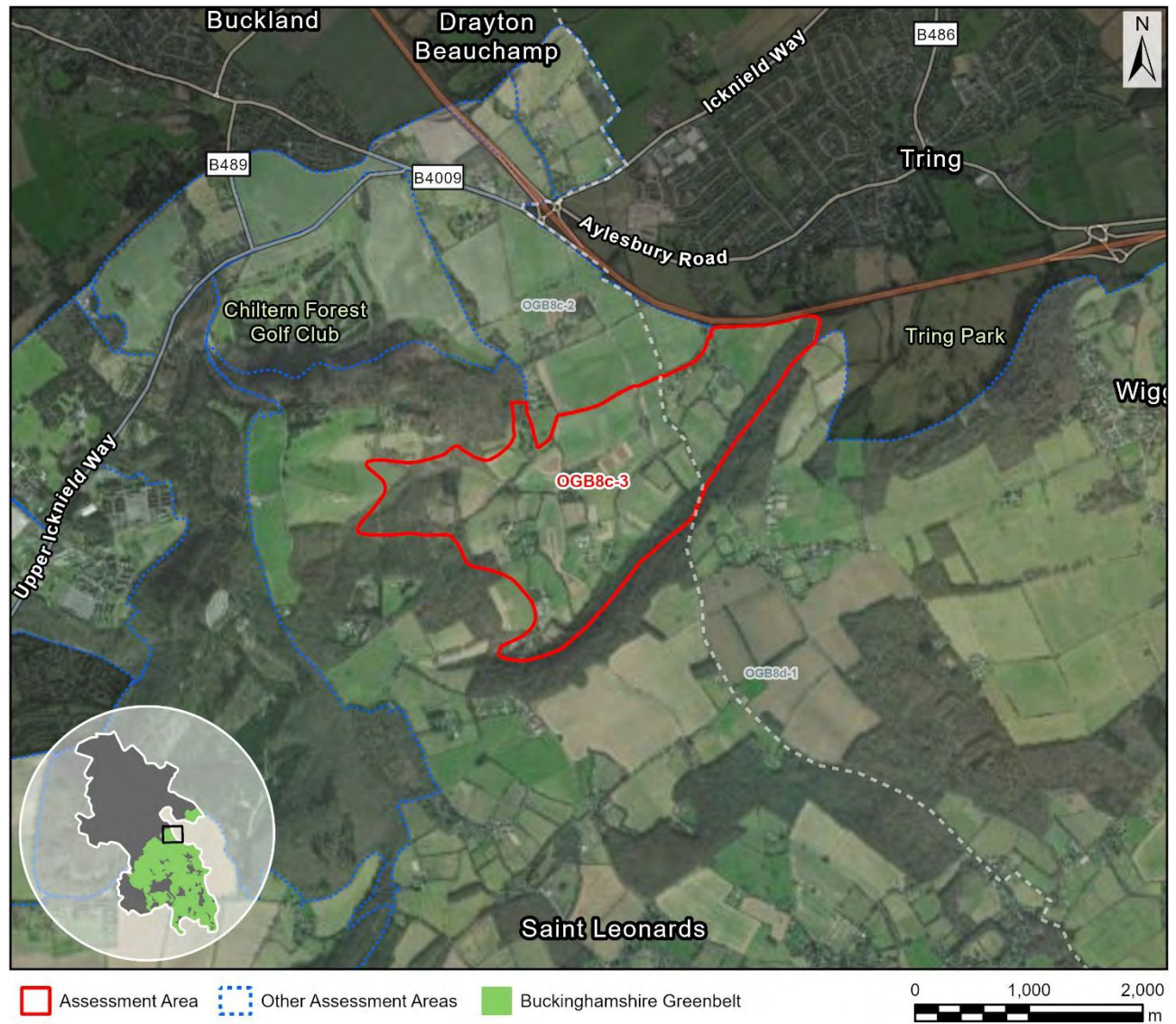
Purpose A	None: No notable contribution
Purpose B	Strong: The AA comprises a substantial part of the gap between Aston Clinton and Tring and makes a significant contribution to appreciation of the gap. The AA is associated with raised land alongside the key road corridor between the towns, and there is the context of long distance views across the Vale of Aylesbury in this area.
Purpose D	None: No notable contribution

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

Site OGB8c-3

Site Details

Reference	OGB8c-3
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between 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 due to footnote 7 constraint (NL)

Site OGB8d-1

Site Details

Reference	OGB8d-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chesham and Wendover but makes limited contribution to appreciation of the gap. This is a sensitive part of the NL such that any development would be restricted and there are a range of landscape features that could be drawn upon for containment and to maintain settlement separation.
Purpose D	None: No notable contribution

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

Site OGB8e-1

Site Details

Reference	OGB8e-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a substantial part of the gap between Chesham and Wendover but makes very limited contribution to appreciation of the gap. Were the AA to be developed (unlikely given the National Landscape) a substantial gap would remain to the north.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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

Site OGB8e-2

Site Details

Reference	OGB8e-2
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

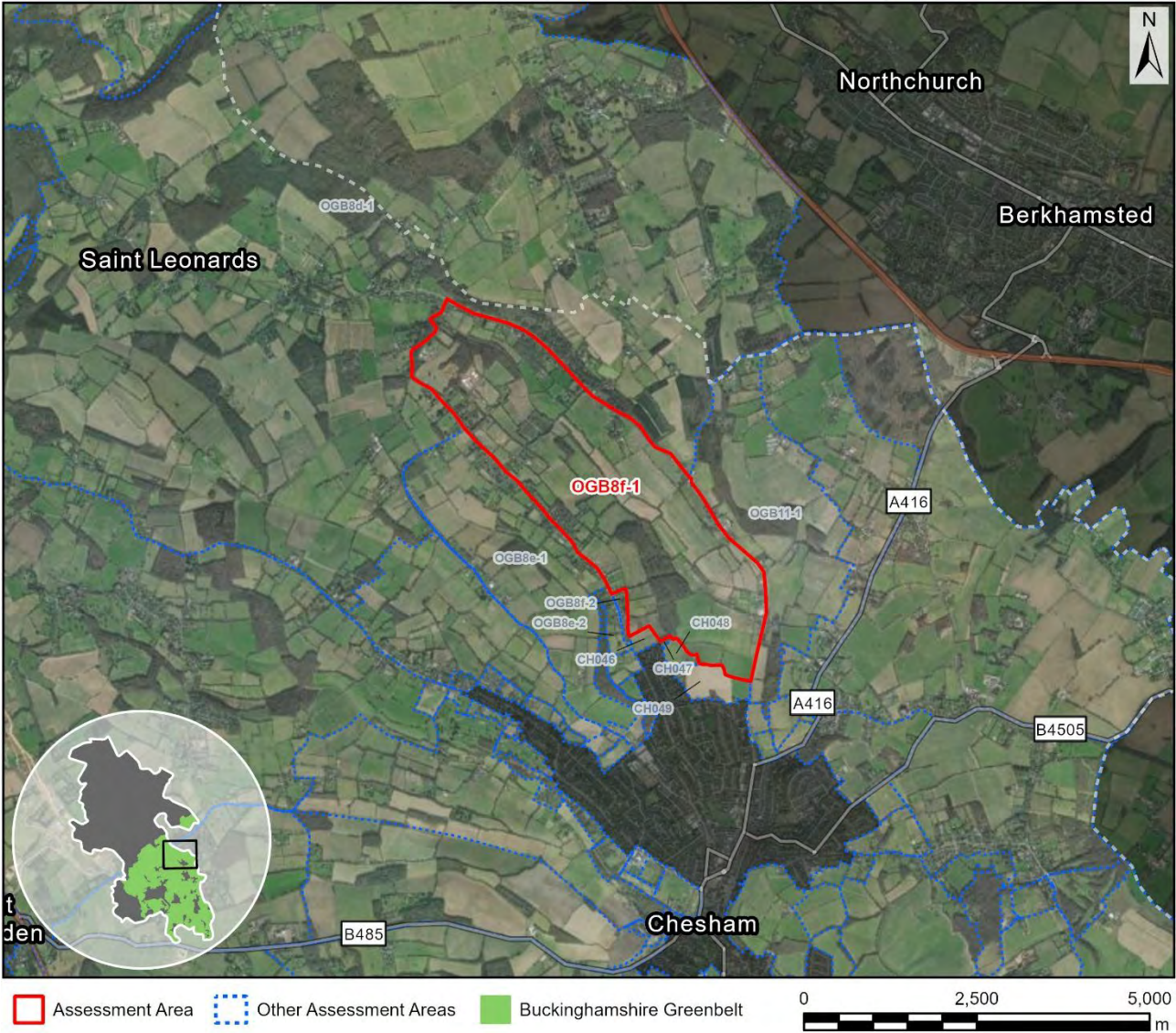
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Marginally intersects the NL (<1%)
Flood risk	Unconstrained: No notable constraint

Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: Adjacent to and strongly associated with an ancient woodland LWS. A small AA but includes built form.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): Several listed buildings in the vicinity and potentially with visual links, but only one is near adjacent. The AA includes some modern built form.
NL setting	Provisionally constrained: Marginally intersects the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, IH, NLS)

Site OGB8f-1

Site Details

Reference	OGB8f-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a substantial part of the gap between Chesham and Tring but very makes limited contribution to appreciation of the gap. Were the AA to be developed (unlikely given the National Landscape) a substantial gap would remain to the north.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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

Site OGB8f-2

Site Details

Reference	OGB8f-2
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

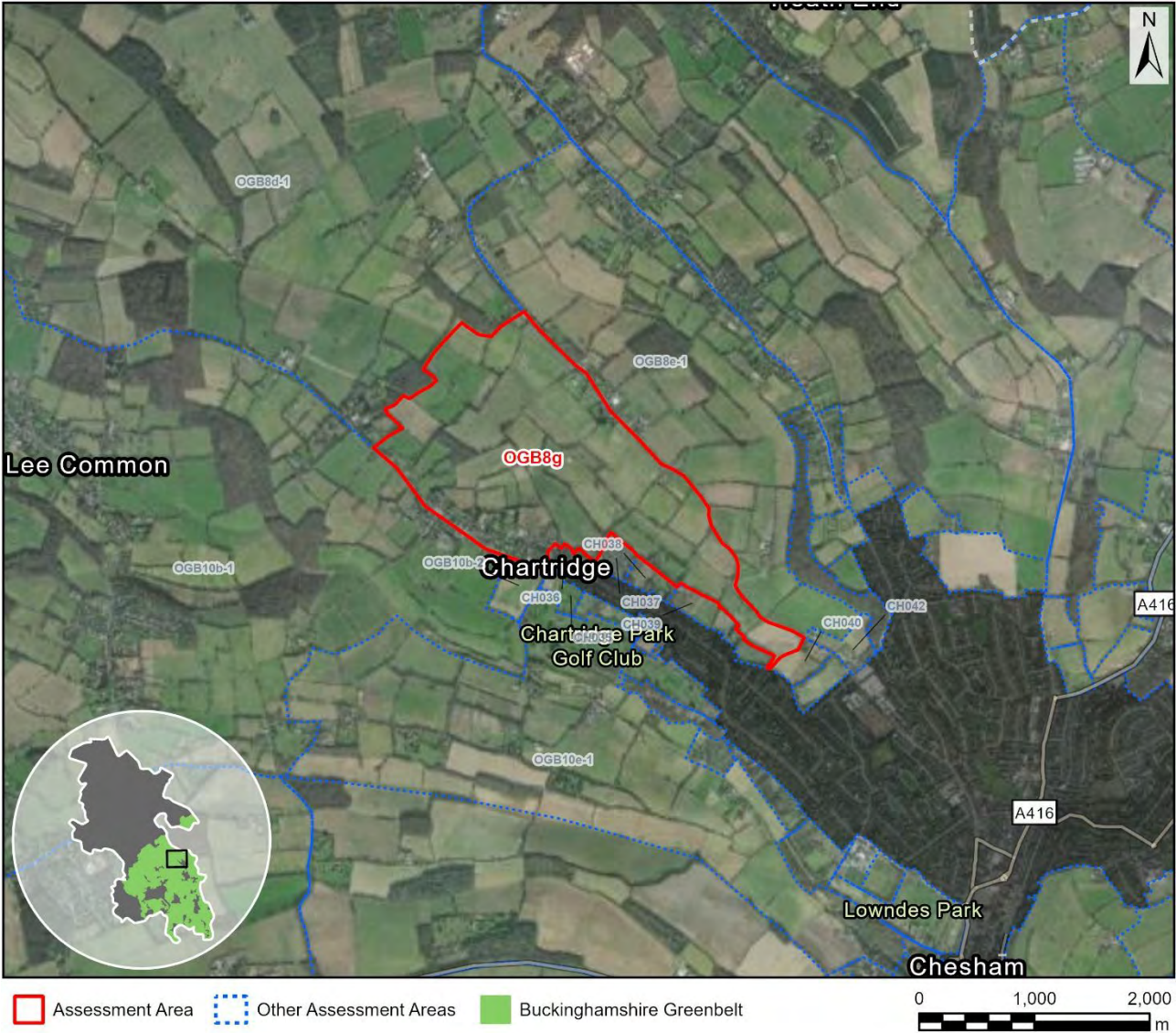
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint

Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: Within easy walking distance and well linked to a LWS ancient woodland but comprises existing built form.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Provisionally constrained: Adjacent to the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, NLS)

Site OGB8g

Site Details

Reference	OGB8g
Settlement	N/a
Conclusion	Not grey belt



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Assessment

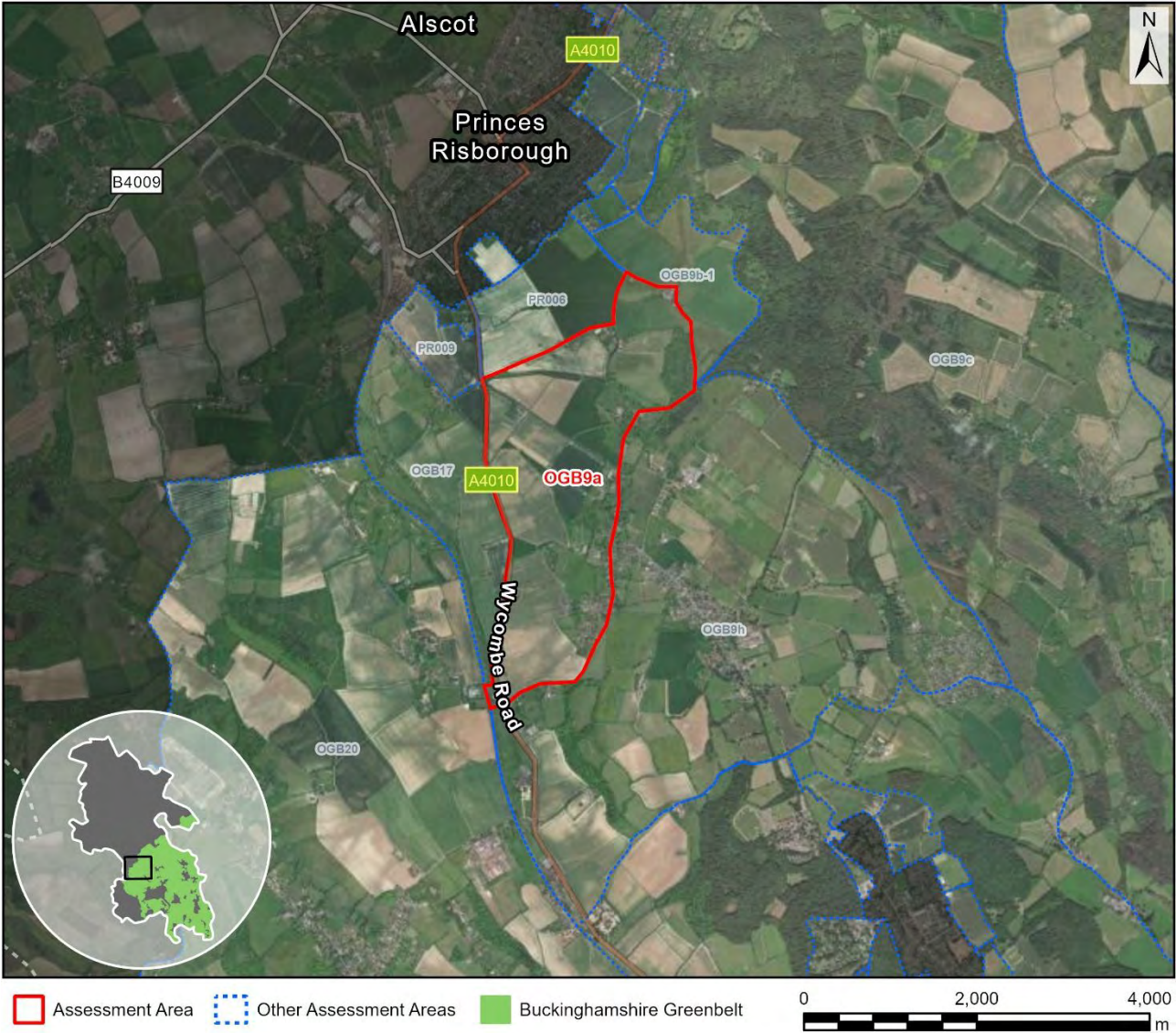
Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a substantial part of the gap between Chesham and Wendover but makes very limited contribution to appreciation of the gap. Were the AA to be developed (unlikely given the National Landscape) a substantial gap would remain to the north.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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

Site OGB9a

Site Details

Reference	OGB9a
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a substantial part of the gap between High Wycombe and Princes Risborough but makes very limited contribution to appreciation of the gap. National Landscape constraint would likely restrict any development, although it is important to note the current linear built form between the towns.
Purpose D	None: No notable contribution

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

Site OGB9b-1

Site Details

Reference	OGB9b-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

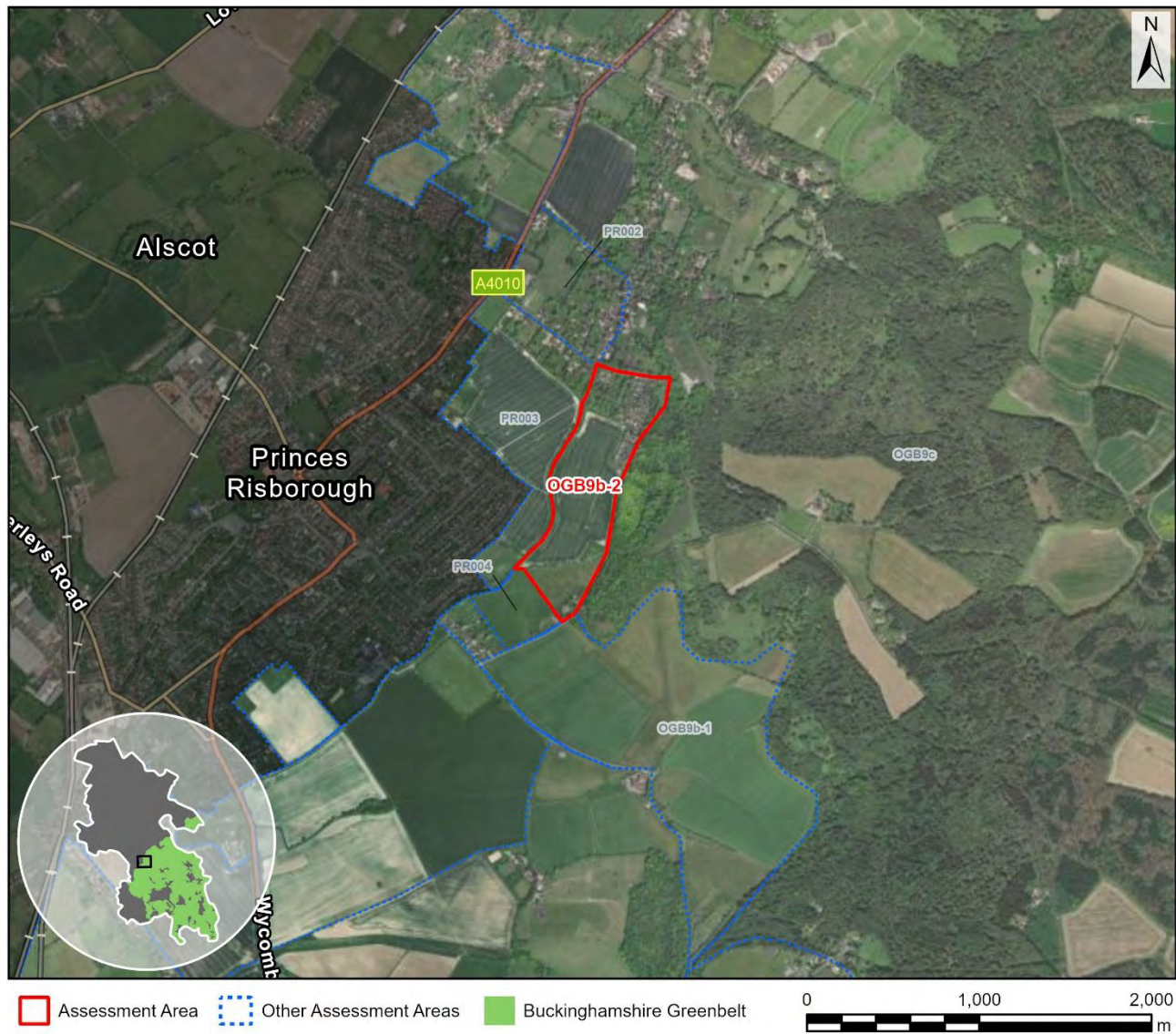
Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Prestwood / Great Missenden and Princes Risborough and makes very limited contribution to appreciation of the gap. An extensive countryside gap would remain.
Purpose D	None: No notable contribution
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 OGB9b-2

Site Details

Reference	OGB9b-2
Settlement	N/a
Conclusion	Not grey belt



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Assessment

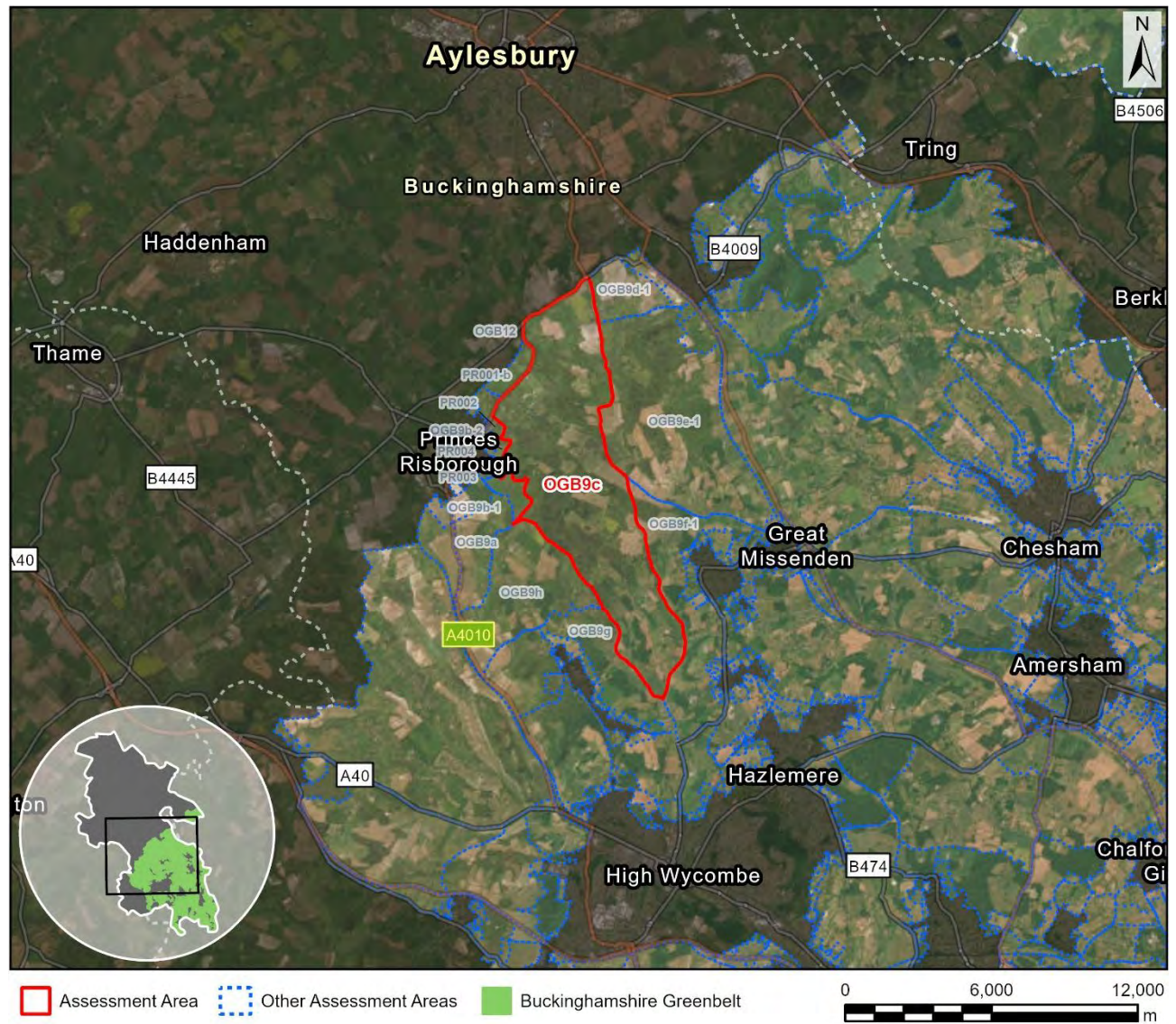
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	Weak: Raised ground near adjacent to Princes Risborough but separated from the historic core by modern built form. See further discussion in Section 4 of the main report.
National Landscape (NL)	Constrained: Within 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 OGB9c

Site Details

Reference	OGB9c
Settlement	N/a
Conclusion	Not grey belt



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Assessment

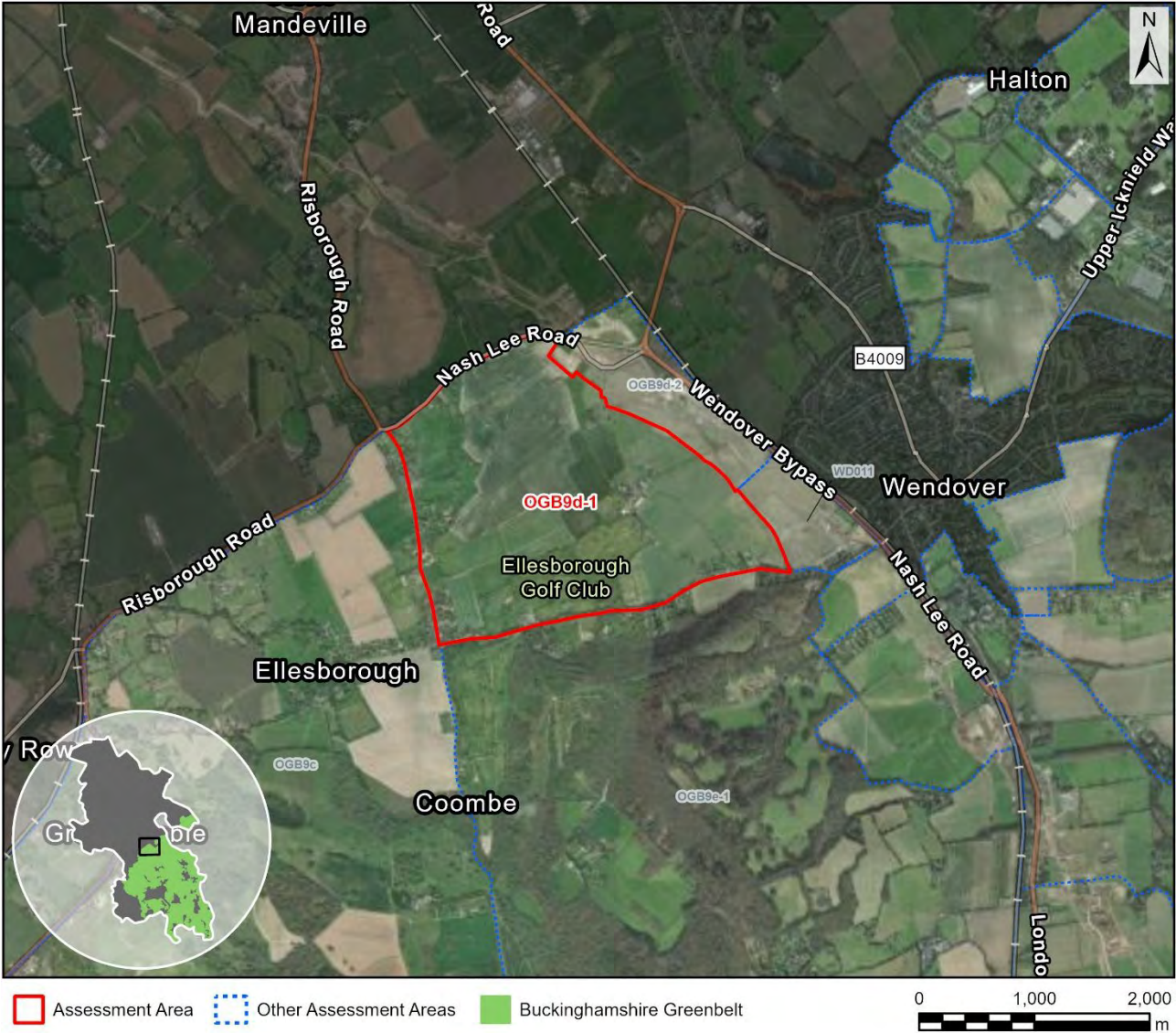
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Prestwood / Great Missenden and Princes Risborough but this is a large AA within the National Landscape with a range of features that could be drawn upon to preserve separation.
Purpose 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 due to footnote 7 constraint (NL)

Site OGB9d-1

Site Details

Reference	OGB9d-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Princes Risborough and Wendover but National Landscape would likely restrict development, and a large gap would remain to the west.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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

Site OGB9d-2

Site Details

Reference	OGB9d-2
Settlement	N/a
Conclusion	Not grey belt



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Assessment

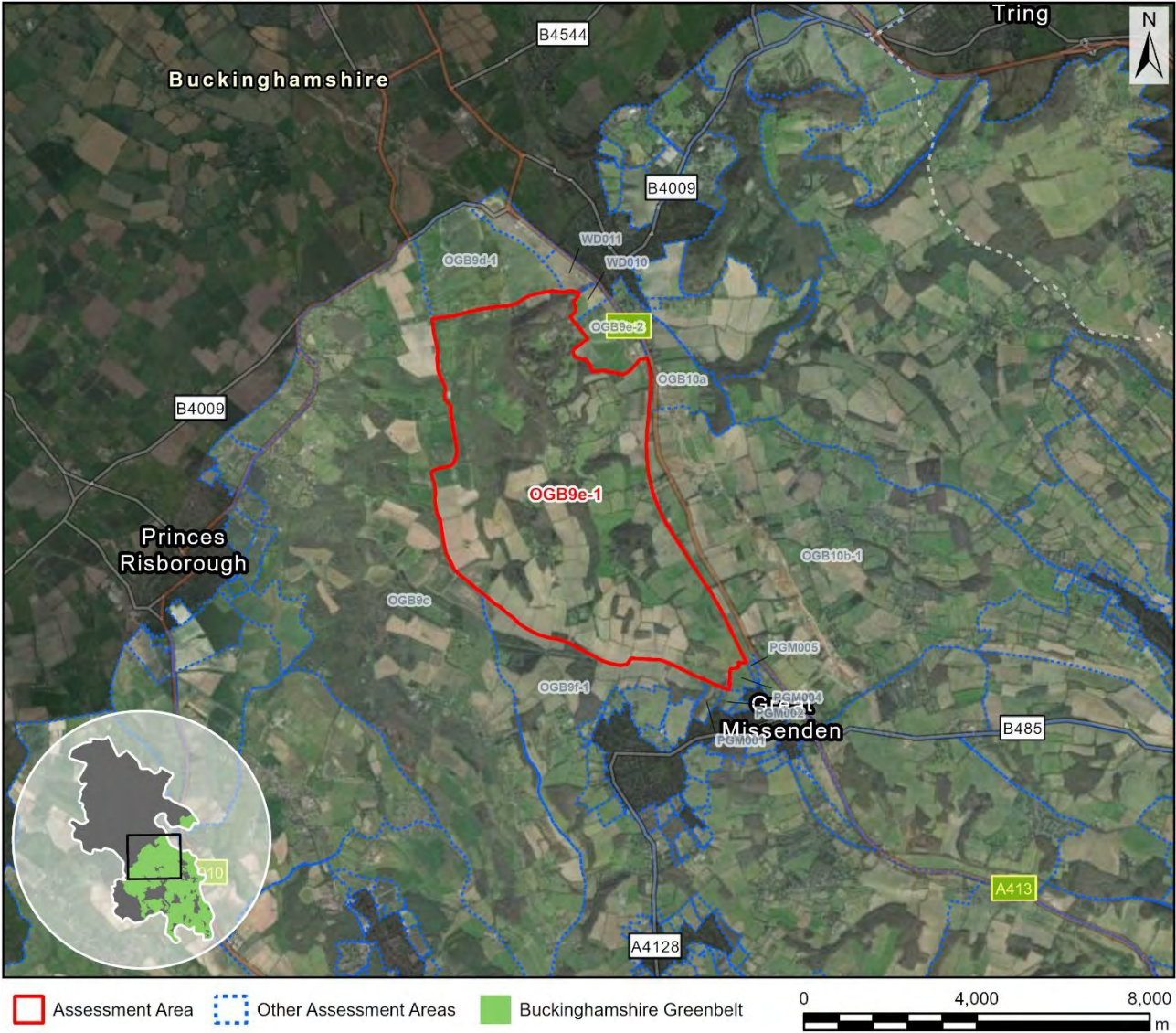
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

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

Site OGB9e-1

Site Details

Reference	OGB9e-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Prestwood / Great Missenden 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 due to footnote 7 constraint (NL)

Site OGB9e-2

Site Details

Reference	OGB9e-2
Settlement	N/a
Conclusion	Not grey belt



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Assessment

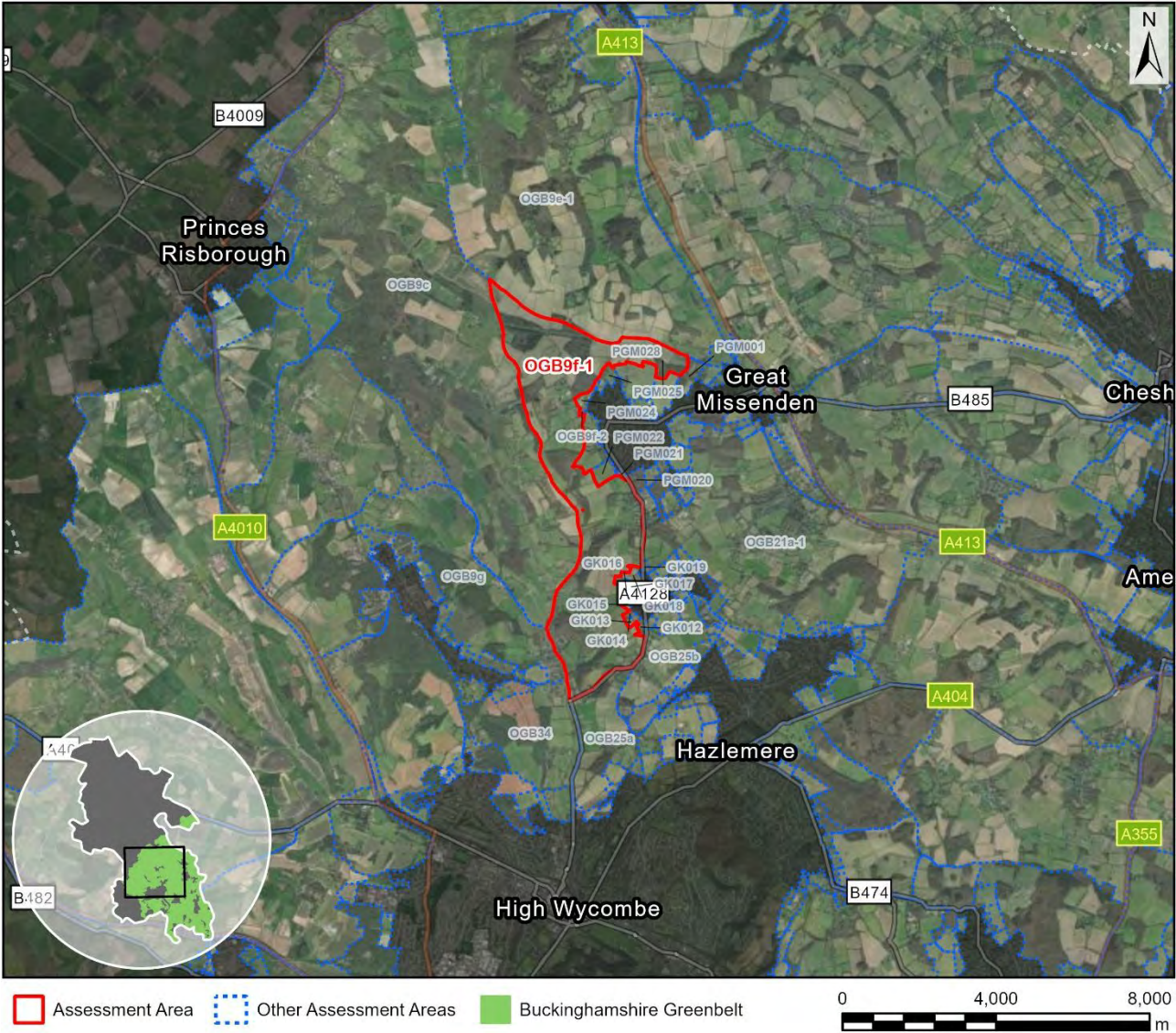
Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Prestwood / Great Missenden and Wendover and makes very limited contribution to appreciation of the gap. An extensive countryside gap would remain.
Purpose D	Weak: Raised / rising ground in proximity 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 OGB9f-1

Site Details

Reference	OGB9f-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between High Wycombe, Prestwood / Great Missenden and Princes Risborough, but this is a large AA within the National Landscape with a range of features that could be drawn upon to preserve separation. Contribution to the gap between High Wycombe and Prestwood / Great Missenden is most significant, noting Great Kingshill and washed over built form.
Purpose D	None: No notable contribution

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

Site OGB9f-2

Site Details

Reference	OGB9f-2
Settlement	N/a
Conclusion	Not grey belt



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Assessment

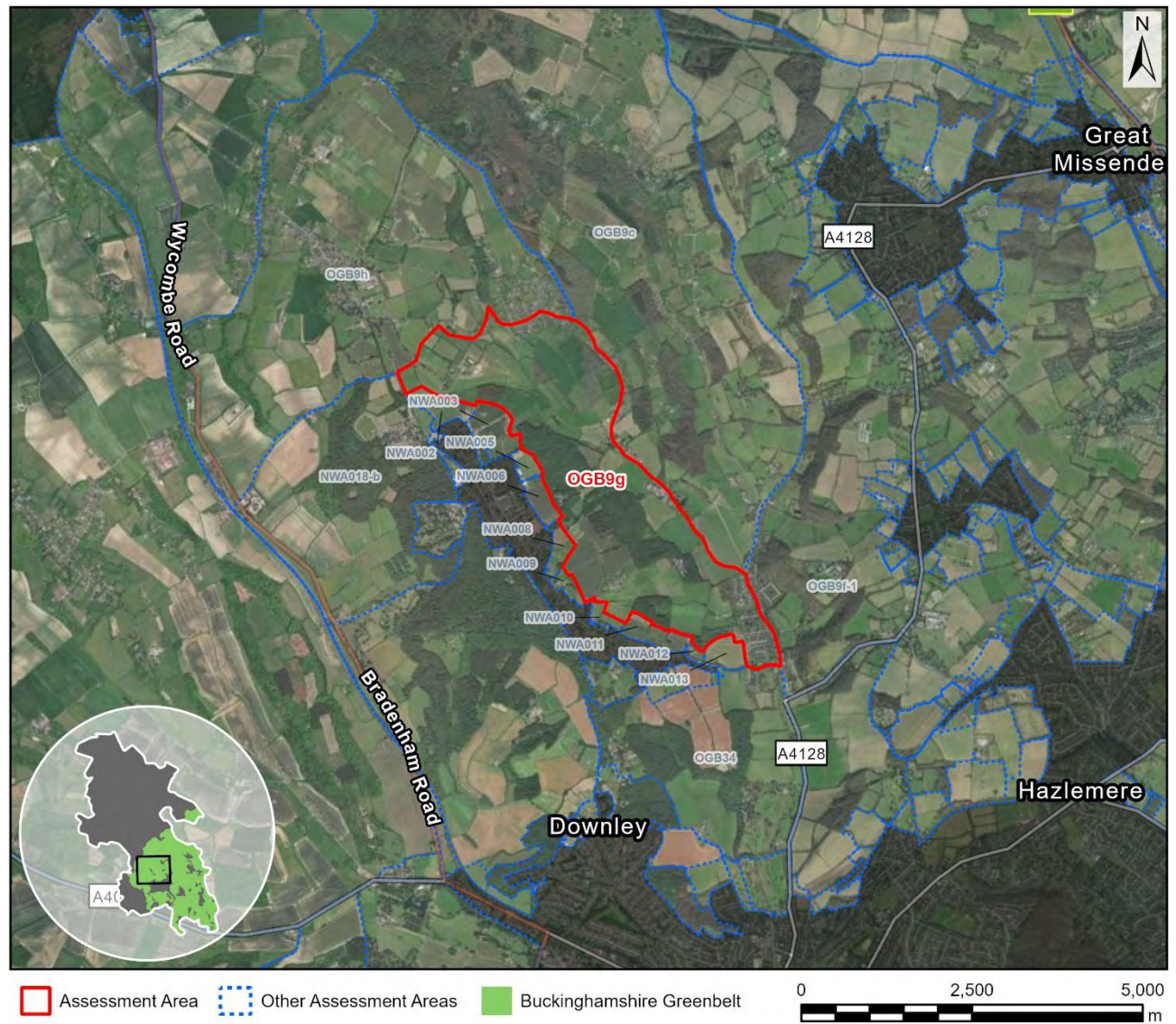
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

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

Site OGB9g

Site Details

Reference	OGB9g
Settlement	N/a
Conclusion	Not grey belt



Assessment

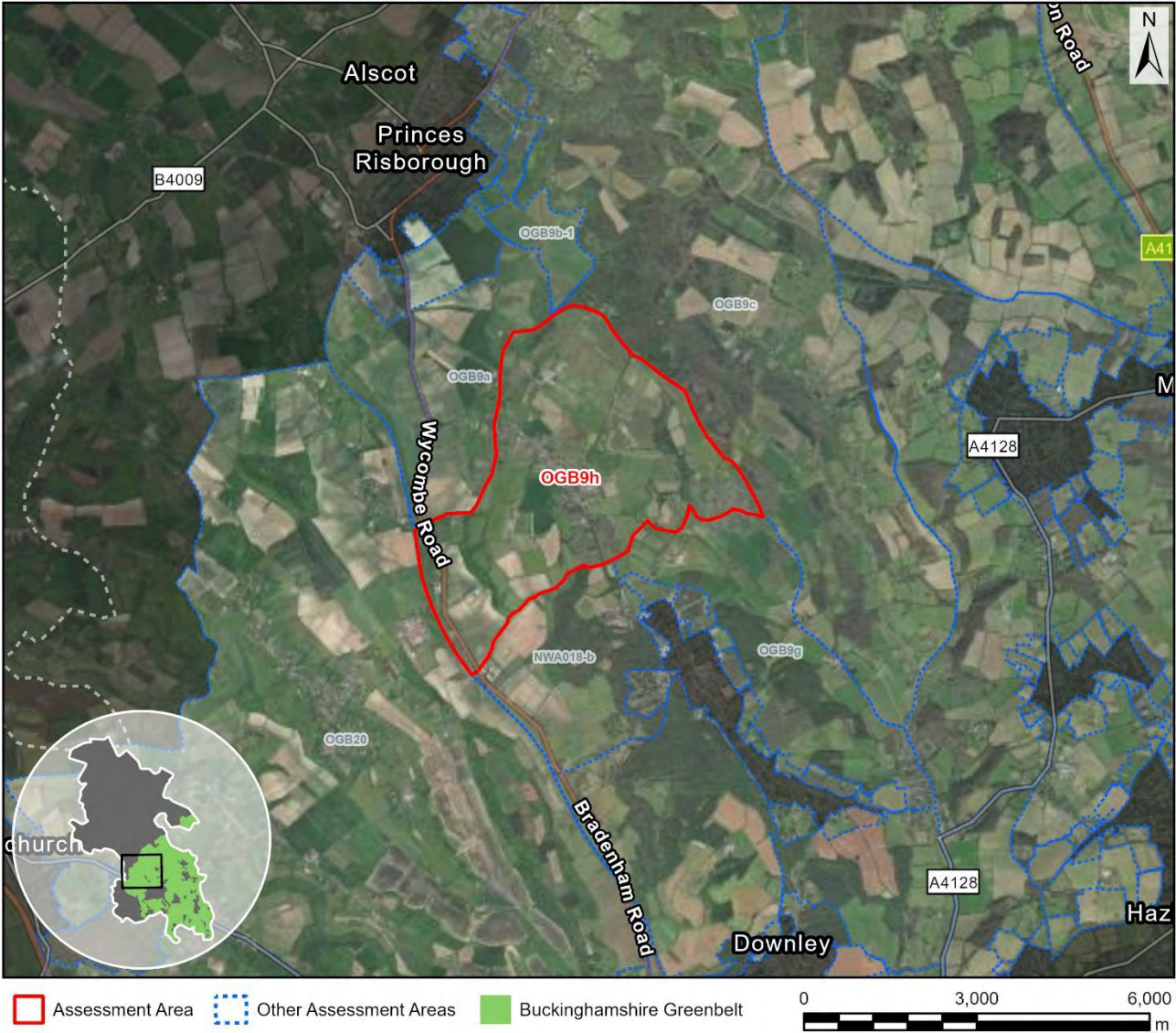
Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a substantial part of the gap between High Wycombe and Princes Risborough but makes very limited contribution to appreciation of the gap. This is a large AA within the National Landscape with a range of features that could be drawn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

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

Site OGB9h

Site Details

Reference	OGB9h
Settlement	N/a
Conclusion	Not grey belt



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Assessment

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

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

Site OGB10a

Site Details

Reference	OGB10a
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Prestwood / Great Missenden and Wendover and makes very limited contribution to appreciation of the gap. An extensive countryside gap would remain.
Purpose D	Moderate: In close proximity to and contributes moderately to the special character of Wendover, including noting the Ridgeway National Trail and the footpath along the western edge of Wendover Woods. 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 OGB10b-1

Site Details

Reference	OGB10b-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chesham and Great Missenden but this is a large AA in the National Landscape and there a range of landscape features that could be drawn upon to preserve a substantial gap. Also HS2 is a containing feature.
Purpose D	Weak: Raised ground in proximity to Great Missenden 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 OGB10b-2

Site Details

Reference	OGB10b-2
Settlement	N/a
Conclusion	Not grey belt



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Assessment

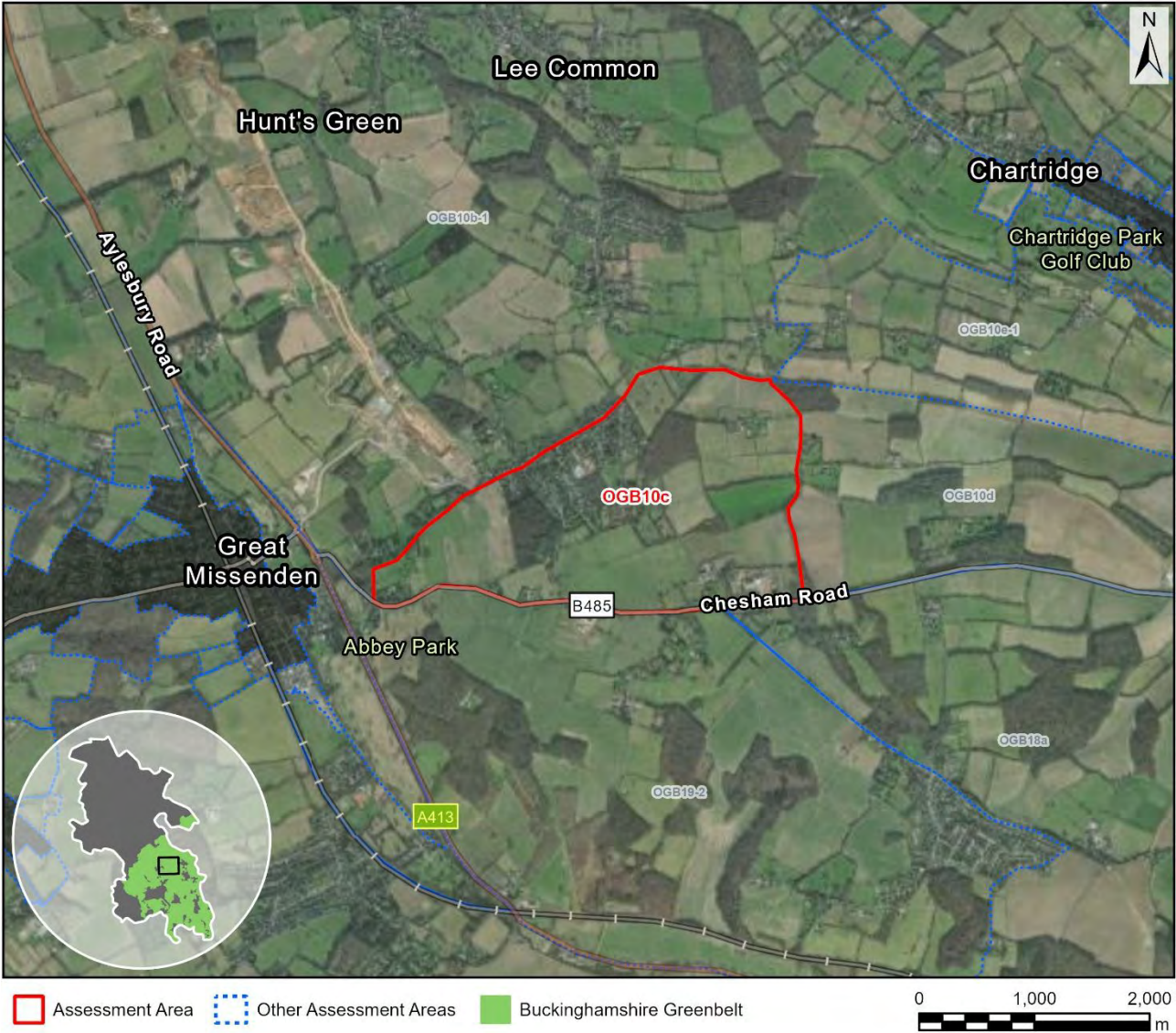
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

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

Site OGB10c

Site Details

Reference	OGB10c
Settlement	N/a
Conclusion	Not grey belt



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Assessment

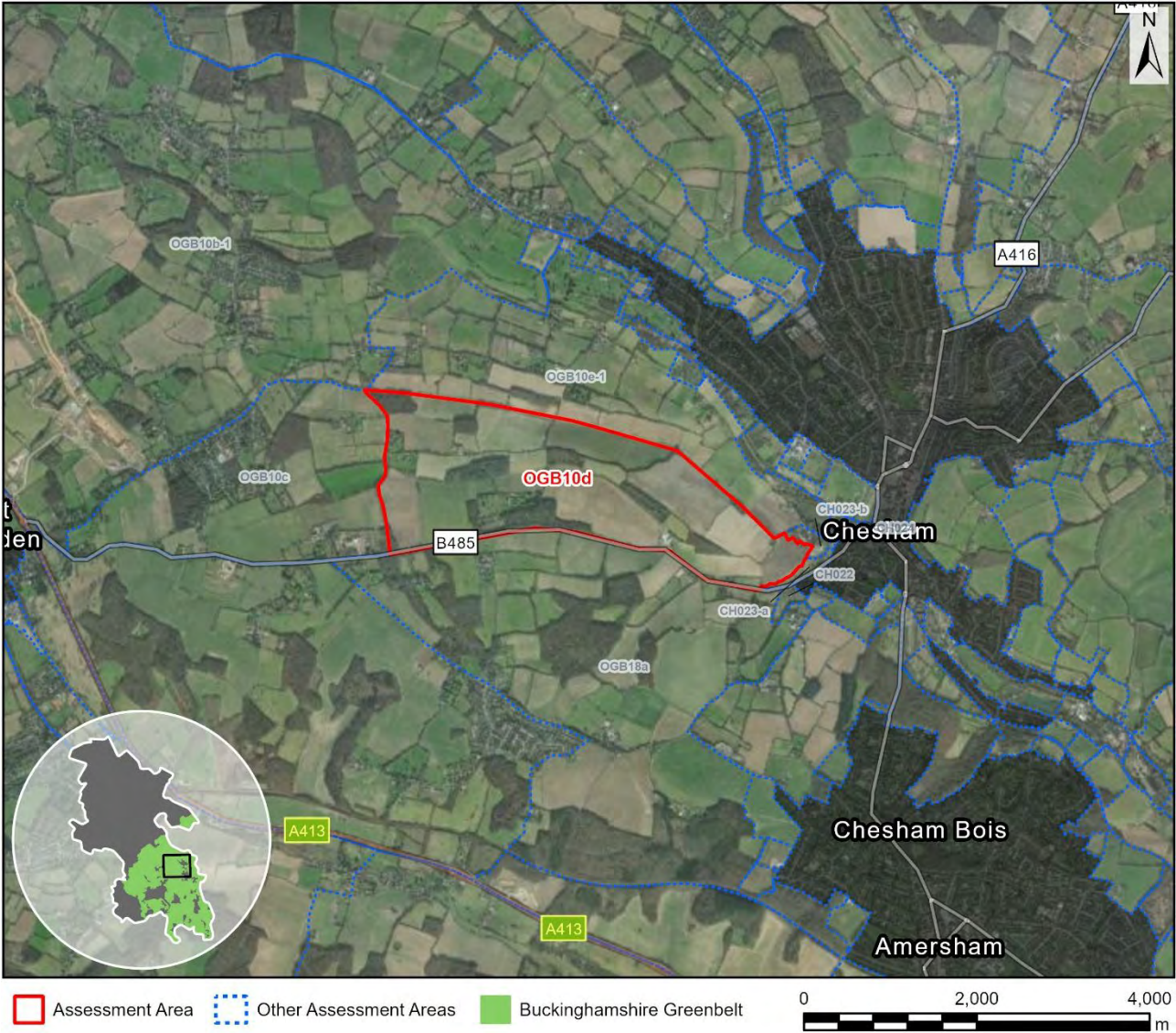
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chesham and Great Missenden but makes limited contribution to appreciation of the gap. Were the AA to be developed (unlikely given the National Landscape) a substantial gap would remain to the east.
Purpose D	Weak: Raised ground in proximity to Great Missenden 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 OGB10d

Site Details

Reference	OGB10d
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chesham and Great Missenden but makes limited contribution to appreciation of the gap. Were the AA to be developed (unlikely given the National Landscape) a substantial gap would remain to the west (but this remaining gap would be sensitive given topography and the village of South Heath).
Purpose D	Moderate: Adjacent to and contributes moderately to the special character of the Chesham Old Town part of the Chesham Conservation Area, including

	noting the characteristic topography of ridges and valleys. 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 OGB10e-1

Site Details

Reference	OGB10e-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chesham and Great Missenden but makes limited contribution to appreciation of the gap. Were the AA to be developed (unlikely given the National Landscape) a substantial gap would remain to the west (but this remaining gap would be sensitive given topography and the village of South Heath).
Purpose D	Moderate: Adjacent to and contributes moderately to the special character of the Chesham Old Town part of the Chesham Conservation Area, including

	noting the characteristic topography of ridges and valleys. 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 OGB10e-2

Site Details

Reference	OGB10e-2
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	Moderate: Separated from but contributes moderately to the special character of the Chesham Old Town part of the Chesham Conservation Area. Comprises part of a historic park on raised ground, the church is nearby and there is an adjacent scheduled monument. 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: Quite distant from a listed building and the conservation area, but forms part of a locally listed historic park plus the AA is close to a very well preserved bowl barrow scheduled monument.
NL setting	Provisionally constrained: Adjacent to the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE, NLS)

Site OGB11-1

Site Details

Reference	OGB11-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Berkhamsted and Chesham but makes limited contribution to appreciation of the gap, including as it is not directly adjacent to the A416. Were the AA to be developed a substantial gap would remain to the north, and the AA is located within the NL such that any development would likely be limited.
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 OGB11-2

Site Details

Reference	OGB11-2
Settlement	N/a
Conclusion	Provisional grey belt



Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Berkhamsted and Chesham but makes limited contribution to appreciation of the gap. This is a sensitive area of raised land between the towns, but were the AA to be developed then a substantial gap would remain, including on account of the woodland to the north of the AA.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained (marginal): 1% ancient woodland. A large linear AA adjacent to ancient woodland at either end. Limited onsite priority habitat and, in practice, there would be good potential to buffer the woodlands.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Includes a notable series of listed buildings along the historic route between Chesham and Berkhamsted, including the small village of Ashley Green where there is a prominent grade II* listed church.
NL setting	Provisionally constrained: Adjacent to the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE, NLS)

Site OGB11-3

Site Details

Reference	OGB11-3
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Berkhamsted and Chesham but makes limited contribution to appreciation of the gap. It is noted that the AA comprises a woodland that plays an important role marking the southern edge of Berkhamsted, given the relatively flat plateau landscape to the south (i.e. north of Chesham).
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone. Comprises a blanket TPO.
Irreplaceable habitat	Constrained: Comprises ancient woodland.
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (IH)
NL setting	N/a: Already ruled out (IH)
Conclusion	Not grey belt due to footnote 7 constraint (IH)

Site OGB11-4

Site Details

Reference	OGB11-4
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Berkhamsted and Chesham and makes very limited contribution to appreciation of the gap. Whilst the AA is adjacent to the A416, a very large countryside gap would remain were the AA to be developed.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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

Site OGB11-5

Site Details

Reference	OGB11-5
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

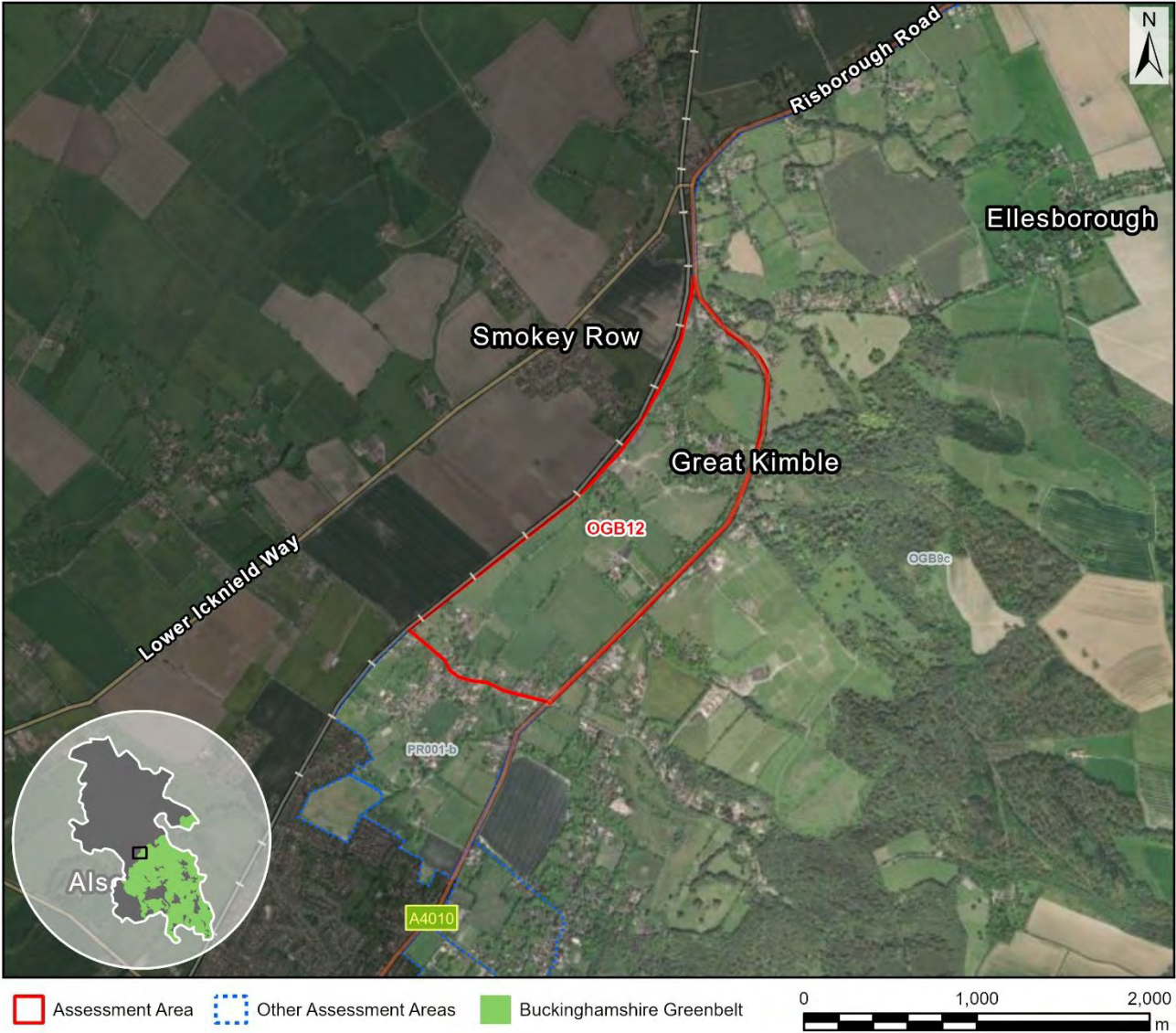
Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Berkhamsted and Chesham and makes very limited contribution to appreciation of the gap. Whilst the AA is adjacent to the A416, a very large countryside gap would remain were the AA to be developed.
Purpose D	None: No notable contribution
National Landscape (NL)	Provisionally constrained: Partly within the NL (12%)

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

Site OGB12

Site Details

Reference	OGB12
Settlement	N/a
Conclusion	Not grey belt



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Assessment

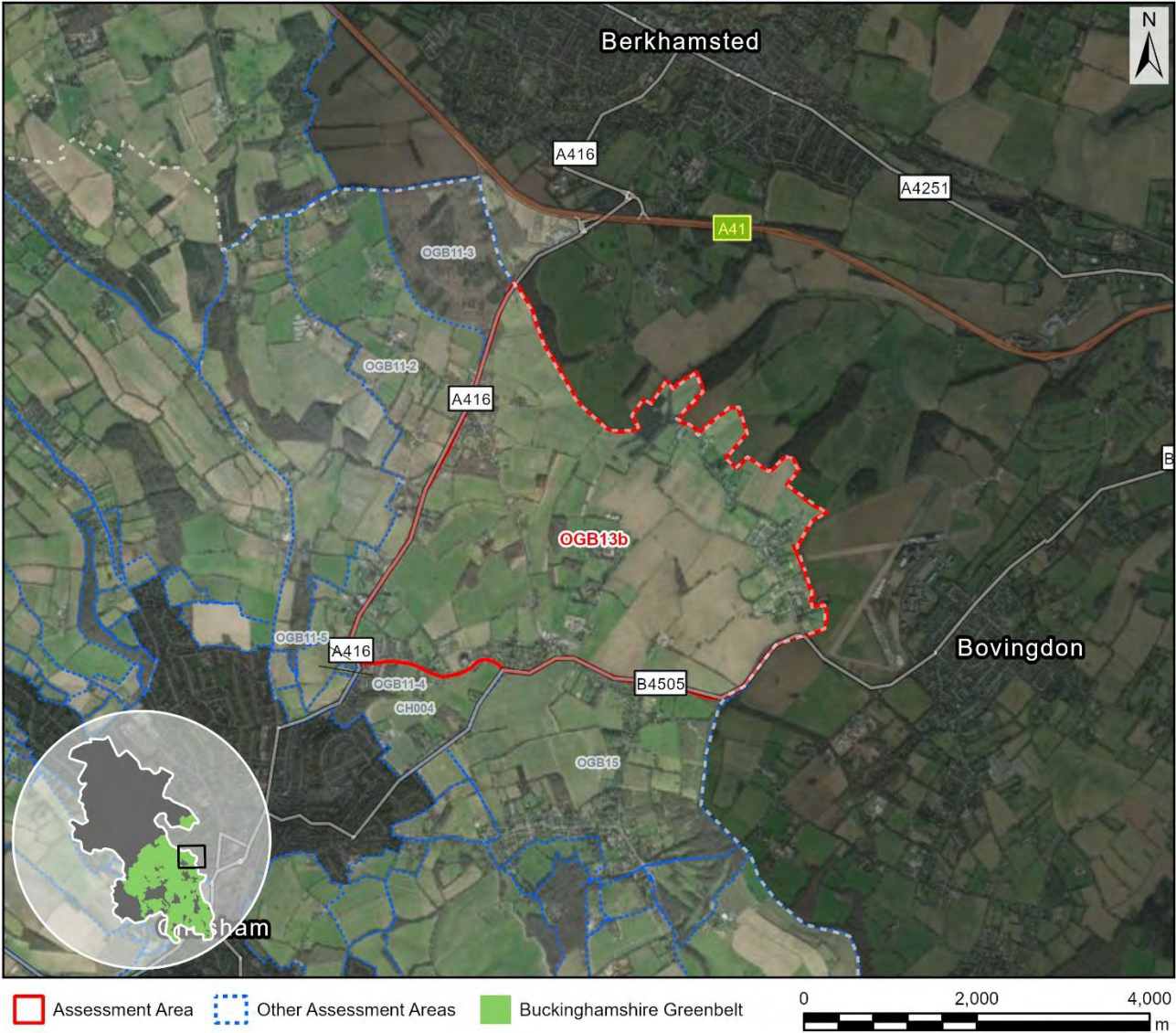
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Princes Risborough and Wendover but National Landscape would likely restrict development, and a large gap would remain to the east.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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

Site OGB13b

Site Details

Reference	OGB13b
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Berkhamsted and Chesham but makes limited contribution to appreciation of the gap. This is a sensitive area of raised land between the towns, but were the AA to be developed then a substantial gap would remain to the north of the AA.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone. Includes 18 TPOs.
Irreplaceable habitat	Provisionally constrained: 1.5% ancient woodland but this is quite centrally located within the AA. Could well contribute to functional ecological connectivity at the landscape scale, noting the wider landscape is one of small ancient woodland patches / fragments.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: A very large AA associated with a historically rural area with numerous dispersed listed buildings along historic lanes. In the centre is a cluster of listed buildings and a scheduled monument. Also, a second scheduled monument is located closer to the edge. The western part of the AA is less constrained including as influenced by the A416.
NL setting	Provisionally constrained: Near adjacent to the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, IH, HE, NLS)

Site OGB14a-1

Site Details

Reference	OGB14a-1
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

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

Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: Adjacent to and strongly associated with a LWS ancient woodland.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): Comprises land to the south of Botley. There is one listed building at the edge of the AA that links to other buildings with historic character. There is a network of footpaths through the AA linking to woodland and common land.
NL setting	Provisionally constrained: Marginally intersects the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, IH, NLS)

Site OGB14a-2

Site Details

Reference	OGB14a-2
Settlement	N/a
Conclusion	Not grey belt



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Assessment

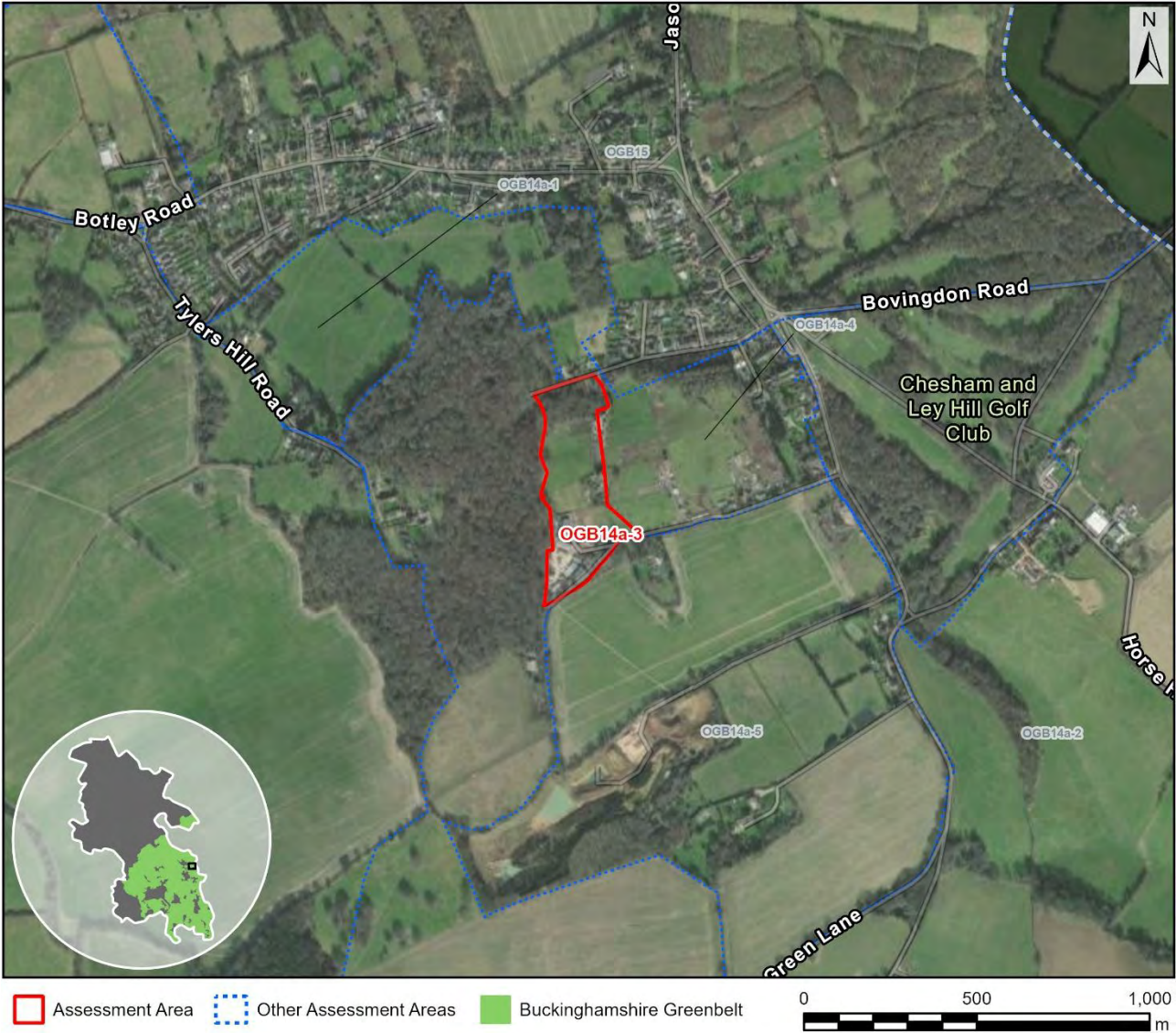
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

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

Site OGB14a-3

Site Details

Reference	OGB14a-3
Settlement	N/a
Conclusion	Not grey belt



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Assessment

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

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

Site OGB14a-4

Site Details

Reference	OGB14a-4
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

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

Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Just one adjacent listed building but a bridleway runs adjacent to the AA linking two areas of historic common land.
NL setting	Provisionally constrained: Partially intersects the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE, NLS)

Site OGB14a-5

Site Details

Reference	OGB14a-5
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Provisionally constrained: Partly within the NL (10%)
Flood risk	Unconstrained: No notable constraint

Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained (marginal): Abuts an ancient woodland, but only marginally. The AA does comprise a large proportion of the land between two large ancient woodlands, but there is limited onsite priority habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): A large AA that is less sensitive than those adjacent to the north associated with two commons. Includes one centrally located listed building and another at the edge.
NL setting	Provisionally constrained: Partially intersects the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (NL, BD, NLS)

Site OGB14a-6

Site Details

Reference	OGB14a-6
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

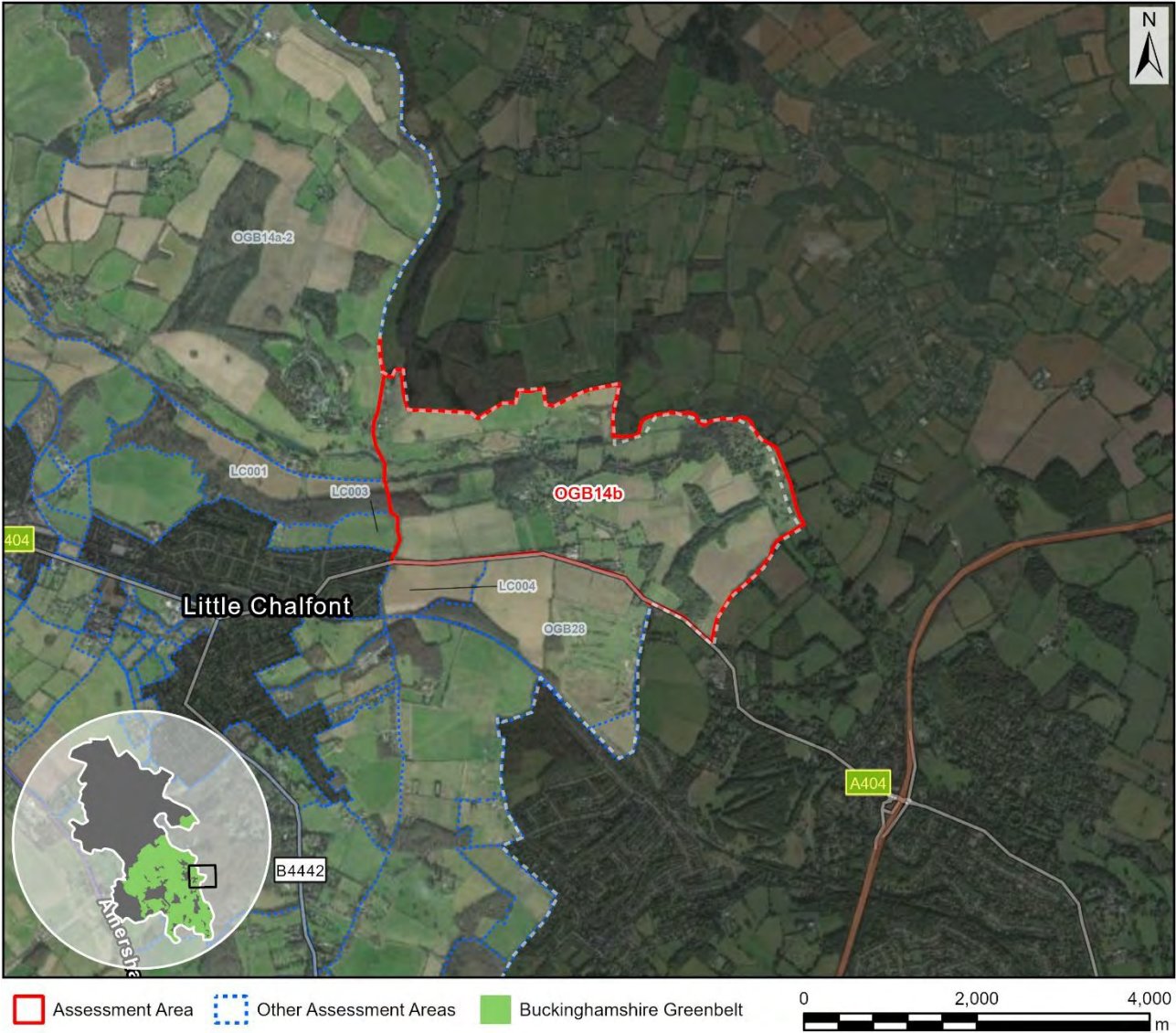
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Marginally intersects the NL (<5%)
Flood risk	Unconstrained: No notable constraint

Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: A large AA that very marginally abuts an ancient woodland. However, comprises extensive wider priority habitat.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Comprises common land with a several listed buildings around the edge. The common is a public golf course, but overall there is clear historic character.
NL setting	Provisionally constrained: Marginally intersects the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE, NLS)

Site OGB14b

Site Details

Reference	OGB14b
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chorleywood and Little Chalfont but this is a large AA in the National Landscape with a range of features that could be drawn upon to preserve substantial separation. The A404 and the Chess Valley are key connecting features.
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 OGB15

Site Details

Reference	OGB15
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

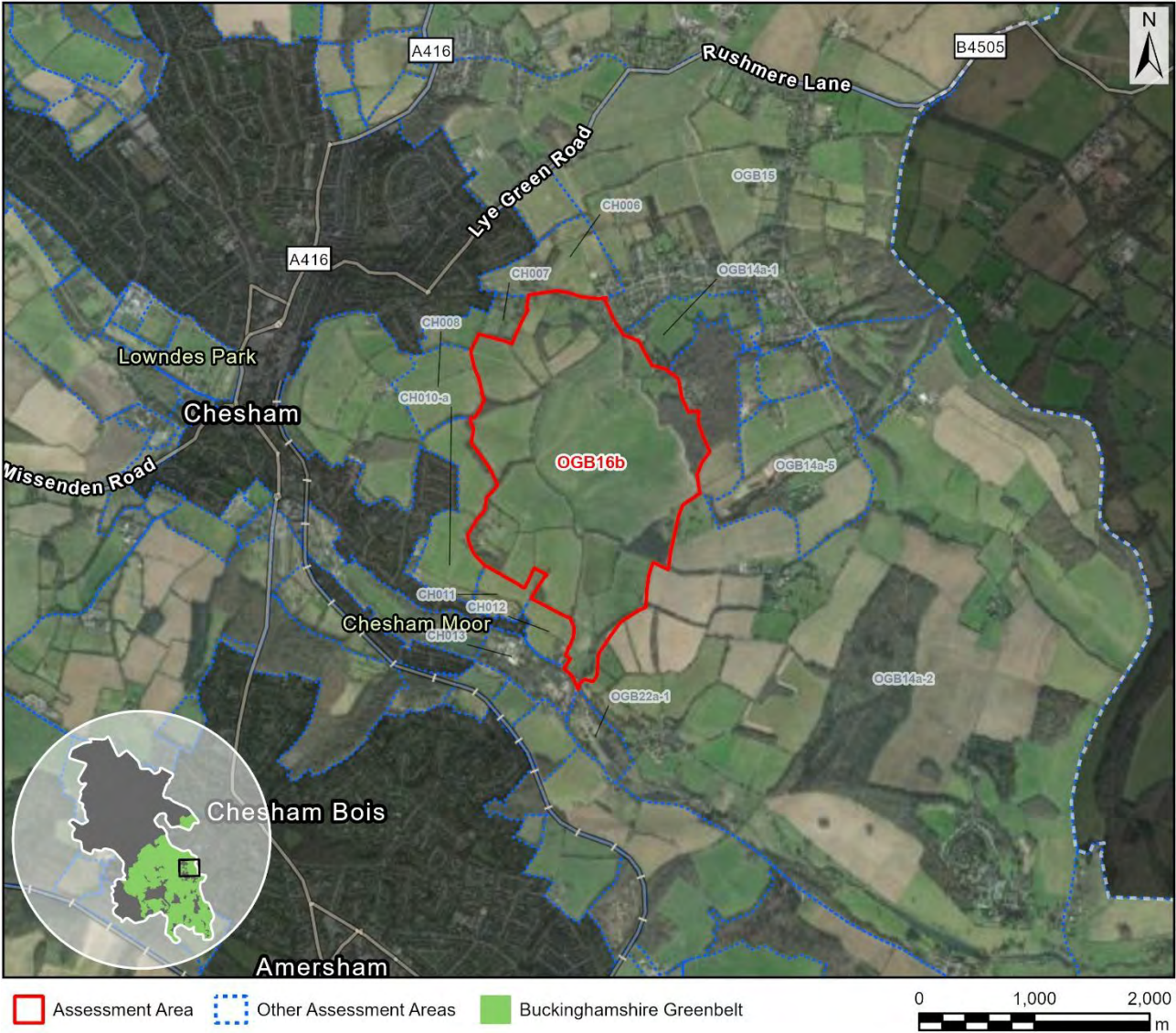
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint

Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: A large AA that includes the village of Botley, which has overall limited historic character but eight listed buildings. These are clustered such that there would be good potential for mitigation.
NL setting	Provisionally constrained: Adjacent to the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, HE, NLS)

Site OGB16b

Site Details

Reference	OGB16b
Settlement	N/a
Conclusion	Not grey belt



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Assessment

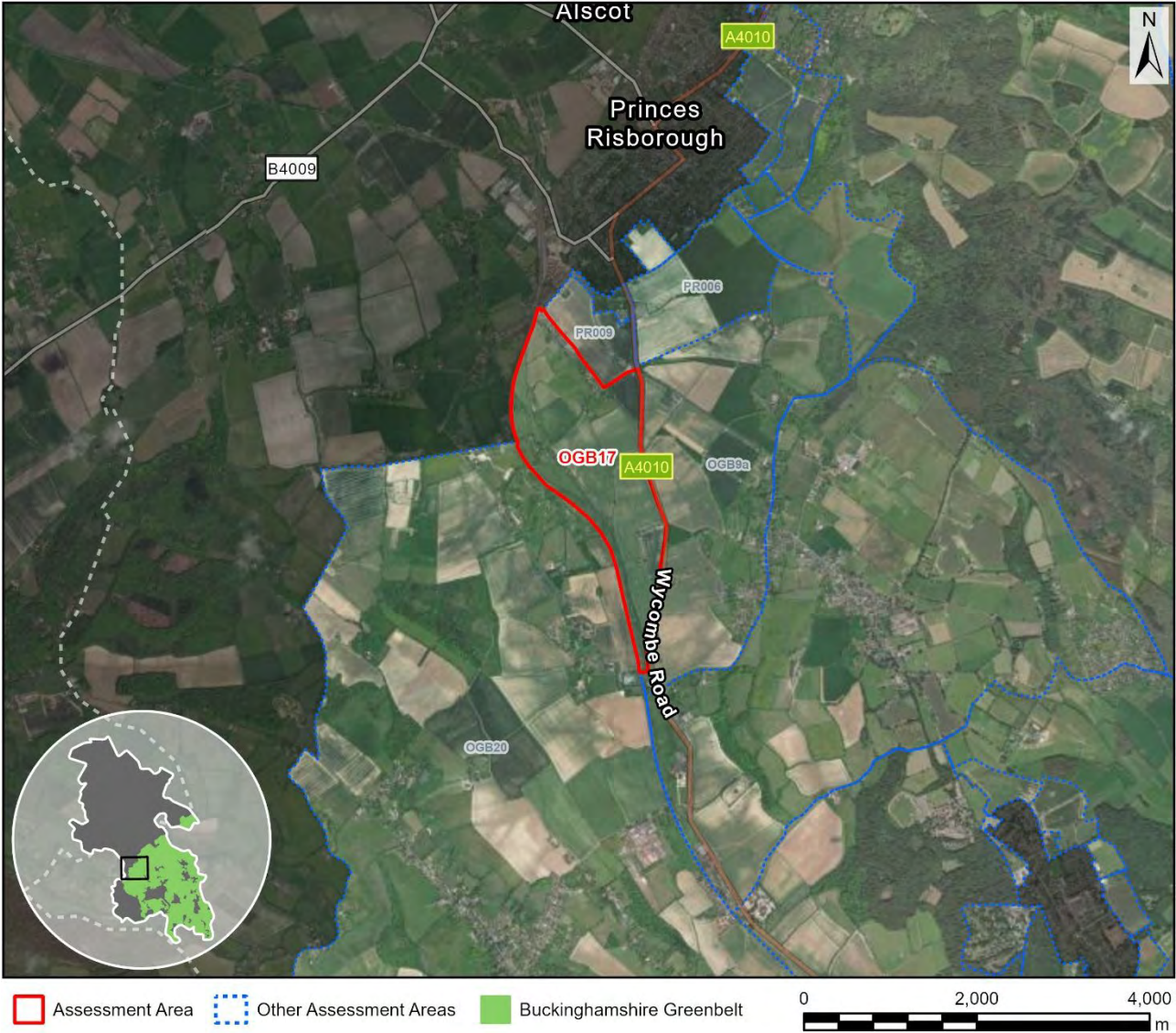
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

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

Site OGB17

Site Details

Reference	OGB17
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a substantial part of the gap between High Wycombe and Princes Risborough but makes very limited contribution to appreciation of the gap. National Landscape constraint would likely restrict any development, although it is important to note the current linear built form between the towns.
Purpose D	None: No notable contribution

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

Site OGB18a

Site Details

Reference	OGB18a
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Amersham and Great Missenden but this is a large AA in the National Landscape with a range of features that could be drawn upon to maintain a substantial gap.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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

Site OGB18b

Site Details

Reference	OGB18b
Settlement	N/a
Conclusion	Not grey belt



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Assessment

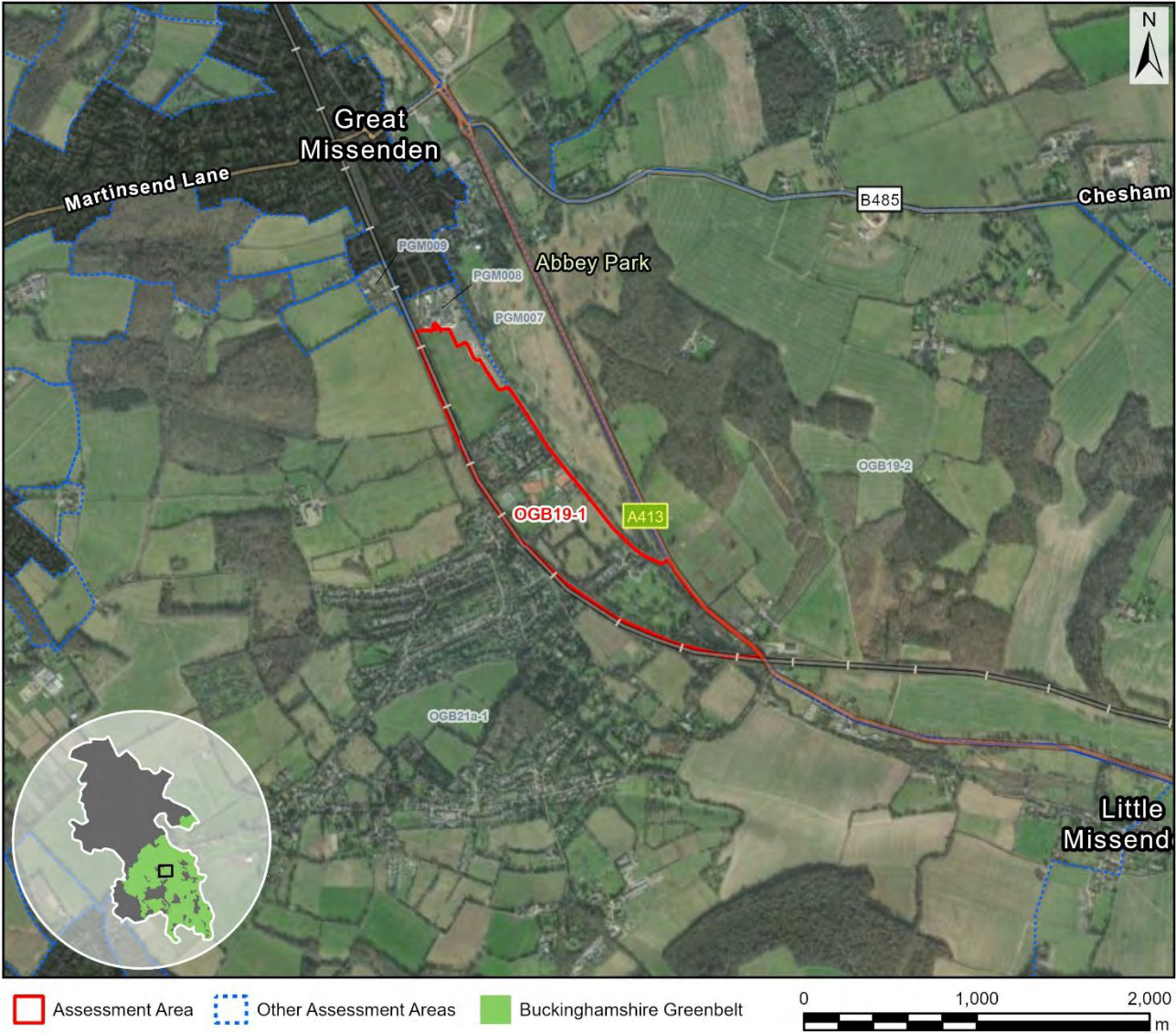
Purpose A	Moderate: Limited onsite built form (historic) and only very partially enclosed by existing development. There is containment to the east by the A416 and to the south by woodland, rising land and a historic field boundary. In conclusion, judged moderate having accounted for onsite built form alongside a view that development would, on balance, not be incongruous. However, development would risk undermining adjacent Green Belt.
Purpose B	Moderate: The AA comprises a substantial part of the gap between Amersham and Chesham but makes limited contribution to appreciation of the gap. The AA is associated with the A416, which is a key link between the towns, but there is some onsite built form (albeit largely historic).

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

Site OGB19-1

Site Details

Reference	OGB19-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a substantial part of the gap between High Wycombe and Prestwood / Great Missenden but makes very limited contribution to appreciation of the gap, including given the adjacent train line. However, there is extensive washed over built form to the south, which adds to the sensitivity of the gap.
Purpose D	Weak: Adjacent to the Great Missenden Conservation Area but makes limited contribution to Great Missenden 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 OGB19-2

Site Details

Reference	OGB19-2
Settlement	N/a
Conclusion	Not grey belt



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Assessment

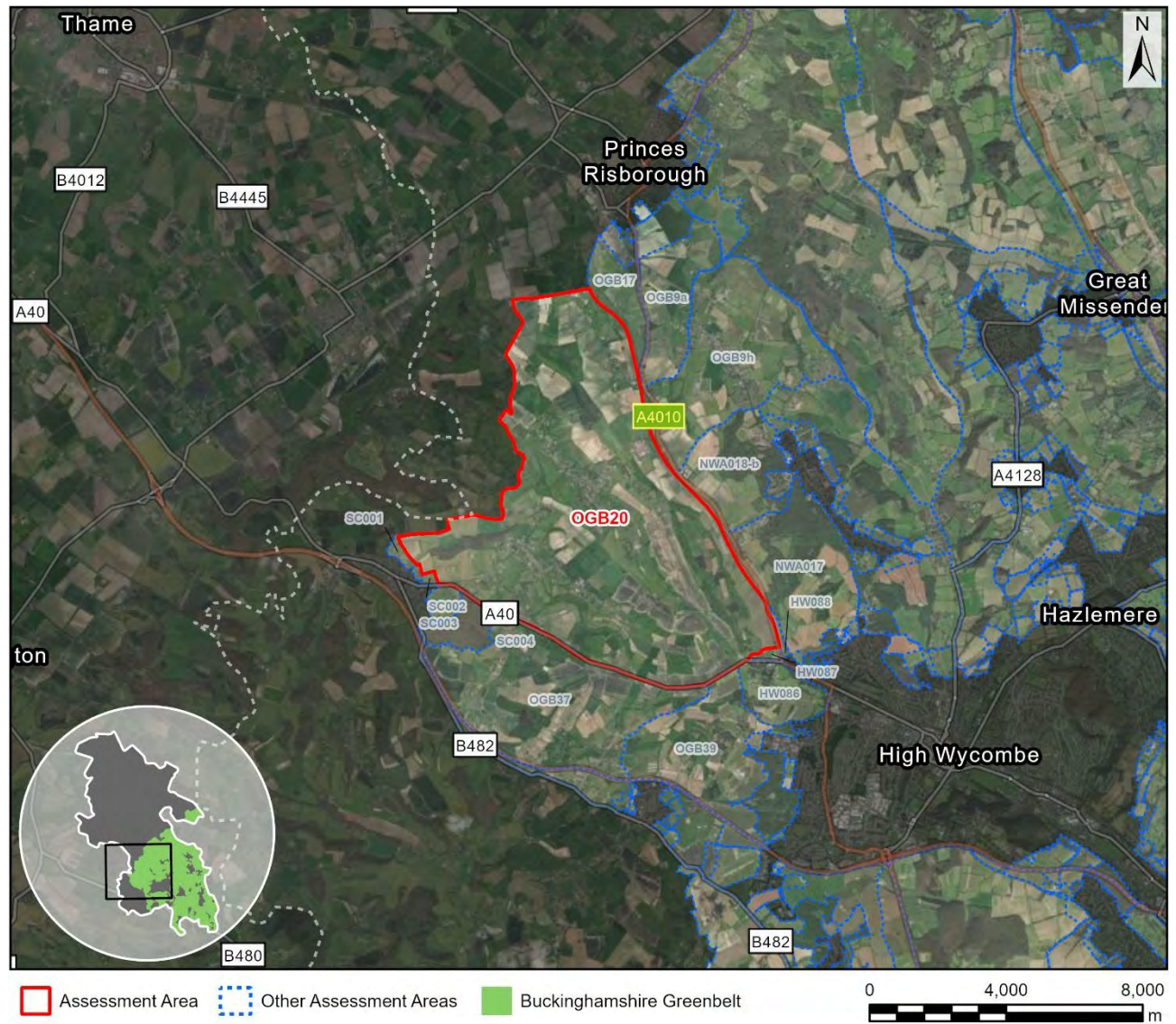
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Amersham and Great Missenden but this is a large AA in the National Landscape with a range of features that could be drawn upon to maintain a substantial gap.
Purpose D	Moderate: Significantly intersects and contributes moderately to the special character of the Great Missenden Conservation Area. The AA includes the grade 1 listed church, but this is separated from the core of the

	conservation area by the A413 (albeit it is easily accessible). 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 OGB20

Site Details

Reference	OGB20
Settlement	N/a
Conclusion	Not grey belt



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Assessment

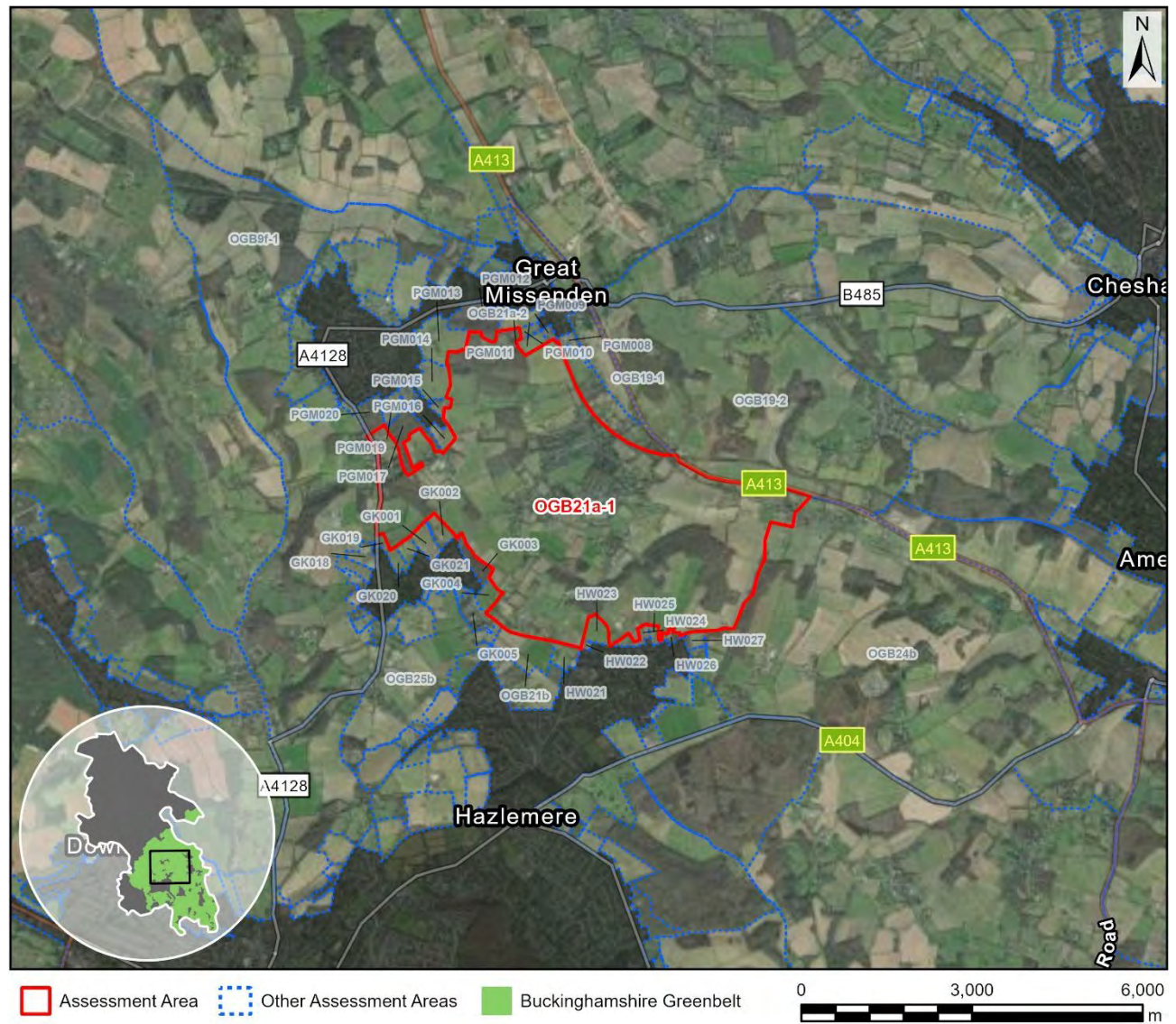
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between High Wycombe and Stokenchurch but this is a large AA within the National Landscape with a range of features that could be drawn upon to preserve separation.
Purpose D	None: No notable contribution
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 due to footnote 7 constraint (NL)

Site OGB21a-1

Site Details

Reference	OGB21a-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Strong: The AA comprises a substantial part of the gap between High Wycombe and Prestwood / Great Missenden and makes a significant contribution to appreciation of the gap. Whilst this is a large AA within the National Landscape with a range of features that could be drawn upon to preserve separation, the gap is considered to be sensitive given the extent of built form and because this is something of a flatter plateau landscape in the context of the wider Chilterns.

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 OGB21a-2

Site Details

Reference	OGB21a-2
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
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 OGB21b

Site Details

Reference	OGB21b
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between High Wycombe and Prestwood / Great Missenden and makes very limited contribution to appreciation of the gap. However, the gap to the north is considered to be somewhat sensitive on account of Great Kinghill and extensive washed over built form, and because this is broadly something of a flatter plateau landscape in the context of the wider Chilterns
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: There are no listed assets within or adjacent to the AA but several listed buildings are located within ~150m and the AA includes a centrally located former windmill (not locally listed).
NL setting	Provisionally constrained: Adjacent to the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (NLS)

Site OGB22a-1

Site Details

Reference	OGB22a-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Amersham, Chesham and little Chalfont and makes very limited contribution to appreciation of the gap. The AA is associated with the River Chess corridor, which is an important connecting feature, but the AA largely comprises a sewage treatment works.
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 OGB22a-2

Site Details

Reference	OGB22a-2
Settlement	N/a
Conclusion	Not grey belt



Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Amersham, Chesham and little Chalfont but makes limited contribution to appreciation of the gap. The AA is associated the steep valley side of the River Chess, which is a key connecting feature between the towns (of larger-than-local significance), but were it to be developed substantial gaps between the towns 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 OGB22a-3

Site Details

Reference	OGB22a-3
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Amersham and Little Chalfont but makes limited contribution to appreciation of the gap. The AA includes built form, although this is partly or largely agricultural.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Marginally intersects the NL (<5%)

Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: Abuts an ancient woodland but includes significant existing built form.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Adjacent to a prominent listed farm but the AA includes modern built form.
NL setting	Provisionally constrained: Partially intersects the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, IH, NLS)

Site OGB24b

Site Details

Reference	OGB24b
Settlement	N/a
Conclusion	Not grey belt



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Assessment

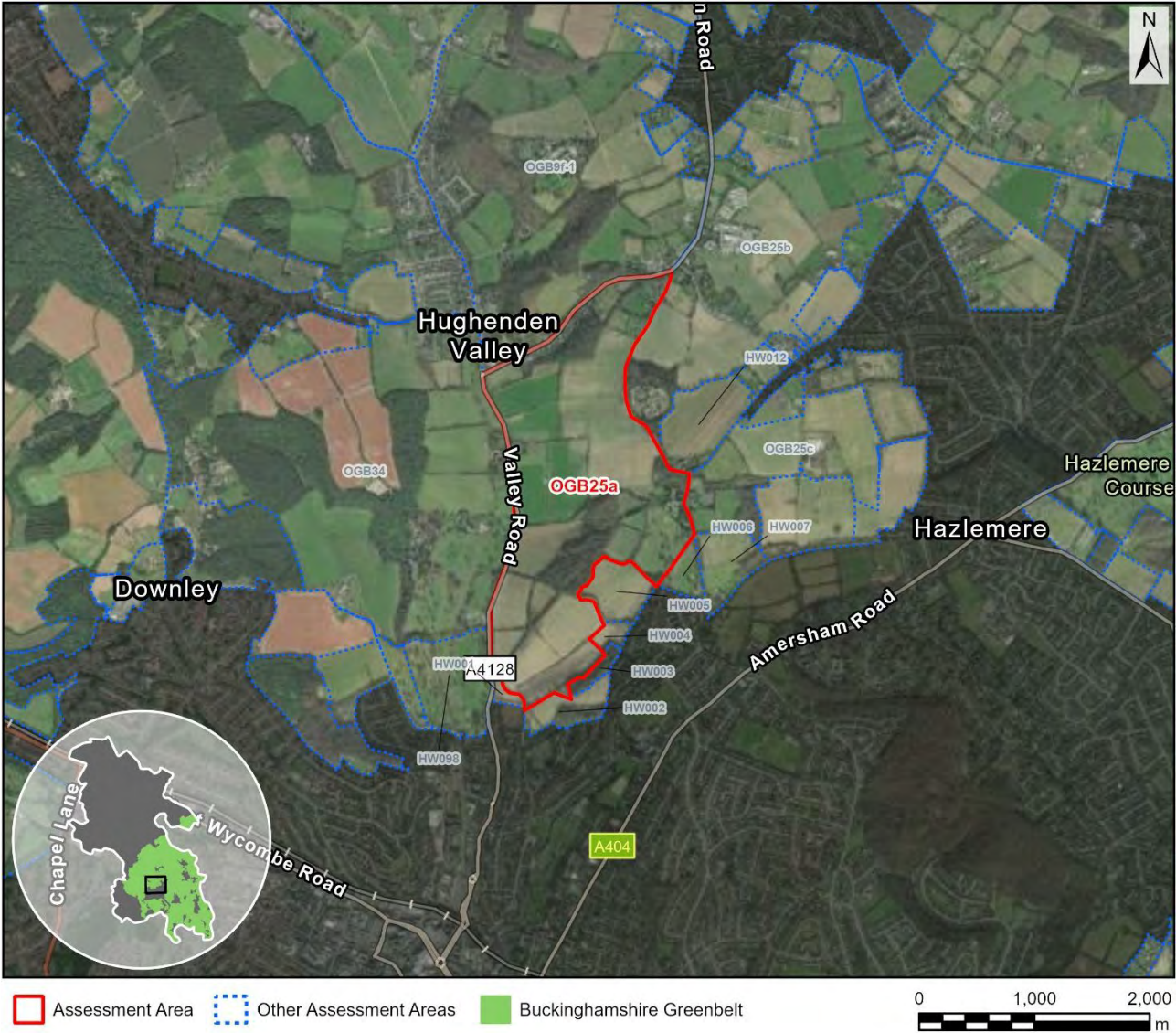
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Amersham and High Wycombe, but this is a large AA within the National Landscape with a range of features that could be drawn upon to preserve separation.
Purpose D	Moderate: Separated from but contributes moderately to the special character of Old Amersham. The AA includes Shardeloes Registered Park and Garden and Conservation Area, and the river valley topography does contribute to the setting of Old Amersham, but the core of the conservation

	area (notably the church) is distant and separated by the A413. 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 OGB25a

Site Details

Reference	OGB25a
Settlement	N/a
Conclusion	Not grey belt



Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between High Wycombe and Prestwood / Great Missenden and makes very limited contribution to appreciation of the gap. However, the gap to the north is considered to be somewhat sensitive on account of Great Kinghill and extensive washed over built form, and because this is broadly something of a flatter plateau landscape in the context of the wider Chilterns
Purpose D	None: No notable contribution

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

Site OGB25b

Site Details

Reference	OGB25b
Settlement	N/a
Conclusion	Not grey belt



Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between High Wycombe and Prestwood / Great Missenden but makes limited contribution to appreciation of the gap. The gap to the north is considered to be somewhat sensitive on account of Great Kinghill and extensive washed over built form, and because this is broadly something of a flatter plateau landscape in the context of the wider Chilterns. However, there would be potential to maintain a substantial gap given the National Landscape constraint.

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

Site OGB25c

Site Details

Reference	OGB25c
Settlement	N/a
Conclusion	Not grey belt



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Assessment

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

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

Site OGB26

Site Details

Reference	OGB26
Settlement	N/a
Conclusion	Not grey belt



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Assessment

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

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

Site OGB27-1

Site Details

Reference	OGB27-1
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Amersham and Chalfont St. Giles and makes very limited contribution to appreciation of the gap. The AA is associated with A413 / River Misbourne corridor, which is a key link, but comprises built form.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Provisionally constrained: Abuts two ancient woodlands but comprises significant existing built form.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: Adjacent to the NL but assessed as outside the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (IH)

Site OGB27-2-a

Site Details

Reference	OGB27-2-a
Settlement	N/a
Conclusion	Not grey belt



Assessment

Purpose A	None: No notable contribution
Purpose B	Strong: The AA comprises a substantial part of the gap between Amersham and Little Chalfont and makes a significant contribution to appreciation of the gap. The AA is associated with the Misbourne Valley with extensive views from raised ground on either side of the valley. Also, two public rights of way run adjacent to the AA that somewhat link 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: Partly within SAC impact zone.
Irreplaceable habitat	Provisionally constrained: 9% ancient woodland, specifically two ancient woodland patches that function as part of a network along the valley side.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: Adjacent to the NL but assessed as outside the NL setting.
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site OGB27-3-a

Site Details

Reference	OGB27-3-a
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

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

Biodiversity	Provisionally constrained: Within SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: Several listed buildings are nearby but this land likely contributes to their setting to a limited extent.
NL setting	Unconstrained: 100-200m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site OGB27-3-b

Site Details

Reference	OGB27-3-b
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

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

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

Site OGB28

Site Details

Reference	OGB28
Settlement	N/a
Conclusion	Not grey belt



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Assessment

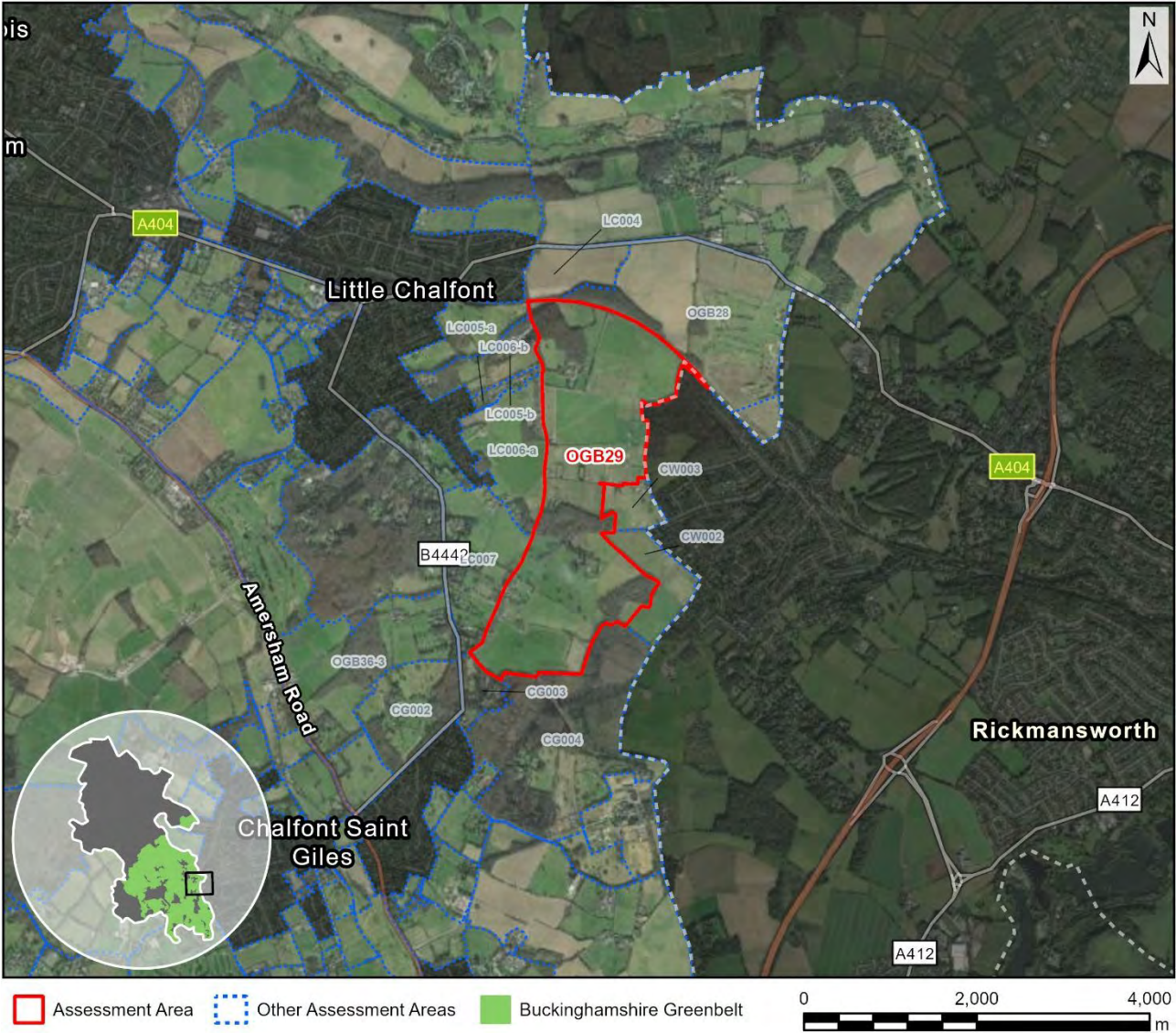
Purpose A	None: No notable contribution
Purpose B	Strong: The AA comprises a substantial part of the gap between Chorleywood and Little Chalfont and makes a significant contribution to appreciation of the gap. The adjacent A404 is a key link and there are some long distance views south from the road, and it is noted that the Chiltern Way passes through the AA. Only small and fragile gaps would remain to the west and to the east, although it is noted that the AA is within the National Landscape such that any development would likely be restricted. It is also noted that part of the AA appears to comprise a former golf course, and this part of the AA is flatter land distinct from the valley to the west.

Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)
Biodiversity	N/a: Already ruled out (NL)
Irreplaceable habitat	N/a: Already ruled out (NL)
Local Green Space	N/a: Already ruled out (NL)
Historic environment	N/a: Already ruled out (NL)
NL setting	N/a: Already ruled out (NL)
Conclusion	Not grey belt 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 OGB29

Site Details

Reference	OGB29
Settlement	N/a
Conclusion	Not grey belt



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Assessment

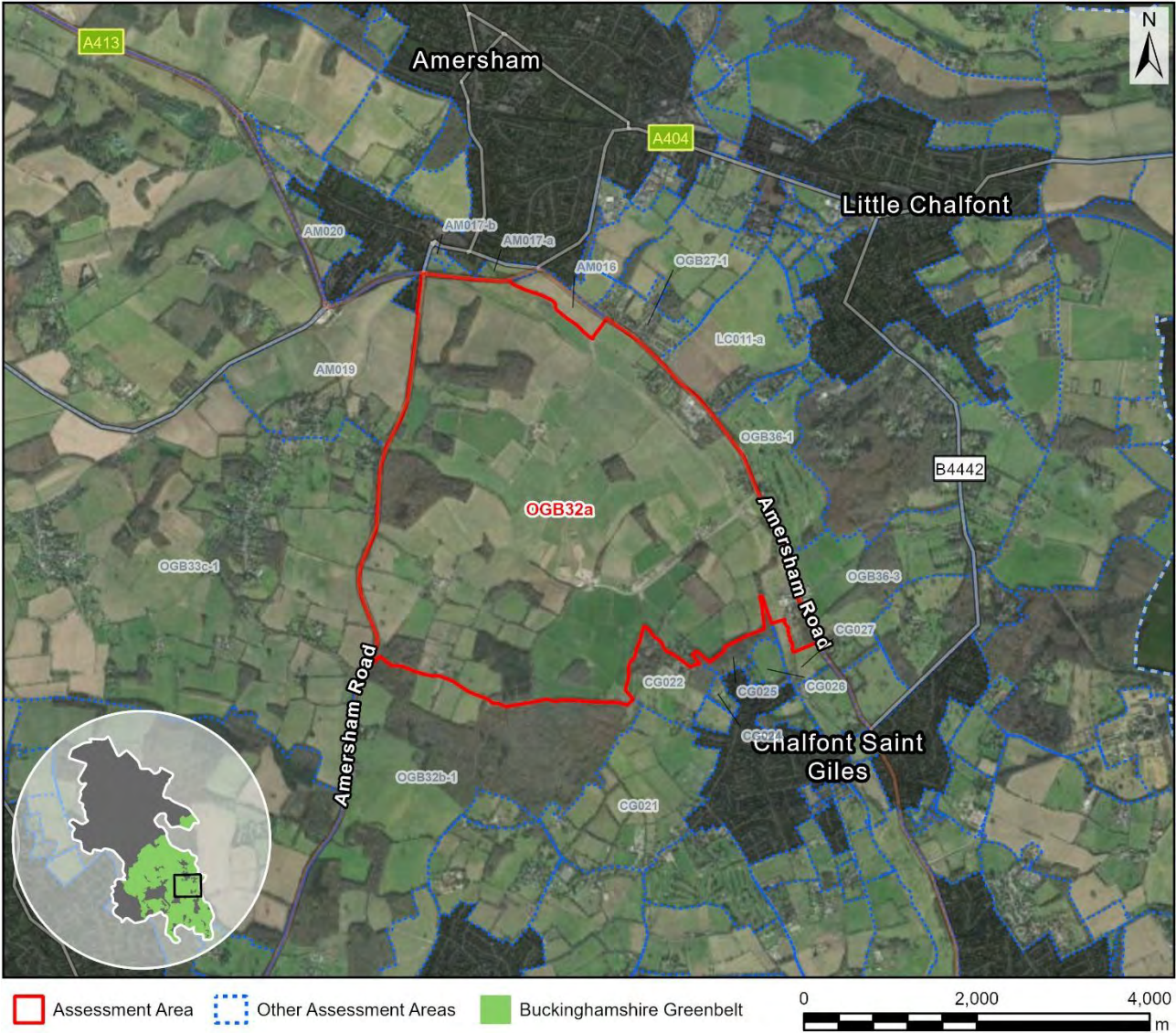
Purpose A	None: No notable contribution
Purpose B	Strong: The AA comprises a substantial part of the gap between Chorleywood and Little Chalfont and makes a significant contribution to appreciation of the gap. Only small woodland to the east would serve to preserve separation, were the AA to be developed. However, it is noted that the AA is within the National Landscape such that any development would likely be restricted.
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 OGB32a

Site Details

Reference	OGB32a
Settlement	N/a
Conclusion	Not grey belt



Assessment

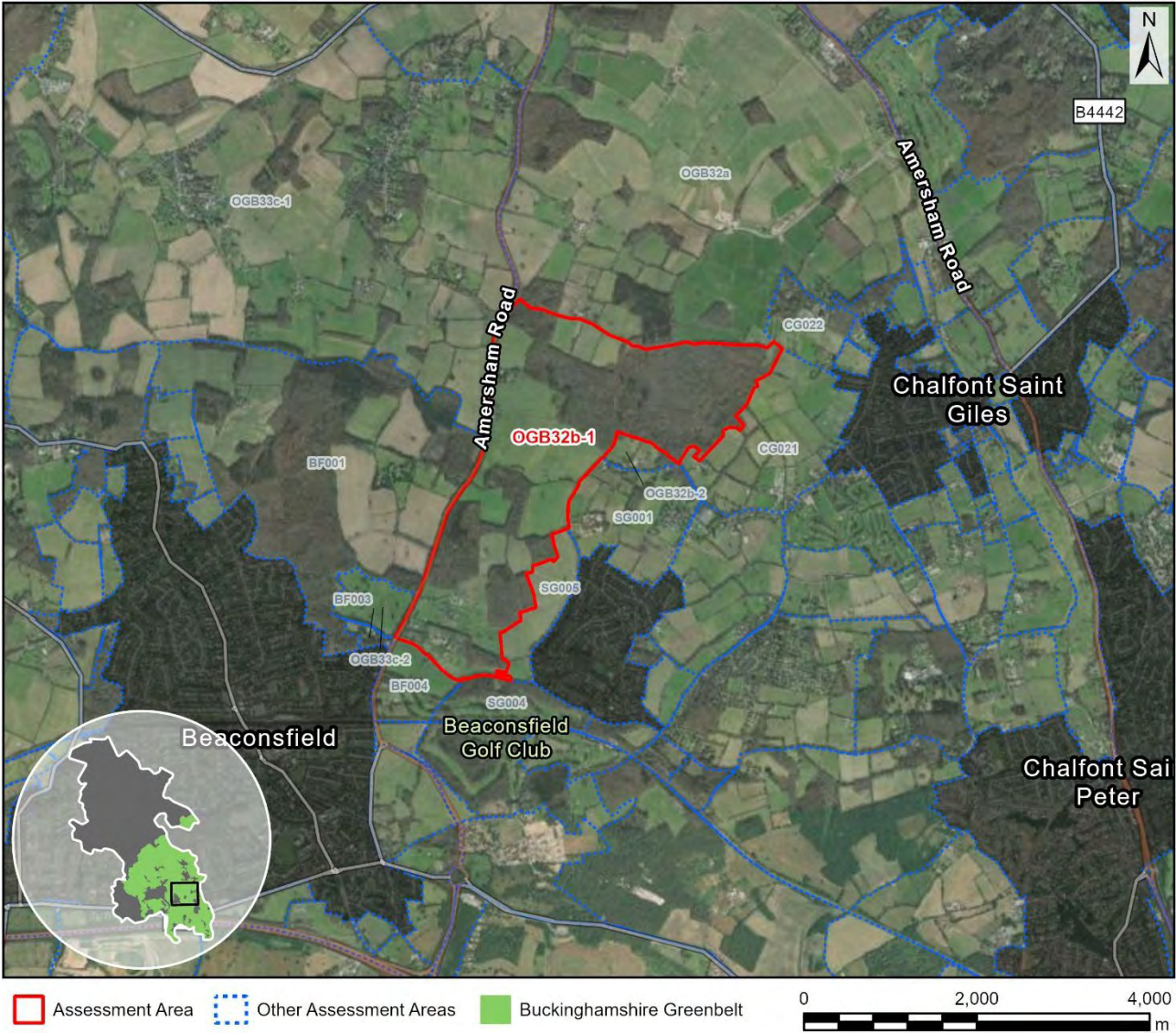
Purpose A	None: No notable contribution
Purpose B	Strong: The AA comprises a substantial part of the gap between Amersham and Chalfont St. Giles and makes a significant contribution to appreciation of the gap. The AA is associated with A413, which is the key link between the towns, and also the Misbourne Valley with extensive views from raised ground on either side of the valley.
Purpose D	Weak: Raised ground in proximity to Old Amersham, and visible in views along the Misbourne Valley that also take in the Church / Old Town, but

	separated from the Conservation Area by modern built form and infrastructure. 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 OGB32b-1

Site Details

Reference	OGB32b-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Amersham and Beaconsfield but this is a large AA within the National Landscape with a range of features that could be drawn upon to maintain substantial 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 OGB32b-2

Site Details

Reference	OGB32b-2
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between 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: Marginally intersects the NL (<5%)

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

Site OGB33a

Site Details

Reference	OGB33a
Settlement	N/a
Conclusion	Not grey belt



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Assessment

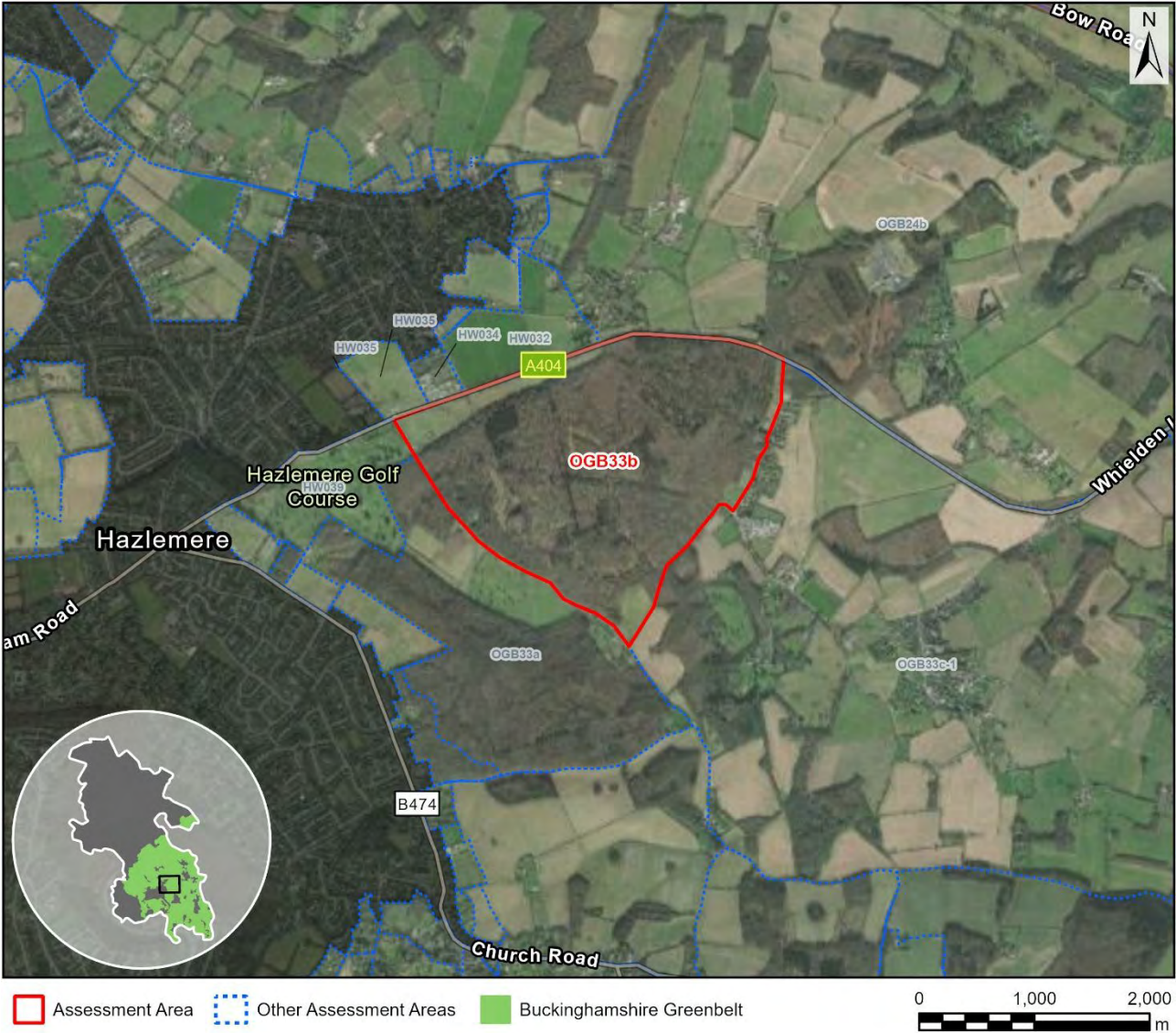
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL
Flood risk	N/a: Already ruled out (NL)

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

Site OGB33b

Site Details

Reference	OGB33b
Settlement	N/a
Conclusion	Not grey belt



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Assessment

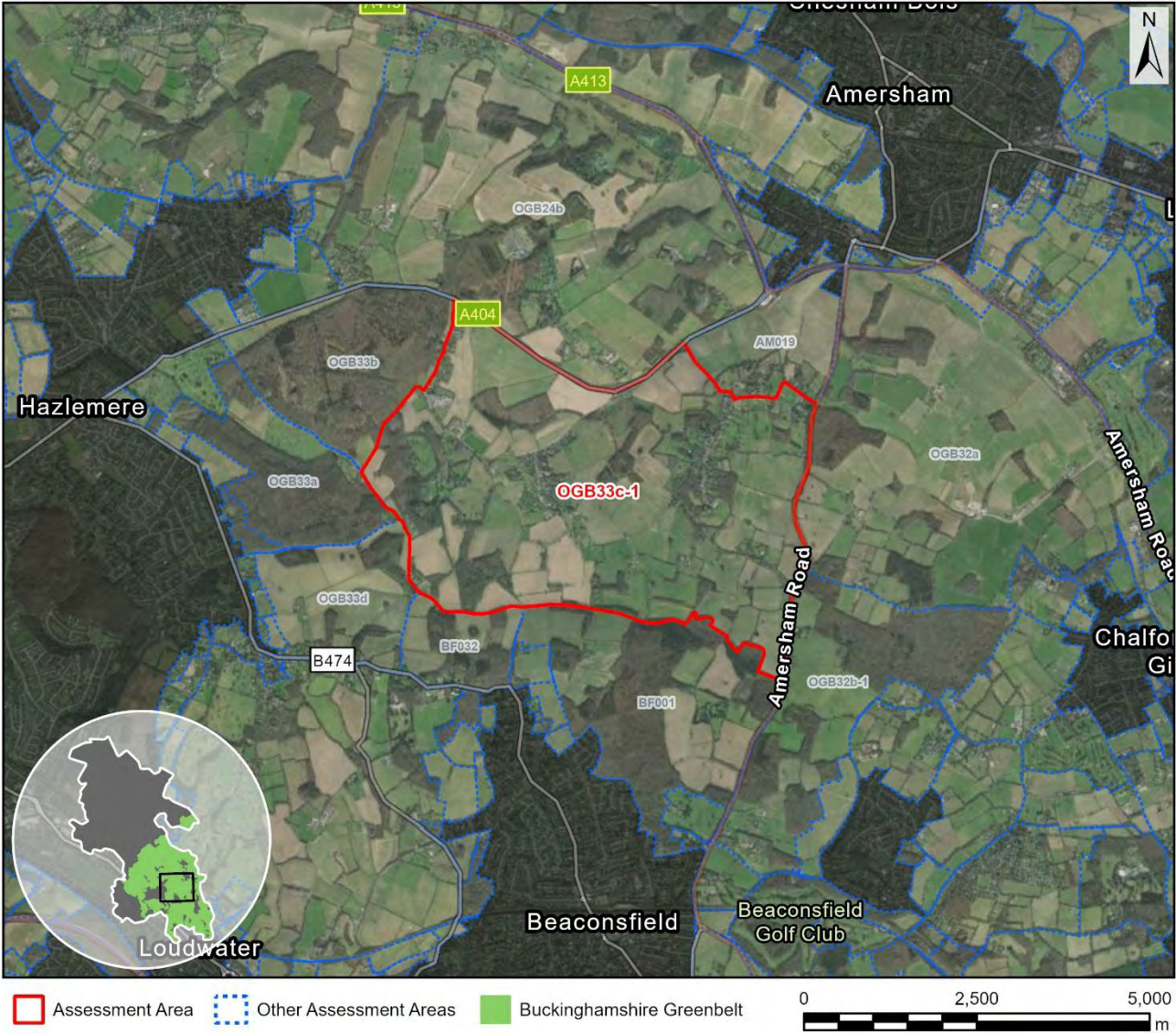
Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Amersham and High Wycombe and makes very limited contribution to appreciation of the gap. The AA comprises valued and accessible woodland in the National Landscape (a key feature of the gap) and a very large countryside gap would remain to the east.
Purpose D	None: No notable contribution

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

Site OGB33c-1

Site Details

Reference	OGB33c-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Amersham, Beaconsfield and High Wycombe but this is a large AA within the National Landscape with a range of features that could be drawn upon to maintain substantial 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 OGB33c-2

Site Details

Reference	OGB33c-2
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Amersham and Beaconsfield but makes very limited contribution to appreciation of the gap. A very large countryside gap would remain to the north.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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

Site OGB33d

Site Details

Reference	OGB33d
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Beaconsfield and High Wycombe but this is a large AA in the National Landscape with a range of features that could be drawn upon to preserve a substantial gap. However, it is noted that the southern part of the AA comprises washed over built form between the towns (Penn).
Purpose D	None: No notable contribution

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

Site OGB34

Site Details

Reference	OGB34
Settlement	N/a
Conclusion	Not grey belt



Assessment

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

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

Site OGB36-1

Site Details

Reference	OGB36-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Strong: The AA comprises a substantial part of the gap between Amersham, Chalfont St. Giles and Little Chalfont and, whilst it makes a limited contribution to appreciation either of the gaps in isolation (gaps would remain were the AA to be developed), its contribution to the gaps in combination is considered to be significant. The AA is associated with A413, which is the key link between the towns, and also the Misbourne Valley with extensive views from raised ground on either side of the valley.
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 OGB36-2

Site Details

Reference	OGB36-2
Settlement	N/a
Conclusion	Not grey belt



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Assessment

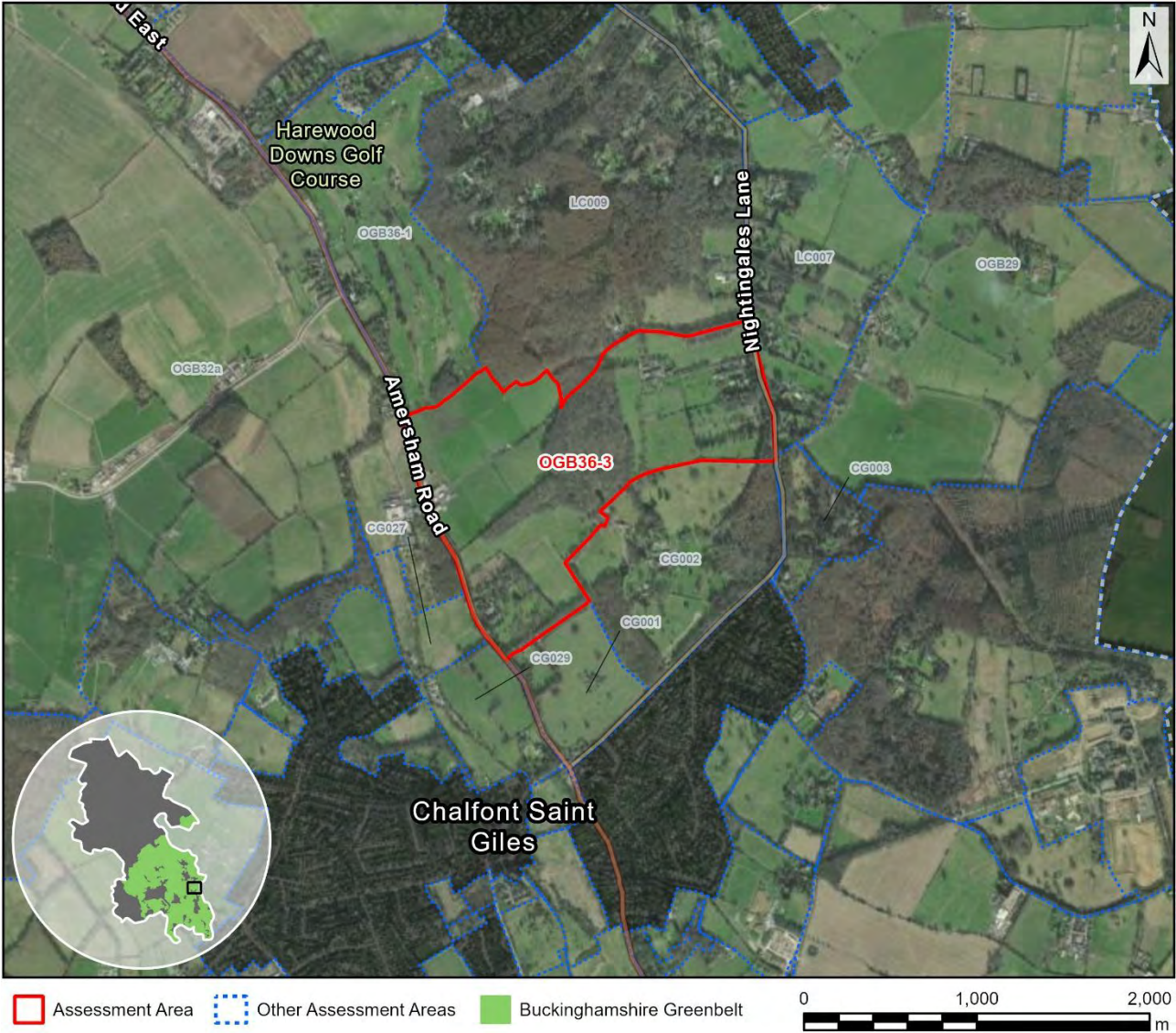
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Amersham and Little Chalfont but makes limited contribution to appreciation of the gap. The AA includes built form, but this is primarily a golf club, and there are extensive views across the Misbourne Valley. Development could risk a sense of continual built form between the towns (having accounted for extensive washed over built form).
Purpose D	None: No notable contribution

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

Site OGB36-3

Site Details

Reference	OGB36-3
Settlement	N/a
Conclusion	Not grey belt



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Assessment

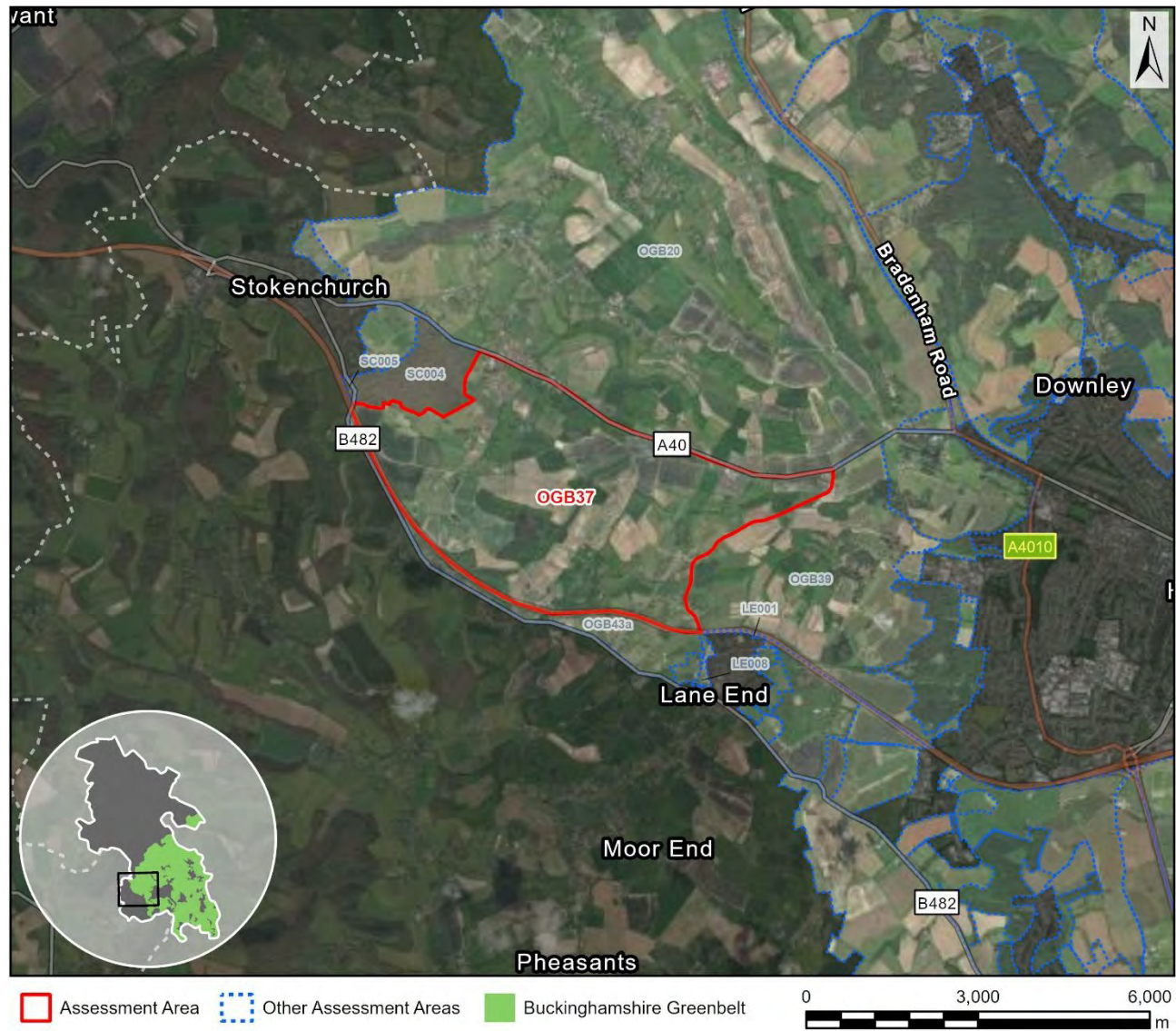
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Amersham, Chalfont St. Giles and Little Chalfont and, but makes limited contribution to appreciation either of the gaps, in that substantial gaps would remain were the AA to be developed. However, it is acknowledged that the AA is associated with: A) the A413, which is a key link; B) the Misbourne Valley with extensive views from raised ground on either side of the valley; and C) Nightingales Lane, which is a key link and sensitive on account of existing built form.

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

Site OGB37

Site Details

Reference	OGB37
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between High Wycombe and Stokenchurch 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 due to footnote 7 constraint (NL)

Site OGB38a-1

Site Details

Reference	OGB38a-1
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

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

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained (marginal): Abuts an ancient woodland, but this is a large AA and the woodland abuts just a small part of the boundary, plus it is separated by a road and there would be good potential to buffer the woodland. Veteran trees at the edge of the AA.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): A large AA with a degree of historic character in that it is attractive and accessible countryside between Chalfont St Peter (including the National Epilepsy Centre, which has a degree of heritage value) and locally listed Newlands Park; also between Chalfont St Peter and historic lanes to the east, along which there are listed buildings (also one locally listed). There northern part of the AA is likely most sensitivity as it includes the driveway to Newlands Park, and this forms part of the Chiltern Way, although the sensitivity of Newlands Park is reduced on account of recent development. Finally, it is noted that an obelisk (not listed or locally listed) adds to the connection between Chalfont St Peter and Newlands Park. Overall the key consideration is that there are no listed assets within the AA and there would be potential to mitigate impacts to those around its edge.
NL setting	Provisionally constrained: Adjacent to the NL and assessed as within the NL setting.
Conclusion	Provisional grey belt due to footnote 7 constraint (NLS)

Site OGB38a-2

Site Details

Reference	OGB38a-2
Settlement	N/a
Conclusion	Provisional grey belt



Assessment

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

Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Provisionally constrained: Abuts a series of small ancient woodlands.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 500-1000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (IH)

Site OGB38b-1

Site Details

Reference	OGB38b-1
Settlement	N/a
Conclusion	Not grey belt



Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chalfont St. Peter and Chorleywood but makes limited contribution to appreciation of the gap including noting no road connectivity in this area.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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

Site OGB38b-2

Site Details

Reference	OGB38b-2
Settlement	N/a
Conclusion	Not grey belt



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Assessment

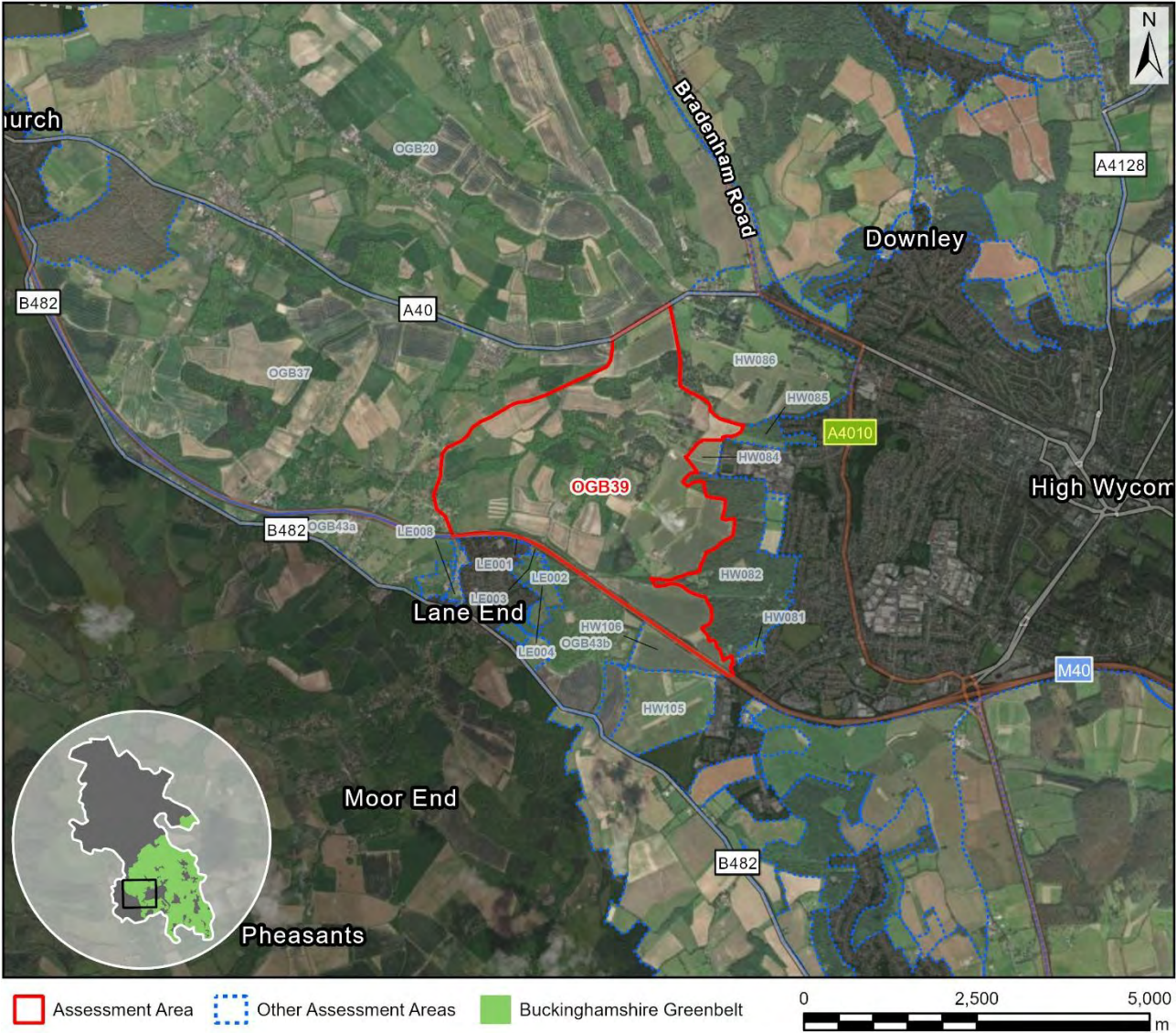
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chalfont St. Peter and Chorleywood but makes limited contribution to appreciation of the gap including noting no road connectivity in this area and onsite built form (Newlands Park).
Purpose 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 OGB39

Site Details

Reference	OGB39
Settlement	N/a
Conclusion	Not grey belt



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Assessment

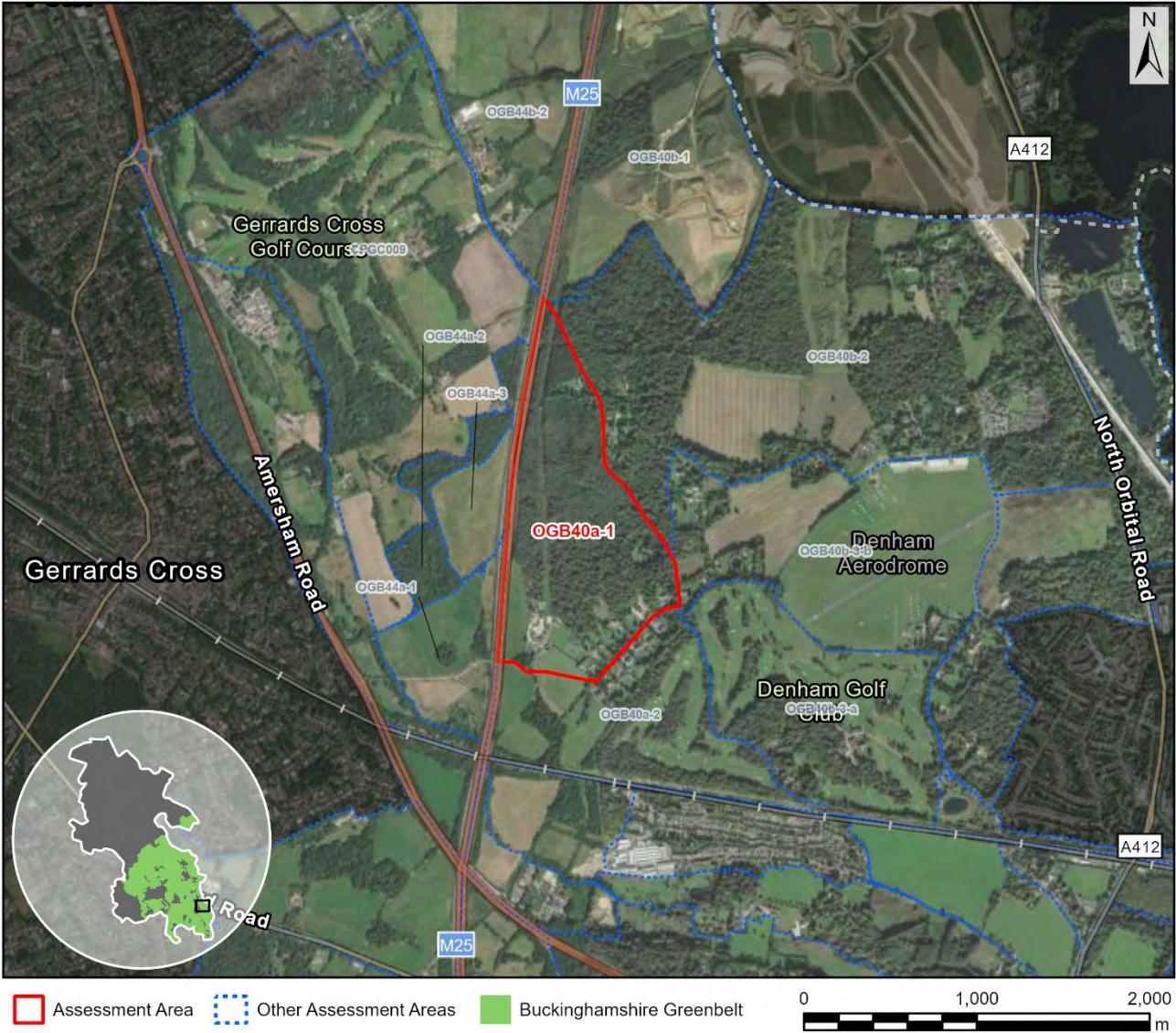
Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between High Wycombe and Stokenchurch and makes very limited contribution to appreciation of the gap. A very large rural gap would remain to the west.
Purpose D	None: No notable contribution
National Landscape (NL)	Constrained: Within the NL

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

Site OGB40a-1

Site Details

Reference	OGB40a-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

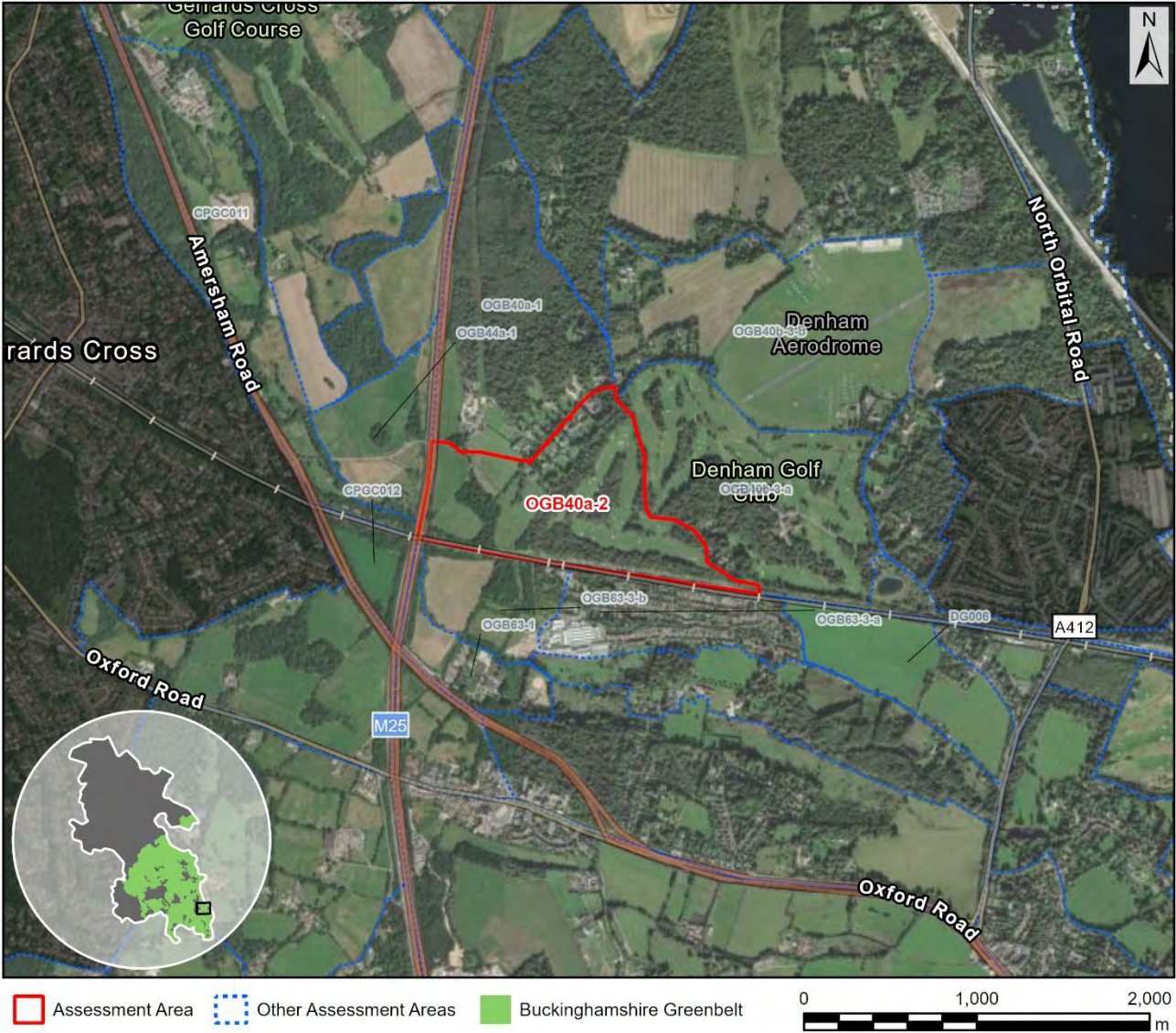
Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint

Biodiversity	Unconstrained: Distant from a habitat site or SSSI (circa 1.2km) but includes a Local Wildlife Site.
Irreplaceable habitat	Constrained: 62% ancient woodland with wider ancient woodland adjacent.
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 OGB40a-2

Site Details

Reference	OGB40a-2
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a substantial part of the gap between Chalfont St. Peter / Gerrards Cross and London but makes very limited contribution to appreciation of the gap. The gap is sensitive on account of washed over built form and major road corridors (also the train line), but the AA is not associated with the main connecting road corridors (but is adjacent to the train line).
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: 300m from a SSSI at its closest point and includes significant priority habitat. However, limited connectivity given intervening railway and built form, and it is noted the priority habitat (golf course) is not shown on historic mapping.
Irreplaceable habitat	Unconstrained (marginal): A large AA that abuts an ancient woodland to a small extent. However, comprises extensive wider priority habitat and is located between ancient woodlands.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: A large AA with one grade 2 listed building near adjacent.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site OGB40b-1

Site Details

Reference	OGB40b-1
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

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

Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Provisionally constrained: Partially abuts ancient woodland.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 1000-2000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (IH)

Site OGB40b-2

Site Details

Reference	OGB40b-2
Settlement	N/a
Conclusion	Not grey belt



Assessment

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

Biodiversity	Constrained: Adjacent to the Mid Colne Valley SSSI and includes significant ancient woodland including some designated as a LWS.
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 OGB40b-3-a

Site Details

Reference	OGB40b-3-a
Settlement	N/a
Conclusion	Provisional grey belt



Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a substantial part of the gap between Chalfont St. Peter / Gerrards Cross and London but makes very limited contribution to appreciation of the gap. The gap is sensitive on account of washed over built form and major road corridors (also the train line), and the AA includes open farmland that is briefly visible from the but the AA is not associated with the main connecting road corridors (but is adjacent to the train line). Onsite ancient woodland and wider woodland could act to restrict and contain any development.

Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Around 200m from a SSSI and contains priority habitat including ancient woodland. There is an intervening railway line but potentially a degree of hydrological connectivity noting a stream corridor linking to the SSSI. The SSSI (Old Rectory Meadows) is largely in unfavourable declining condition.
Irreplaceable habitat	Provisionally constrained: 12% ancient woodland plus significant wider priority habitat. Likely contributes to connectivity between ancient woodland patches at the landscape scale.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: A large AA adjacent to one listed building.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (BD, IH)

Site OGB40b-3-b

Site Details

Reference	OGB40b-3-b
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

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

Biodiversity	Unconstrained (marginal): A large AA that is around 450m from a SSSI, but there are few concerns noting that the AA comprises an airfield, plus the A412 is a barrier to accessing the SSSI and there is little to indicate that hydrological connectivity would be an issue.
Irreplaceable habitat	Provisionally constrained: 1% ancient woodland and limited wider priority habitat. Notably located in between numerous patches of ancient woodland.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: A large AA that comprises an aerodrome. There is a cluster of two listed buildings at the very edge of the AA, which can likely be appreciated from an important bridleway.
NL setting	Unconstrained: Distant from the NL (beyond 2km)
Conclusion	Provisional grey belt due to footnote 7 constraint (IH)

Site OGB41a-1

Site Details

Reference	OGB41a-1
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Beaconsfield and Chalfont St. Peter / Gerrards Cross and makes very limited contribution to appreciation of the gap. A large rural gap would remain, particularly to the east (south of Welders Lane).
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 a LWS ancient woodland but only to a limited extent. Includes some wider priority habitat. A central location between a series of ancient woodlands.
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 500-1000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Provisional grey belt due to footnote 7 constraint (BD)

Site OGB41a-2

Site Details

Reference	OGB41a-2
Settlement	N/a
Conclusion	Not grey belt



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Assessment

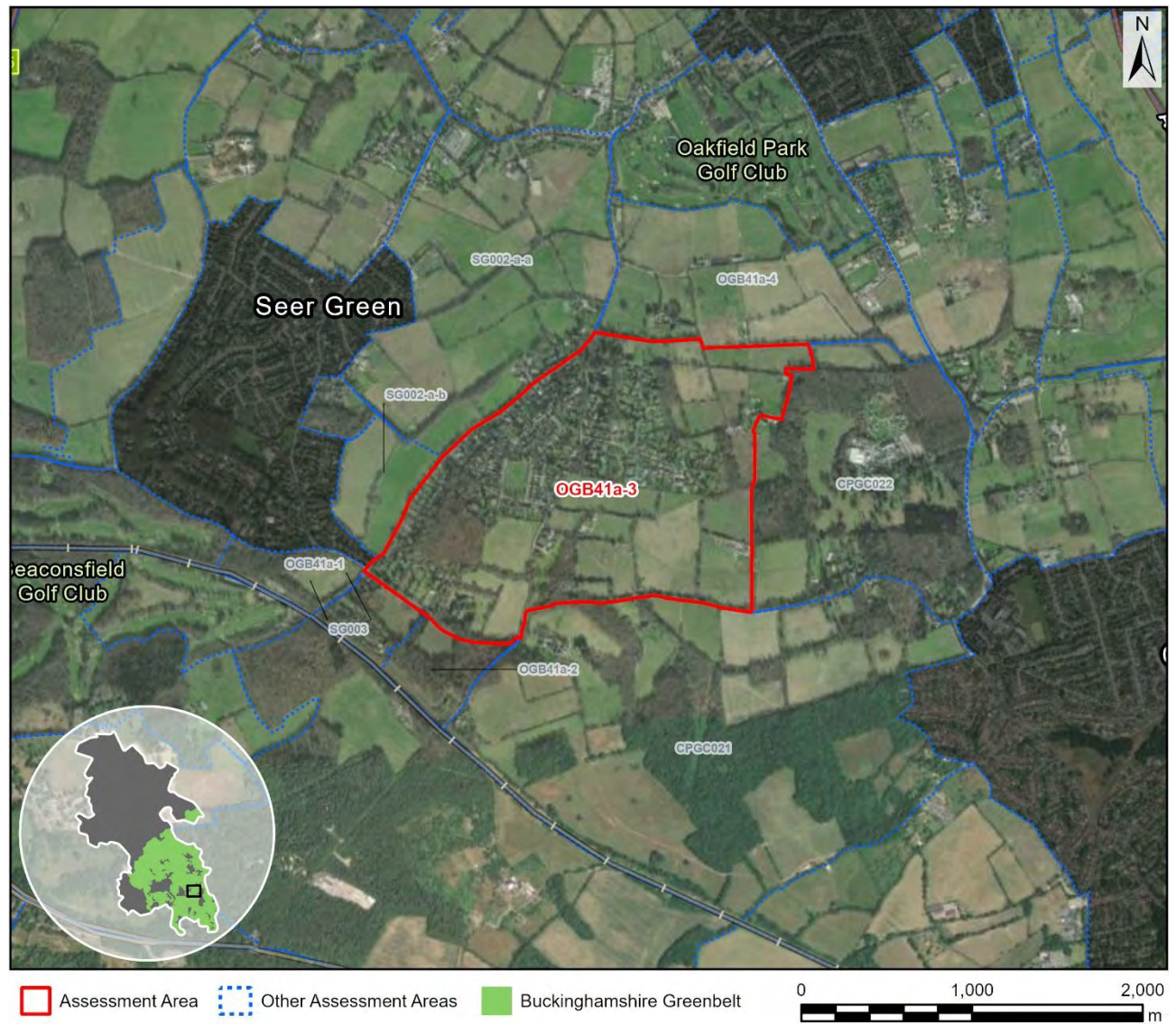
Purpose A	None: No notable contribution
Purpose B	Weak: The AA comprises a small part of the gap between Beaconsfield and Chalfont St. Peter / Gerrards Cross and makes very limited contribution to appreciation of the gap. A large rural gap would remain, particularly to the east (south of Welders Lane).
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 and a Local Wildlife Site.
Irreplaceable habitat	Constrained: 35% ancient woodland plus wider priority habitat. The woodland is a designated Local Wildlife Site and there is significant adjacent and nearby ancient woodland.
Local Green Space	Unconstrained: Not LGS
Historic environment	N/a: Already ruled out (IH)
NL setting	N/a: Already ruled out (IH)
Conclusion	Not grey belt due to footnote 7 constraint (IH)

Site OGB41a-3

Site Details

Reference	OGB41a-3
Settlement	N/a
Conclusion	Not grey belt



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Assessment

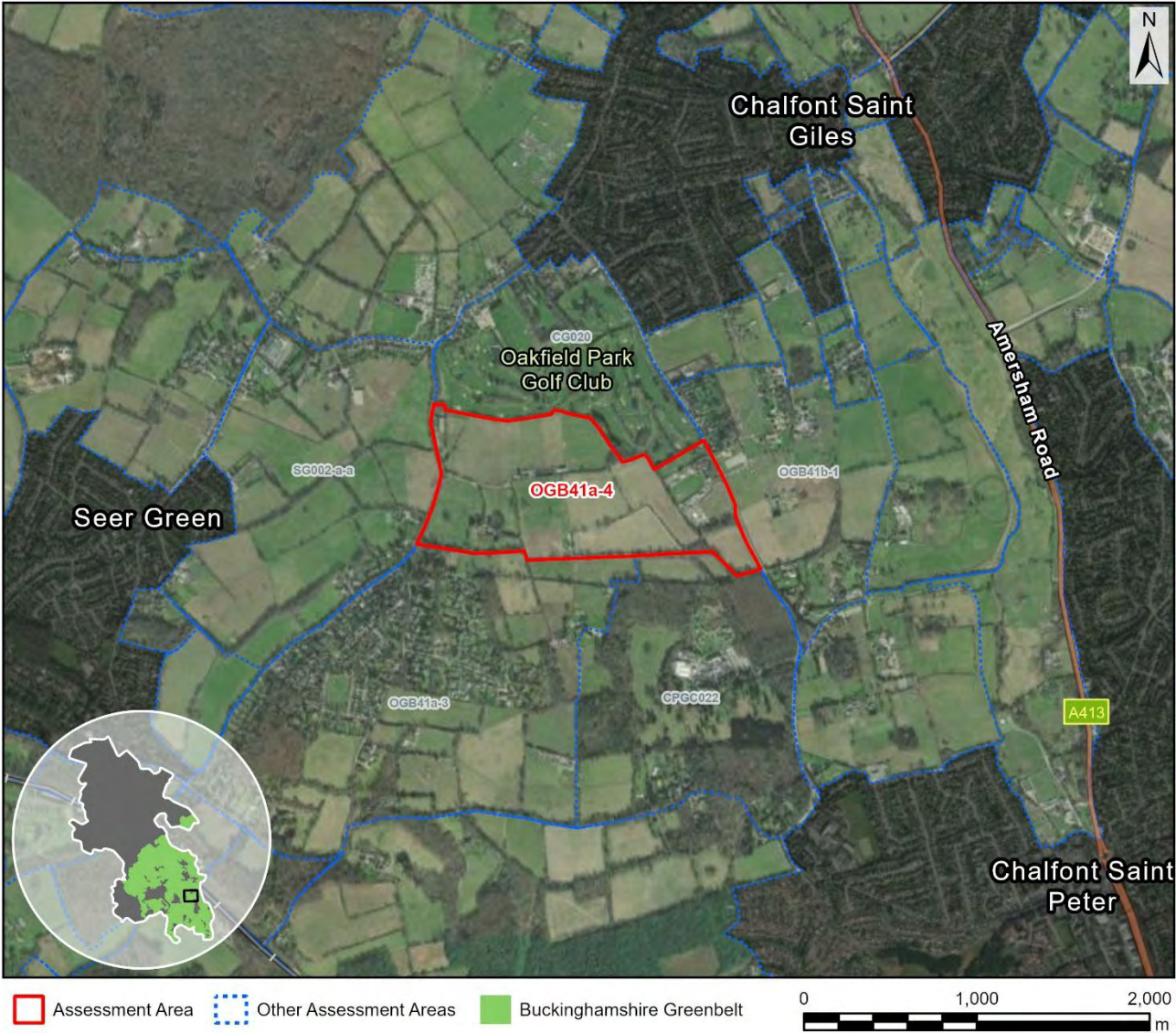
Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Beaconsfield and Chalfont St. Peter / Gerrards Cross but makes limited contribution to appreciation of the gap. Whilst development would impact the sense of settlement separation given existing development in the Seer Green / Jordans area, significant gaps would remain at the edge of Beaconsfield and Chalfont St. Peter.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Provisionally constrained: Within SAC impact zone. Includes 10 TPOs.
Irreplaceable habitat	Provisionally constrained: 5% ancient woodland.
Local Green Space	Unconstrained: Not LGS
Historic environment	Constrained (marginal): Includes the characteristic village of Jordans (see discussion of the unique heritage here: www.archaeologyuk.org/resource/jordans-village-heritage-walk.html) including the prominent grade 1 listed Quaker Meeting House, which is a visitor destination, and which benefits from a clear setting in the landscape. Outside of the conservation area there is a cluster of listed buildings at the edge of the AA, and another cluster is nearby. There is a youth hostel here and a network of footpaths, and the area is easily reached from London by train. However, there is extensive non-designated built form outside of the conservation area.
NL setting	N/a: Already ruled out (HE)
Conclusion	Not grey belt due to footnote 7 constraint (HE)

Site OGB41a-4

Site Details

Reference	OGB41a-4
Settlement	N/a
Conclusion	Grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter but makes limited contribution to appreciation of the gap, including noting existing built form and woodland to the south. The AA also makes a limited contribution to the gap between Chalfont St. Giles and Beaconsfield noting that Twitchells Lane is an important link with a rural character associated with Jordans and its Quaker Meeting House.
Purpose D	None: No notable contribution

National Landscape (NL)	Unconstrained: Not within the NL
Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: Clips SAC impact zone.
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained (marginal): Includes a cluster of two listed buildings, but these are set back from the road and so not very prominent (although there is a nearby footpath).
NL setting	Unconstrained: 500-1000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site OGB41b-1

Site Details

Reference	OGB41b-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Strong: The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter and makes a significant contribution to appreciation of the gap. Whilst there is onsite built form this is partly agricultural, and the AA sits in between two lanes that link the settlements.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: There is a near adjacent cluster of three listed buildings but set back from the road.
NL setting	Unconstrained: 500-1000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site OGB41b-2

Site Details

Reference	OGB41b-2
Settlement	N/a
Conclusion	Grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Moderate: The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter but makes limited contribution to appreciation of the gap. There is significant onsite built form, although it is important to note views across the valley 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: No notable constraint
Irreplaceable habitat	Unconstrained: No notable constraint
Local Green Space	Unconstrained: Not LGS
Historic environment	Unconstrained: No notable constraint
NL setting	Unconstrained: 500-1000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Grey belt as the AA does not make a strong contribution to any of the relevant Green Belt purposes and is judged unconstrained in terms of NPPF footnote 7.

Site OGB41b-3

Site Details

Reference	OGB41b-3
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Strong: The AA comprises a substantial part of the gap between Chalfont St. Giles and Chalfont St. Peter and makes a significant contribution to appreciation of the gap. This is an important sector of the Misbourne Valley, with potential for views from the A413 and the South Bucks Way.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Not within the NL

Flood risk	Unconstrained: No notable constraint
Biodiversity	Unconstrained: No notable constraint
Irreplaceable habitat	Unconstrained: One veteran tree.
Local Green Space	Unconstrained: Not LGS
Historic environment	Provisionally constrained: Includes a cluster of four listed buildings (a historic farm) but these are slightly set back from the road and not easily appreciated. This is the side of the Misbourne Valley.
NL setting	Unconstrained: 500-1000m from the NL and considered unlikely to fall within the NL setting (not assessed in detail).
Conclusion	Not grey belt as the AA makes a strong contribution to one or more of the relevant Green Belt purposes.

Site OGB42-1

Site Details

Reference	OGB42-1
Settlement	N/a
Conclusion	Not grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	Strong: The AA comprises a substantial part of the gap between Beaconsfield and High Wycombe and makes a significant contribution to appreciation of the gap. This is a large AA in the National Landscape with a range of features that could be drawn upon to preserve a substantial gap; however, the northern extent of the AA is associated with a somewhat sensitive gap because of washed over built form (Penn)
Purpose D	None: No notable contribution

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

Site OGB42-2-a

Site Details

Reference	OGB42-2-a
Settlement	N/a
Conclusion	Provisional grey belt



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Assessment

Purpose A	None: No notable contribution
Purpose B	None: No notable contribution.
Purpose D	None: No notable contribution
National Landscape (NL)	Unconstrained: Marginally intersects the NL (<1%)
Flood risk	Unconstrained: No notable constraint

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

Site OGB42-2-b

Site Details

Reference	OGB42-2-b
Settlement	N/a
Conclusion	Not grey belt



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Assessment

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

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