

Draft Buckinghamshire Green Belt Assessment

Appendix 3: National Landscape

February 2026

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Introduction

- A3.1. This appendix supplements Section 5 of the main report and specifically deals with Stage 1 of the footnote 7 assessment, namely assessment of AAs in respect of National Landscape (NL) constraint.
- A3.2. This appendix covers:
- Approach and method
 - Outcomes.

Approach and method

Introduction

- A3.3. This section covers the following:
- A summary of the approach taken
 - Justification for the approach taken
 - Supplementary discussion of the NL constraint

Summary

- A3.4. As discussed in Section 5, the approach taken is to conclude that all AAs that entirely or mostly **intersect** the Chilterns NL are 'constrained' such that they are not grey belt. AAs that significantly intersect the NL are then judged 'provisionally constrained' such that they can be provisional grey belt (subject to wider factors) but cannot be grey belt.

Justification for the approach taken

- A3.5. It is considered appropriate to take a 'blanket approach' of ruling out grey belt within the NL – for the purposes of this study – for the following reasons:
- NPPF footnote 7 – lists NLs and, whilst it is recognised that NLs differ to other designations listed on account of covering a far more extensive area, there is no indication within Green Belt PPG that NLs should be treated any differently on this basis as part of work to identify grey belt.
 - The NPPF – is clear that: *“Great weight should be given to conserving and enhancing landscape and scenic beauty in... National Landscapes which have the highest status of protection in relation to these issues.”*
 - Other government statements – the Government's response to the 'proposed reforms to the NPPF and other changes to the planning system' consultation (2025) stated: *“We have made changes to ensure that the protections given to other protected areas, as listed in footnote 7... **are not weakened** by our changes to Green Belt policy [i.e. grey belt].”*

- PPG wording – as discussed in Section 5 of the main report, the PPG refers to NPPF footnote 7 constraints that [emphasis added]: “... ***potentially provide a strong reason for refusing or restricting development of the assessment area.***” As part of this, Section 5 discusses how where development within an AA would need to be unusually restricted there is a case to suggest that the AA should not be identified as grey belt, and that will often be the case for AAs within the NL. Finally, it can be suggested that the matter of concluding a “strong reason” is context dependent and the primary context here is the emerging Buckinghamshire Local Plan, as part of which there will be ample opportunity to avoid growth in the NL.
- Legal duty – there is a new “general duty” on local authorities to “seek to further” the purposes of NLs following the Levelling Up and Regeneration Act 2023, which is a notable evolution from the previous duty which was to “have regard to” such purposes. Recent legal cases have found that the implications of the new duty must not be over-stated.¹ However, the duty lends weight to an argument that NLs are a significant constraint for the purposes of identifying grey belt.
- Precedents from appeal decisions – are emerging all the time, and must be drawn upon with caution, including because they can conflict. However, with regards to matter of grey belt within a NL we are aware of just one precedent at the time of writing,² where the Inspector stated:

“... Footnote 7 relates to land with a special national designation including National Landscapes. Given the guidance applying in section 15 of the Framework about the high level of protection applying in the national landscape and my conclusions in the second issue, about the harm that the proposal would cause to the landscape character and appearance of the [NL], I find that the appeal site should not be regarded as grey belt...”
- Scope of the study – it is beyond the scope of a GBA to comprehensively assess an extensive area of NL with a view to identifying land that makes limited contribution to the purposes and objectives of the NL to the extent that it can be grey belt. It can be noted that a Chilterns National Landscape Boundary Review was ongoing for several years before being cancelled in 2025 (discussed [here](#)). The challenge is further highlighted by the settlement-specific and AA-specific discussions presented below.
- Guidance – in any case, there is no guidance regarding ‘where to draw the line’ in respect of land not contributing to NL purposes to the extent it can be grey belt.

¹ In Campaign for the Protection Of Rural England, Kent Branch, R (On the Application Of) v Secretary Of State For Housing Communities And Local Government [2025] EWHC 1781 (Admin), CPRE Kent argued that planning permission must be refused “for any development of land which is found to be in any way harmful to the natural beauty of a protected landscape, however limited and temporary that residual harm...” However, the judge could not accept “that the qualified language of section 85(A1) of the 2000 Act, even in its strengthened terms, can be construed in such a way as to have that effect”. He stated: “The qualified duty... is simply incapable of being read in that way. Nor is it possible to discern... a legislative intention to displace the essentially evaluative basis for determination of planning applications... in the way in which the claimant contends.” The judge added that the “socio-economic consequences of the claimant’s approach... would be truly remarkable” and that the planning authority’s function of evaluating the planning balance “would be reduced to a single determining factor...”

² APP/M2270/W/25/3361716 (July 2025) relating to a development of mobile homes in Tunbridge Wells District.

- Major development – it is recognised that there is a distinction between: A) ‘major development’ in NLs, which the NPPF states must be approved only in ‘exceptional circumstances’; and B) development that does not reach the threshold of ‘major’. However, there is no clear definition of ‘major development’, with the NPPF stating only that:

... whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes [of the NL].”

- Washed over built form – it is recognised that there is considerable built form within the NL that is washed over by the Green Belt, including entire small villages. However, built form can contribute to the NL.

A possible alternative approach

- A3.6. Because it is beyond the scope of this study to differentiate between AAs in terms of NL sensitivity (this is further evidenced by the settlement and AA-specific discussions presented below) a blanket approach is essential.
- A3.7. In turn, the only alternative approach would involve concluding that all AAs in the NL are ‘provisionally constrained’ such that they can be ‘provisional grey belt’ (where a final decision on whether each AA is provisional grey belt or grey belt must account for wider factors other than the NL).
- A3.8. However, this approach is not favoured, in light of the discussion above. Also, it would result in a situation whereby highly valued parts of the Chilterns are provisionally designated as grey belt, which would risk conflicting with the spirit of the new grey belt designation. It is recognised that many of the most iconic locations in the Chilterns are constrained in wider NPPF terms, particularly on account of SSSI designation or historic environment designations. However, there are extensive parts of the NL within the study area that are clearly *not* low performing in NL terms but where ‘wider NPPF footnote 7 constraints’ are limited, often to dispersed patches of ancient woodland (typically hanger woodlands) and sporadic listed buildings (plus it can be noted that common land is not an NPPF footnote 7 constraint). Examples are the Chess Valley and Misbourne Valley and the associated network of dry valleys (e.g. around Chesham). It can be noted that there are no SSSIs across the entire sector of the NL between Wendover, High Wycombe and Little Chalfont, and ancient woodland is highly fragmented across this area (which creates a challenge in terms of concluding that ancient woodland constraint precludes grey belt).

Supplementary discussion of the NL constraint

- A3.9. This section aims to evidence the wide-ranging and multi-faceted nature of the NL constraint within the study area. There are three sub-sections:
- 1) An introduction to the defined special qualities of the Chilterns NL
 - 2) A discussion of each of the NL settlements in turn
 - 3) A discussion of the constraint affecting select smaller AAs

The defined special qualities

A3.10. A starting point is the list of defined special qualities of the Chilterns NL as set out in the Chilterns National Landscape Management Plan:

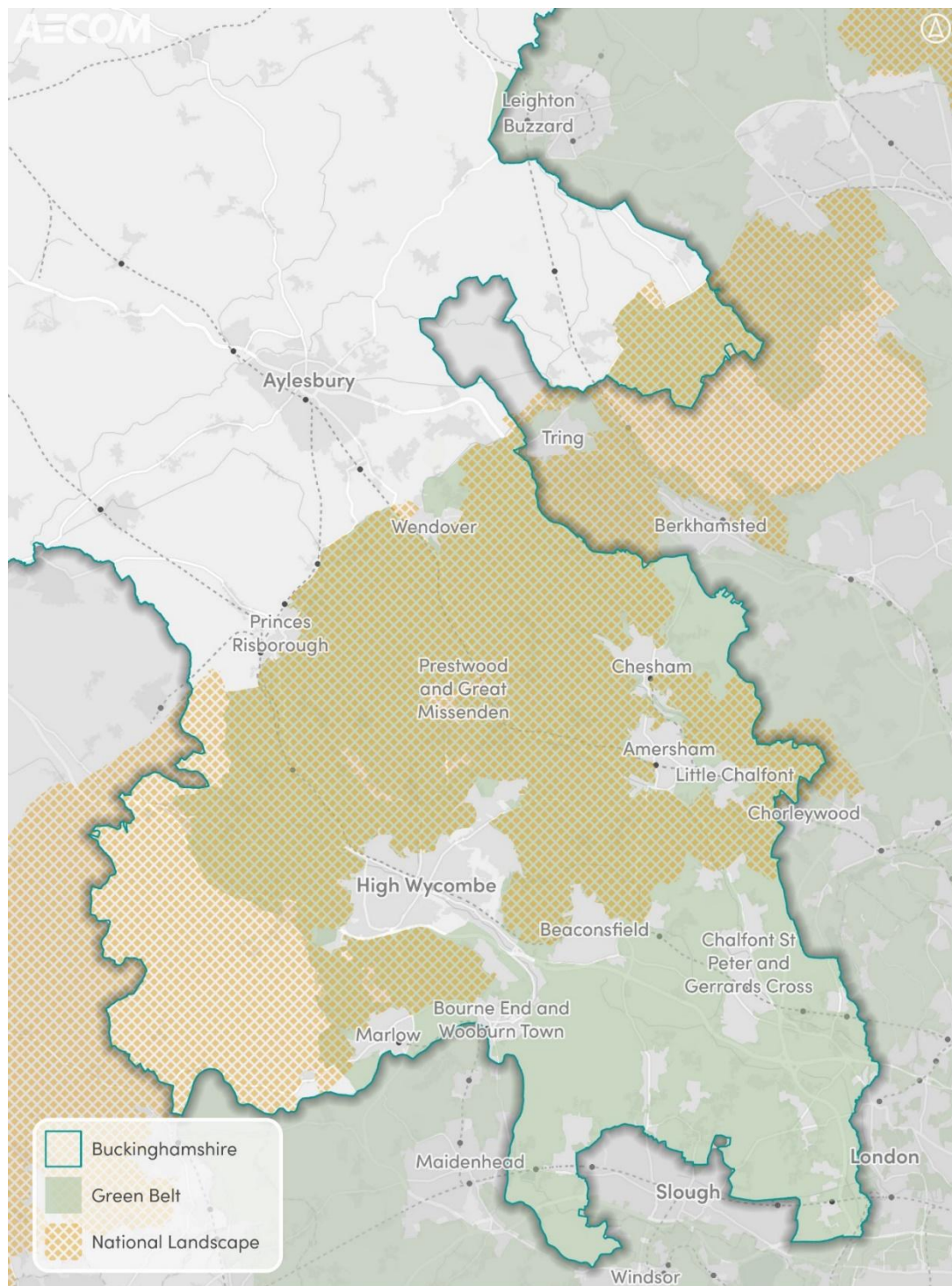
- A dramatic **chalk escarpment**, a globally rare landscape type which gives rise to rare ecology and distinctive cultural heritage.
- Panoramic **views** from and across the escarpment interwoven with intimate **dip-slope valleys** and rolling fields.
- Nationally important concentrations of **chalk grassland**, extremely diverse in flora and fauna, and home to some scarce and threatened species. Once extensive, the chalk grassland now only covers 1.5% of the National Landscape mostly in small fragments. Species for which the National Landscape is particularly important include Chiltern gentian, wild candytuft, pasque flower, silverspotted skipper and glow-worm.
- **One of the most wooded landscapes in England**, with 24% woodland cover concentrated in the central and southern areas; 56% of the woodland is Ancient, a particularly rich, distinctive and prominent feature, including the Chilterns Beech Wood Special Area of Conservation; significant box, juniper and beech yew woods; many veteran trees and relict wood pasture.
- Nine precious **chalk streams**, a globally scarce habitat and home to some of the UK's most endangered species...; numerous chalk springs occur along the base of the escarpment.
- Significant ancient **hedgerows**, hedgerow and field **trees, orchards** and **parkland** weaving across farmland that covers approximately 60%...
- A dense network of **2000km of rights of way**; two National Trails, the Ridgeway and Thames Path; notable regional routes such as the Chiltern Way and the Chilterns Cycleway.
- Over 2,300 ha of **common land, heaths and greens**, rich in wildlife and cultural heritage; 3700ha of Open Access land.
- Numerous **ancient routeways** and sunken lanes including the Icknield Way, considered by many to be the oldest road in Britain.
- **Distinctive buildings** made from local brick, flint and clay tiles; many attractive villages, popular places to live in and visit; many notable individual buildings and follies including **stately homes**, monuments and mausoleums; a wealth of **medieval churches**, many built from flint
- An **industrial heritage** around wood-working, furniture making, chalk quarrying, brick making, and food production with windmills and watercress beds.
- An extensive and diverse **archaeological landscape**, including ancient parish boundaries, medieval field patterns and Iron Age hillforts; extensive remnants of woodland heritage including sawpits, charcoal hearths and wood banks.

- Relative tranquillity and peace **on the doorstep of ten million people**, one of the most accessible protected landscapes in Europe; relatively dark skies, of great value to human and wildlife health; unspoilt countryside, secret corners and a surprising sense of remoteness.

A3.11. These characteristics vary both at a broad scale (e.g. the escarpment versus the dip slope) and at a fine grained scale (e.g. settlement by settlement).

N.B. an interactive map showing topography is available [here](#).

Figure A3.1: The Chilterns National Landscape across the study area



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Discussion of NL settlements

- A3.12. Presented below is a discussion of the NL constraint for each of the relevant settlements. The aim is not to provide a comprehensive picture, but to give a flavour for the varying nature of the NL constraint across the study area.

Wendover

- A3.13. Wendover is located at the foot of the Chilterns escarpment in between its two highest points, namely Coombe Hill / Bacombe Hill to the west and Wendover Woods to the east. Wendover is an important gateway to the Chilterns given a good train service, numerous long distance paths pass through or close by and Wendover is also a key link between the Chilterns and the Grand Union Canal. However, land within the NL to the west of Wendover is heavily affected by HS2 construction works.
- A3.14. Finally it is important to note that land to the north of Wendover falls within the Green Belt but outside of the NL. This includes Halton Camp (RAF Halton), which is an existing allocation for 1,100 homes.

Princes Risborough

- A3.15. Princes Risborough is similarly located at the foot of the escarpment but is perhaps less closely associated with the escarpment than is the case for Wendover, in that high points / sensitive locations along the escarpment are concentrated to the east / northeast of the town. In particular, the town is closely associated with Whiteleaf Hill where there is an iconic chalk cutting of a cross, and then to the northeast are other important points along the escarpment including Chequers and Beacon Hill.
- A3.16. Princes Risborough is located at the edge of the NL but all Green Belt land surrounding Princes Risborough falls within the NL.
- A3.17. A final point to note is Monks Risborough at the northern edge of Princes Risborough, where there is a railway station that is very close to the Green Belt and, in turn, is a focus of discussion in Appendix 1, above.

Prestwood and Great Missenden

- A3.18. These are quite distinct settlements in NL terms but considered as a single settlement for the purposes of GBA because they share an inset boundary. Both settlements are washed over by the NL.
- A3.19. Beginning with Great Missenden, the village is a visitor destination due to its associations with Roald Dahl and is known as a picturesque historic village associated with the River Misbourne (a chalk stream) and Missenden Abbey, with opportunities to walk along the river valley to Little Missenden and on to Old Amersham (hence there is good potential for a walk between railway stations with a good service to London). The edge of the village is, however, influenced by the railway line and the A413.

- A3.20. Prestwood is a mainly 20th century settlement associated with a plateau of raised land between the Misbourne and Hughenden valleys to the east and west respectively, plus there is a dry valley to the north. There is undeveloped land surrounding Prestwood that is relatively flat (in the context of the NL), i.e. associated with the plateau, but there is a clear need to guard against the settlement 'spilling' downhill, i.e. beyond the plateau confines. Also, maintaining settlement separation is likely a NL consideration, including noting the extent of built form that is washed over by the Green Belt.
- A3.21. Prestwood is notable for not being associated with any long distance paths, unlike all of the settlements discussed above. However, it is important in terms of linking well to High Wycombe including the Hughenden valley at the edge of High Wycombe, which is an important feature within the Chilterns.

Great Kingshill

- A3.22. Great Kingshill is located to the south of Prestwood and is similarly associated with the raised land between Misbourne and Hughenden Valleys, and there is similarly limited historic environment constraint. However, Great Kingshill is located on less elevated land relative to Prestwood, reflecting the southwards dip of the Chilterns.
- A3.23. The village is likely less sensitive than the settlements discussed above, for example recognising lower land and because it is difficult to suggest that this is a significant visitor destination within the Chilterns.
- A3.24. However, there is a sensitivity relating to proximity of the Hughenden valley (including Hughenden Manor) at the edge of High Wycombe. Also, a sensitivity is around maintaining a strong sense of settlement separation with Widmer End and Holmer Green at the edge of High Wycombe.

Naphill and Walters Ash

- A3.25. Naphill and Walters Ash is associated with a distinct ridge of raised land between the Hughenden valley to the east and a valley to the west that is associated with the transport corridor between High Wycombe and Princes Risborough. Again it is the case that the village is washed over by the NL.
- A3.26. The village is linear in form and land to the west of the village comprises extensive internationally designated (SAC) ancient woodland and open access / common land associated with the valley side, including a large area owned and managed by the National Trust (the Bradenham Estate).
- A3.27. Land to the east of the village is less sensitive, and there is some undeveloped relatively flat land between the settlement edge and the crest of the Hughenden valley. However, this sector of land is limited in extent and the nearby valley side is associated with ancient woodlands.
- A3.28. The village links very closely to High Wycombe, and overall it is clear that NL sensitivity is higher than Great Kingshill. A sensitivity is maintaining a strong sense of settlement separation with Downley at the edge of High Wycombe and also the washed over settlement of Hughenden Valley.

High Wycombe

A3.29. High Wycombe is a large town strongly associated with the Chilterns, not least because of its heritage of chair-making linked to beech woodlands. Taking sectors in turn (within the NL unless otherwise stated):

- West – much of the urban edge has clear NL sensitivity relating to dry valleys and associated ancient woodlands and also, in the north of this area, the Wye Valley linking to West Wycombe is a key feature within the NL. However, in the far south the M40 is an urbanising influence
- Northwest – this area is highly sensitive particularly on account of the West Wycombe Estate which is owned and managed by the National Trust and an important visitor destination. Between West Wycombe and Downley there are also clear sensitivities associated with rolling hills and a network of public rights of ways (including a sunken lane) and ancient woodlands, and then Downley Common is a large conservation area.
- North – this sector is associated with the Hughenden valley, which is a key feature of the edge of High Wycombe and even potentially at the scale of the Chilterns.
- Northeast – High Wycombe has expanded in this direction up onto and then across a broad plateau (enveloping a large ancient woodland in the process), and there is some undeveloped land associated with the plateau, but this land falls outside of the NL.
- East – there is a committed strategic urban extension here that is yet to come forward, which serves as a reason to suggest limited further growth potential, in terms of avoiding/managing NL impacts. There is historic environment sensitivity at Penn and Tylers Green, there is biodiversity constraint in the form of a chalk grassland SSSI and three small patches of ancient woodland, and there is also a degree of historic environment constraint relating to locally listed [Rayners](#).
- South – the M40 defines the southern extent of High Wycombe and, given that land to the south falls within the NL (other than around Wycombe Airpark at Booker), it is very difficult to envisage any case for growth here. To the southeast land falls outside of the NL but this is the valued Wye valley, with its historic association with mills and the London Road.

Chesham

A3.30. Chesham is strongly associated with the upper reaches of the River Chess and an associated series of valleys and ridges that radiate out from the town in a very distinct fashion that is widely appreciated. Chesham has a valued old town and wider heritage, and there are also notable densities of listed buildings in the countryside surrounding the town. Also, Chesham is highly accessible via the Metropolitan Line and there are two long distance paths, including the Chess Valley Walk between underground stations.

A3.31. These points all suggest considerable NL sensitivity.

- A3.32. With regards to the sector of land to the east that falls outside of the NL, this is associated with the western edge of a broad plateau of land that dips to the southeast and includes the valued Tylers Hill / Leyhill Common area.

Amersham

- A3.33. Amersham has a distinct Old Town associated with the Misbourne valley and the A413 corridor, and a new town known as Amersham-on-the-Hill that was developed as part of 'Metroland' in the early 20th century.
- A3.34. Beginning with Old Amersham, it is of considerable renown and there is no doubt that the NL setting contributes to its significance. It is a visitor destination and can be accessed from Amersham station.
- A3.35. Amersham-on-the-Hill is less sensitive in NL terms, but there are none-the-less clear sensitivities associated with the Chess valley to the north (and the sensitive gap to Chesham) and the Misbourne valley to the south. Land to the west and east is associated with the relatively flat plateau and land to the east falls outside of the NL but links quite closely to the Chess valley.

Little Chalfont

- A3.36. Little Chalfont was primarily developed in the 20th century and overall there is relatively limited NL sensitivity, recognising that the NL does not entirely surround the (small) town and given that this is the Chilterns dip slope. However, there are some distinct sensitivities, plus it is important to again say that Little Chalfont is easily accessed by train from London.
- A3.37. Taking sectors in turn:
- North – this is the primary area of NL sensitivity given the Chess valley, although many who walk the valley via underground stations will bypass Little Chalfont.
 - West – there is a sensitive gap to Amersham that falls outside of the NL but where there are potentially NL setting considerations, given links to the Chess valley.
 - Southwest – again a sensitive gap to Amersham that mostly falls outside of the NL, but there are clear links to the NL namely the Misbourne valley.
 - Southeast – land here falls within the NL, but this is firmly the Chilterns dip slope. This area is poorly accessible by public right of way, but there is an important network of lanes and ancient woodlands plus many large houses including from the early 20th century likely to have a degree of heritage value (recalling close links to London in this part of the Chilterns).
 - East – this is the gap to Chorleywood and falls within the NL (other than an area at the edge of Little Chalfont that has permission for 380 homes). The north of this area is associated with a plateau above the Chess valley and the gap to the historic village of Chenies. The centre and south is then associated with A404 and views south across a valley (along which runs the railway line) towards woodlands. Whilst likely not one of the more sensitive parts of the NL, recalling that this is firmly the dip slope, there are nonetheless distinct sensitivities.

Lane End

- A3.38. Lane End is at the northern extent of the Hambleden valley, which is a very important feature within the Chilterns. There are also NL sensitivities relating to close links to High Wycombe and given heritage value associated with an important network of commons. However, there has been quite extensive modern expansion and the M40 is a major urbanising influence.

Marlow Bottom

- A3.39. Marlow Bottom comprises a dry valley north of Marlow that was developed in the 20th century. The valley sides are associated with a network of ancient woodlands, the Chiltern Way passes through this area, and it is also noted that there are extensive views across the Thames valley from the Wycombe Road to the east. To the south is a sensitive gap to Marlow, where the land serves a green infrastructure role in terms of linking Marlow to the NL, and from where there are views across the valley including Marlow Church.

Marlow

- A3.40. Marlow is a historic town associated with the River Thames and a visitor destination. The NL skirts around the northern edge of the town, bar one small area, whilst land to the south of the town is associated with the River Thames. Taking the sectors around the northern edge of the town in turn:
- West – there is clear sensitivity associated with the road to Henley, along which there is heritage sensitivity, and two long distance paths (including the Chiltern Way) that link to important woodlands and then on to the Hambleden valley (a very highly valued Chilterns valley).
 - Northwest – there is a small sector of land that falls outside of the NL but where NL setting is a consideration, including noting attractive Bovington Green, where there is a pub and through which passes the Chiltern Way. North of here is then an undeveloped dry valley associated with Mundaydean Lane, which is a dead end and so a route for walkers and cyclists wishing to access the Chilterns. This is an attractive valley, and the former Marlow workhouse adds to interest.
 - North – is the aforementioned sensitive gap to Marlow Bottom.
 - Northeast – is the aforementioned Wycombe Road and the Rebellion Brewery at the edge of the town is another important feature; also there is a vineyard in this area. There is quite a strong sense here of leaving Marlow and the Thames Valley entering into the Chilterns.
 - East – is major infrastructure the form of the A404 and its junction with the A355, and a large industrial estate is nearby. These are significant urbanising influences, and this is firmly the Chilterns dip slope, but there are sensitivities relating to Thames corridor and the gap to Little Marlow and on to Bourne End. There is a large hanger woodland to the north.

Beaconsfield

- A3.41. Beaconsfield has compact and highly valued Old Town along with an extensive New Town associated with Metroland, in a similar fashion to Amersham. The NL wraps around the northern half of the town, which comprises the New Town but also the historic settlements of Knotty Green and Forty Green at the edge of the New Town.
- A3.42. There are clear sensitivities within most of the sectors that fall within the NL, including at Forty Green where the Royal Standard Pub is a visitor destination and the start of Chiltern Way, and to the east where there are close links to Penn and on to High Wycombe and to the northeast where there is a very extensive and highly accessible area of ancient woodland.
- A3.43. To the west land that is adjacent to the NL has clear links to the NL as this is an attractive and highly accessible dry valley.

Flackwell Heath

- A3.44. Flackwell Heath is strongly associated with a ridge of raised land between the Wye valley to the north and the Thames valley to the south, and it is land to the south that falls within the NL. Sheepridge Lane is a link to the Thames valley, and the Chiltern Way passes through this area, linking to a large valley-side ancient woodland.

Bourne End

- A3.45. Bourne End is associated with the confluence of the River Thames and the River Wye and has clear sensitivities accordingly, but there are limited NL sensitivities recognising that the NL extends only to the northwest edge of the town. This edge of the town can be considered an important gateway to the Chilterns recognising the presence of the conservation area and close links to the Thames Path including because there is a car park here located next to a popular pub.

Chalfont St Giles

- A3.46. Chalfont St. Giles is located adjacent to the south of the NL, and this is the far extent of the dip slope suggestive of relatively limited sensitivity. However, on the other hand, there are clear NL sensitivities relating to:
- The historic village centre – is a visitor destination and the confluence of the Chiltern Way and South Bucks Way long distance paths.
 - The River Misbourne (chalk stream) and the Misbourne valley – along which runs the A413 which is a key route linking to London.
 - Hodgemoor Woods – is a large, highly valued (including in historic environment terms) and highly accessible ancient woodland.
 - Raised ground to the northwest – from where there are views both north along the Misbourne Valley and south across the Thames Valley.

- East – there is historic environment interest here relating to the close association of this area with London (as discussed in the context of Little Chalfont), and the Chiltern Open Air Museum is also of note.

Seer Green

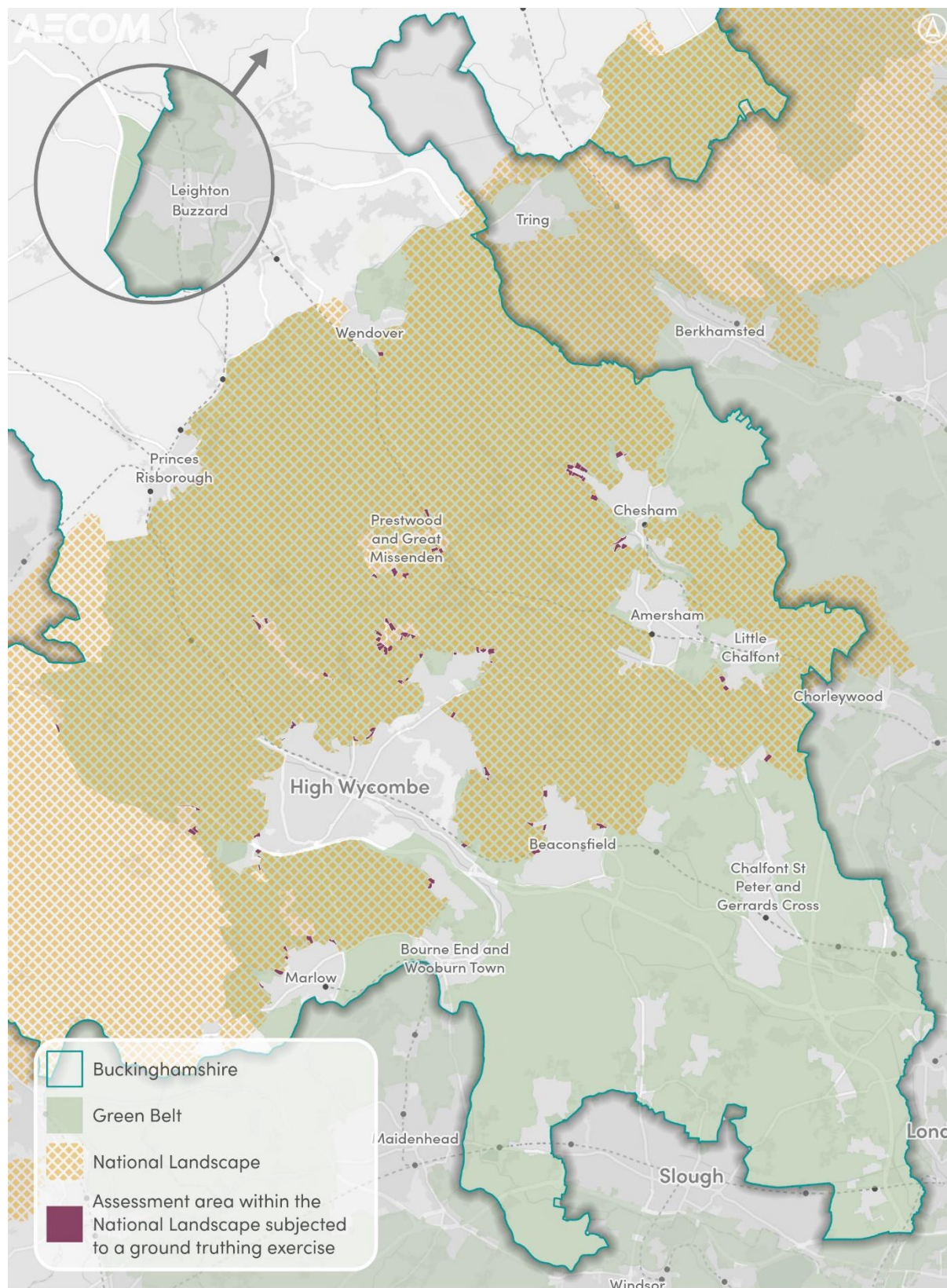
- A3.47. There are prominent rolling fields but as the far extent of the dip slope it is difficult to suggest particular sensitivity. To the west of the village is a network of ancient woodlands.

Chorleywood

- A3.48. Chorleywood is located at the far extent of the Chilterns dip slope but there are important NL sensitivities, including recognising that Chorleywood is highly accessible from London. This is primarily the case for the NL north of Chorleywood, where Chorleywood Common is a visitor destination and links Chorleywood Station to the start of the Chess Valley Walk.
- A3.49. The NL to the west of Chorleywood has broadly been discussed above under the Little Chalfont and Chalfont St. Giles headings and is less sensitive although the Chiltern Way does pass through this area.

Discussion of select AAs

- A3.50. As a further exercise aimed at evidencing the blanket approach whereby all AAs within the NL are judged to be constrained to the extent that they are not grey belt, this section considers select AAs with characteristics *potentially* suggestive of more limited constraint.
- A3.51. Specifically, Table A3.1 presents a discussion of 64 AAs that are: A) adjacent to an inset settlement and B) relatively small, specifically smaller than 4 ha if adjacent to a town or 2ha if adjacent to a village.
- A3.52. These AAs are shown in Figure A3.2 and can be scrutinised in further detail via the interactive web map.
- A3.53. The assessment finds that:
- 46 AAs make a clear contribution to the NL.
 - For 19 AAs there is *perhaps* a case to suggest limited contribution.
- A3.54. This ground truthing exercise suggests that whilst there are not extensive parts of the NL that do not make a significant contribution to NL purposes, there may be some very localised areas where this is the case.
- A3.55. Whilst it is beyond the scope of this current GBA to comprehensively work through a process to identify such areas, moving forward work to identify grey belt within the NL can and likely will be an ongoing exercise.

Figure A3.2: AAs within the NL subjected to a ground truthing exercise

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Table A3.1: NL constraint affecting smaller AAs adjacent to an inset settlement

AA ref.	Settlement	Size (ha)	Contribution to purposes	Commentary
BF003	Beaconsfield	3.7	Clear	Includes some built form but also mature trees and meadow priority habitat adjacent to an ancient woodland. Also, an important footpath intersects the AA, which is linked to a small car park used by walkers accessing the nearby woods and wider NL.
BF023	Beaconsfield	3.5	Clear	Highly visible and something of a 'gateway' to a valued valley (associated with two nature reserves). Nearby to heritage assets and partly comprises a Local Wildlife Site.
BF025-b	Beaconsfield	1.8	Less clear	Includes significant built form, and whilst there is priority habitat at the edge of the site, which links to ancient woodland in the NL, this could be avoided. There is an adjacent footpath, and it is recognised that this part of Beaconsfield is popular with walkers noting the nearby Royal Standard pub (a visitor destination), but this particular footpath is perhaps not as important as others nearby.
BF026	Beaconsfield	1.8	Clear	Comprises ancient woodland and is a key location for walkers, with the Chiltern Way and Royal Standard pub both adjacent.
BF030	Beaconsfield	3.1	Less clear	A very well-contained and not easily viewed parcel of land. Influenced by adjacent 20th century properties. There is only a very brief view from the adjacent footpath, and it seems unlikely that this is one of the more important footpaths in the area. There is an adjacent ancient woodland, but it is not accessible.
CH021	Chesham	2.5	Clear	Strongly associated with a cluster of three listed buildings including one that is grade 2*. A gateway to the town.
CH022	Chesham	3.2	Less clear	This is quite steeply sloping land but very well screened from the adjacent B485. There is a glimpsed view from Drydell Lane, which is located to the north on the opposite side of the valley, and there is a historic house (not listed) in the foreground of this view. Development would represent a finger of development extending into the NL, but this would be somewhat characteristic of Chesham.
CH023-a	Chesham	3.8	Clear	A stream corridor / flood meadow adjacent to the conservation area.
CH030	Chesham	3.7	Clear	Comprises a row of detached homes fronting Pednor Road with long gardens extending up the valley side. As such, the AA makes a contribution to one of the distinctive valleys that extend out of Chesham. Also, a footpath is adjacent, and the mature gardens may contribute to a valley-side ecological network.

AA ref.	Settlement	Size (ha)	Contribution to purposes	Commentary
CH033-a	Chesham	1.5	Less clear	Comprises the grounds of a large house with historic character (locally listed) and other open land formerly associated with Chartridge House (now redeveloped). The land is associated with the plateau that is mostly developed as Chartridge, and the valley side to the south is a golf course, which may limit sensitivity. There is a historic field boundary within the site that could contain growth to the less sensitive northern part, but there would be a risk of growth extending south. It should be noted that the historic house is located outside of the NL.
CH034	Chesham	3.9	Less clear	Adjacent to Chesh033a but considered slightly more sensitive in landscape terms, as the land rises slightly and the adjacent built form is frontage development along Chartridge Lane. A historic field boundary could contain growth; this is a plateau that is mostly developed as Chartridge; and the valley side to the south is a golf course.
CH035	Chesham	2.8	Clear	Adjacent to Chesh034 and comprises a golf course club house and part of the course. Despite the built form of the golf course and also extensive screening by conifers, this land does mark a transition from the village to NL. Also adjacent Westdean Lane is very narrow and steep, characteristic of the NL in the area.
CH036	Chesham	3	Clear	Includes three grade 2 listed buildings in mature grounds including with some priority habitat. Clearly marks the transition from Chartridge to the NL and there is an adjacent bridleway.
CH037	Chesham	3.4	Less clear	Comprises a park homes site, which reduces sensitivity, but visual impact of the park homes is likely limited relative to two storey housing. This is a steeply sloping valley side; the site does not relate well to the settlement edge; and a bridleway is adjacent.
CH038	Chesham	3.3	Clear	Adjacent to Chesh038 and could be considered in combination. There is a degree of containment by field boundaries (not shown on historic mapping) and some limited built form, but this is a steeply sloping valley side, and a bridleway (historic lane) is adjacent, from which there are extensive views.
CH046	Chesham	3.9	Clear	There is a degree of containment given built form and recently planted woodland. However, dependent on hedgerow height (see historic Google Streetview imagery) this marks a transition from Chesham to the NL, and a footpath is adjacent that forms part of an important wider network.
CH047	Chesham	0.5	Clear	Comprises a valley side woodland adjacent to ancient woodland.

AA ref.	Settlement	Size (ha)	Contribution to purposes	Commentary
GK006	Great Kingshill	1.8	Clear	There is a degree of containment by adjacent built form and a historic field boundary, but a footpath runs adjacent and there are attractive views across the site from the adjacent road (given a closely cropped hedgerow as seen within all Google Streetview images).
GK007	Great Kingshill	0.9	Clear	Comprises prominent farm buildings that contribute to the agricultural landscape, and a footpath is adjacent.
GK009	Great Kingshill	1.1	Less clear	Quite well screened from views within the wider landscape, and there is a reasonable degree of containment by a historic field boundary and some limited built form. A footpath is adjacent, but a small copse appears to provide a buffer. There is a grade 2 listed building adjacent to the north, but the AA likely contributes little to its setting.
GK014	Great Kingshill	1.8	Clear	Comprises several historic homes (not listed but shown on historic mapping) and several more modern homes. This is an attractive lane that is likely important as a link between the village and the wider NL, both for walkers and cyclists.
GK019	Great Kingshill	1.9	Clear	A historic farm that marks the transition from the village to the NL as experienced from the A4128. Forms part of a cluster of non-designated heritage assets.
HW001	High Wycombe	1.6	Clear	Well screened from the A4128 but nonetheless a sensitive gateway to the NL adjacent to a Registered Park and Garden. A footpath runs adjacent likely with important views across the valley.
HW003	High Wycombe	2.4	Clear	Comprises ancient woodland.
HW004	High Wycombe	2.2	Clear	Very steeply sloping land adjacent to public footpath and an ancient woodland. Not well contained.
HW014	High Wycombe	1.8	Less clear	Includes significant built form and this is a plateau landscape potentially suggestive of limited sensitivity. However, there is clear historic character (this is historic Widmer End, as shown on historic OS maps) and the value of the gap to Cryers Hill is a factor.
HW015	High Wycombe	1.3	Less clear	Assuming that the allotments within the AA would be retained they could provide containment. The remaining part of the AA would then be very well contained and seen in the context of modern built form opposite. A concern would be loss of allotments (and NL asset) and, in turn, a development that is not well contained.

AA ref.	Settlement	Size (ha)	Contribution to purposes	Commentary
HW018	High Wycombe	1.7	Clear	Quite well screened from the road but does not relate well to the settlement edge and a footpath passes through the centre of the AA.
HW022	High Wycombe	0.9	Less clear	This is a plateau landscape and development would relate well to existing built form. However, the allotments mark a transition from village to NL, and allotments are potentially an NL asset.
HW025	High Wycombe	2	Clear	Relates fairly well to the settlement edge, and this is a plateau landscape. However, there is an adjacent bridleway (historic lane) that is also a Local Wildlife Site, plus there is some onsite and adjacent priority habitat (likely former orchards; see historic mapping).
HW026	High Wycombe	2.1	Clear	Comprises a cluster of listed buildings and a bridleway (historic lane) passes through that is also a Local Wildlife Site.
HW027	High Wycombe	3.9	Clear	Quite well screened from the adjacent lane, but this is partly because the lane is slightly sunken and associated with mature trees, which is suggestive of NL sensitivity. This is sloping land and is likely highly visible from an adjacent footpath. There is also adjacent ancient woodland and an adjacent listed building.
HW029	High Wycombe	0.7	Less clear	Largely screened by a hedgerow and built form provides containment. This is sloping land and a gateway to the village (from the A404) but low density homes would somewhat represent infilling.
HW042	High Wycombe	2.2	Clear	Comprises a prominent woodland that whilst not ancient woodland does contribute to the landscape at the settlement edge and could also contribute to ecological connectivity given nearby large ancient woodlands.
HW049	High Wycombe	3.7	Clear	Not well contained and adjacent to a conservation area and a footpath.
HW050	High Wycombe	0.3	Less clear	Comprises a modern home with a large garden. Perhaps limited sensitivity other than a conservation area on two sides.
HW051	High Wycombe	0.8	Clear	Within a conservation area plus there is an adjacent bridleway.
HW060	High Wycombe	2.1	Less clear	Well-contained and somewhat influenced by the adjacent railway and adjacent built form. There is extensive woodland in this area, although not all priority habitat (nor all shown on historic mapping) and none is ancient woodland. This land forms part of a sports club / series of sports pitches, and this is a factor relevant to the NL.
HW081	High Wycombe	2.3	Clear	Comprises open access historic common land adjacent to a large and accessible ancient woodland.

AA ref.	Settlement	Size (ha)	Contribution to purposes	Commentary
HW090-a	High Wycombe	0.6	Clear	Comprises ancient woodland.
HW091	High Wycombe	2.7	Less clear	Comprises a secondary school adjacent to a conservation area. Around 2km from the Naphill Common SSSI component of the Chilterns Beechwoods SAC but there is extensive accessible greenspace in between the AA and the SAC.
HW099	High Wycombe	2.1	Clear	There are filtered long distance views across the site, such that upon passing over the M40 there is a sense of leaving High Wycombe and entering the NL.
HW101	High Wycombe	0.5	Less clear	Adjacent to a recent housing development and would to some extent represent a rounding off of the built form. There are few concerns regarding impacts to views or experience of the NL in and of itself, but the field boundary is weak, such that there would be a risk of further development creep.
HW103	High Wycombe	1.1	Clear	Comprises woodland and relates poorly to the existing built form.
LC010	Little Chalfont	2.4	Clear	Well screened from Cokes Lane but equally the lane here is associated with long distance views. Any development would not be well contained; a footpath passes through the AA and there is adjacent ancient woodland.
LC011-b	Little Chalfont	3.1	Clear	A prominent historic farm and an important footpath passes through.
LE002	Lane End	1.3	Less clear	Includes some priority woodland habitat, but this appears to be partly modern planting associated with the M40. Very well screened and contained within the landscape. Influenced by the motorway and adjacent built form. There are nearby footpaths on raised land, but it is difficult to envisage the AA contributing to views. Widdenton Park Wood SSSI is comfortably within 400m and directly connected by a public footpath.
ML004	Marlow	3.9	Clear	Somewhat contained within the landscape but this is the eastern extent of the valley associated with Marlow Bottom, which is a prominent valley on the edge of Marlow and has a green infrastructure role given good accessibility including within woodlands. There is no footpath through or adjacent to the site, but it is visibly well used by dog walkers etc. There are likely some longer distance views to/from the raised part of the AA across the valley.
ML007	Marlow	1.9	Clear	Comprises ancient and non-ancient woodland.
ML018	Marlow	1.4	Clear	Mostly comprises priority habitat and open access / common land.

AA ref.	Settlement	Size (ha)	Contribution to purposes	Commentary
ML022	Marlow	3.8	Clear	Not visible from Chalkpit Lane, but only because the lane is very sunken. Highly visible from an adjacent footpath.
ML024	Marlow	1.2	Clear	Visible from Mundaydean Lane, which is an important walking/cycling route linking Marlow to the Chilterns. Nearby to the north is a well-known listed building, namely the former Marlow Work House, which is appreciated within a rural valley setting. There is also a footpath on raised ground nearby to the AA.
ML026	Marlow	1.8	Clear	Whilst there is built form on the east side of the Lane End Road, the west side of the road is free from development and associated with a valley side that marks a transition from Marlow to the NL. A footpath runs adjacent to the AA and the AA is narrow such that there would be limited potential for built form to integrate effectively with the settlement edge.
NWA001	Naphill and Walter's Ash	0.9	Clear	Well contained, relates well to the settlement edge and there is the context of housing on the opposite side of the road. It could amount to rounding off. However, the field is highly visible from the road and it is also important to note a SSSI in very close proximity.
NWA004	Naphill and Walter's Ash	1.9	Clear	Includes significant built form but mostly comprises priority habitat woodland and footpaths run through and adjacent.
NWA014	Naphill and Walter's Ash	0.4	Clear	Well-screened but this is the crest of a steep hill and part of the gap to Hughenden Valley.
PGM005	Prestwood and Great Missenden	2.9	Clear	Associated with the source of the River Misbourne and the South Bucks Way passes through the AA. There is significant flood risk, the AA is visible from the road and the adjacent railway is in a cutting.
PGM009	Prestwood and Great Missenden	1.9	Clear	Appears to comprise a nursery, with limited built form. Whitefield Lane forms part of the National Cycle Network and is a bridleway.
PGM010	Prestwood and Great Missenden	2.4	Clear	Poorly related to the settlement, mostly comprises priority habitat (orchard) and Whitefield Lane forms part of the National Cycle Network and is a bridleway. This is rising land of the valley side.
PGM015	Prestwood and Great Missenden	3.1	Less clear	This is a plateau landscape with relatively limited sensitivity, albeit this is notably raised land within the Chilterns. Development could mirror that which can be seen on the opposite side of the road, but there is some visibility of the field from the road. The field is associated with a historic farm that includes locally listed buildings, and another locally listed building is found on the opposite side of the road. There is evidence of the AA being used as a polo pitch (two of the locally listed barns are called "Polo Barn" and "Chukka Barn").

AA ref.	Settlement	Size (ha)	Contribution to purposes	Commentary
PGM018	Prestwood and Great Missenden	3.8	Less clear	A specialist school in grounds with extensive mature trees and an area of priority habitat adjacent to an ancient woodland. There is surrounding built form on three sides, but a bridleway is adjacent. Quite a flat plateau landscape.
PGM021	Prestwood and Great Missenden	1.7	Clear	Includes a listed building and priority habitat. This is a plateau landscape with limited sensitivity, but this historic farm marks the transition to the NL.
PR001-a	Princes Risborough	4	Less clear	This AA has been discussed in Appendix 1 as it is near adjacent to a railway station. It relates well to the built form, is well contained by strong boundaries and appears not to be formally accessible (although it was formally sports pitches and now is perhaps used informally by dogwalkers etc). Through a recent planning application it was determined that the NL constraint is somewhat limited. However, whether the constraint is limited enough to warrant a conclusion that the land can be grey belt is unclear.
PR005	Princes Risborough	2.8	Clear	Comprises a row of detached homes but this is a sensitive landscape at the foot of the escarpment and with the Icknield Way adjacent.
WD008	Wendover	2.5	Clear	This is a highly sensitive landscape at the foot of the escarpment with both the Chiltern Way and Icknield Way nearby.

Outcomes

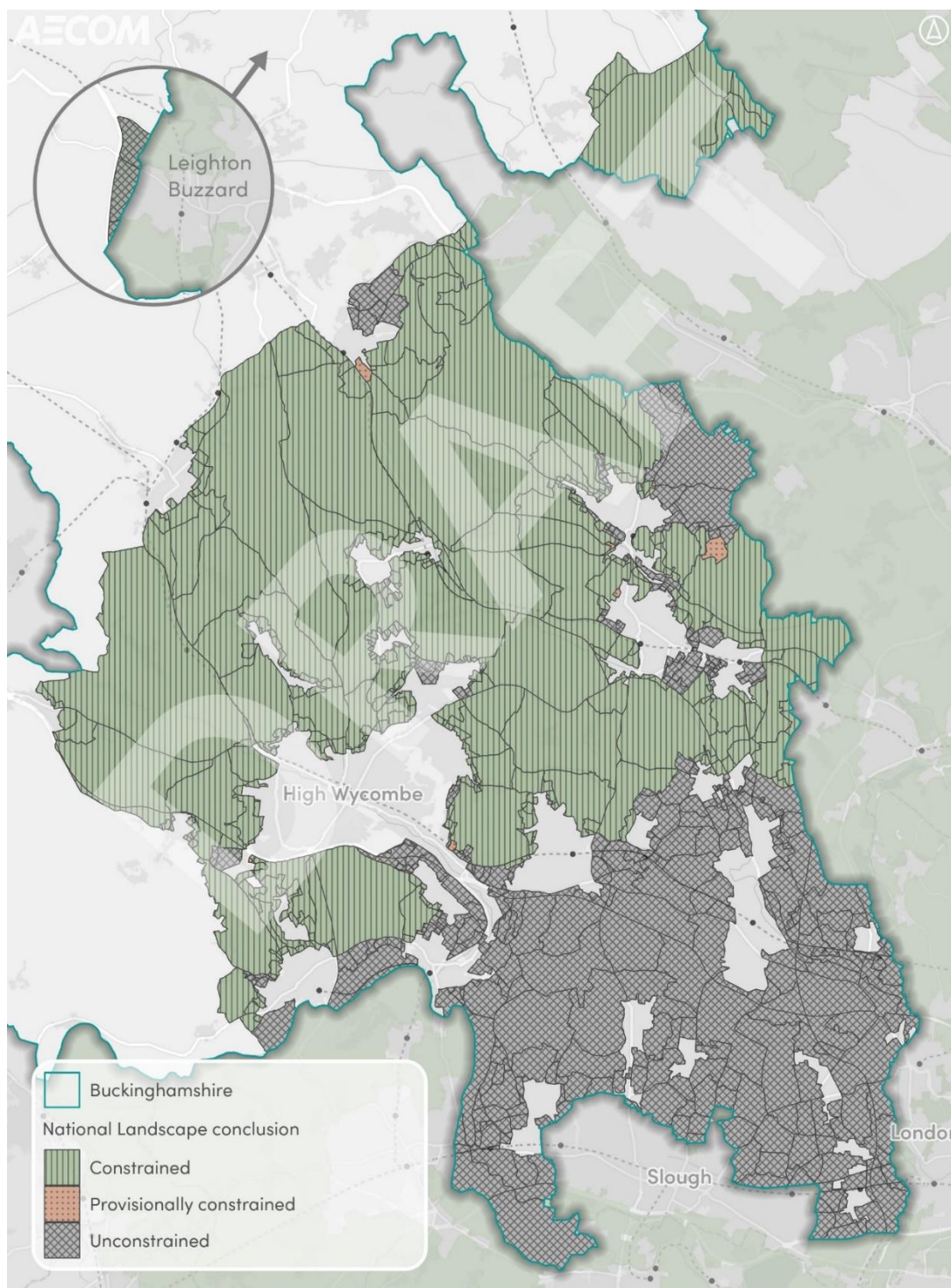
A3.56. Of the 808 AAs assessed at this stage (which is all of the AAs):

- 379 AAs are **constrained** and so are ruled out at this stage of the footnote 7 assessment process as not grey belt.
- 9 AAs are **provisionally constrained** such that they are taken forward to Stage 2 but can ultimately only be 'provisional grey belt' or 'not grey belt' where a final decision must also factor in the subsequent footnote 7 assessment stages and also the purposes assessment.
- The remaining 420 AAs are **unconstrained** such that they are taken forward to Stage 2 and all three ultimate conclusions (not grey belt, provisional grey belt, grey belt) remain a possibility subject to subsequent footnote 7 assessment stages and also the purposes assessment.

A3.57. Detailed assessment findings for each AA are presented in Section 6 of the main report which signposts to Appendix 10 (assessment proformas).

Table A3.2: National Landscape constraint assessment findings

Conclusion	Implications for grey belt	Number of AAs
Constrained	Not grey belt	379
Provisionally constrained	Can be provisional grey belt	9
Unconstrained	Can be grey belt	420

Figure A3.3: National Landscape constraint assessment findings

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