

Draft Buckinghamshire Green Belt Assessment

Appendix 8: Historic environment

February 2026

Table of Contents

Introduction.....	1
Approach and method	1
Introduction	1
Summary.....	1
Detailed discussion	2
Outcomes	6

Introduction

A8.1. This appendix supplements Section 5 of the main report and specifically deals with Stage 6 of the footnote 7 assessment method, namely assessment of AAs in terms of historic environment constraint. This appendix covers:

- Approach and method
- Outcomes

Approach and method

Introduction

A8.2. This section covers the following:

- A summary of the approach taken
- Detailed discussion of the approach taken

Summary

A8.3. As an initial point it is important to note that the relevant historic environment designations covered by NPPF footnote 7 are as follows:¹

- Conservation areas – these are locally designated but are widely accepted as footnote 7 constraint.
- Registered Parks and Gardens – are nationally designated and there are three grades, namely grade 1 (most significant), grade 2* and grade 2. The distribution of assets / clusters is an important consideration.
- Scheduled monuments – are nationally designated and typically associated with features of archaeological value. Within the study area there are very few scheduled monuments that are both within the Green Belt and outside of the National Landscape (recalling that AAs within the NL have already been ruled out as not grey belt).
- Listed buildings – are nationally designated and there are three grades, namely grade 1 (most significant), grade 2* and grade 2. These are very extensive across the study area and often form important clusters or groups where the value of the group must be factored in ('group value').

A8.4. Finally, whilst sites and areas of archaeological value outside of scheduled monuments have the potential to be a footnote 7 constraint, there is no available data showing the location of such areas, such that it has not been possible to factor in such wider archaeological constraint.

¹ Other designations, such as Registered Battlefields, are not relevant to the study area.

A8.5. The first step is to run **GIS analysis** to understand the spatial relationship between AAs and historic environment designations, in terms of intersect and proximity. With regards to AAs that entirely or mostly comprise one of the 'area' historic environment designations (conservation areas, registered parks and gardens and scheduled monuments), it is clearly the case that the constraint is such that the AA is not grey belt.

A8.6. However, the situation is not clear in respect of AAs that: A) partially intersect an 'area' designation; and/or B) intersect one or more listed buildings (which are mostly only available as 'point' data). Also, the situation is not clear in respect of AAs that do not intersect a designated asset, but which are potentially constrained on account of close proximity (or, indeed, a close spatial relationship, e.g. an AA might be surrounded numerous assets).

A8.7. In these instances a conclusion on the degree of constraint affecting an AA can only be reached following supplementary **qualitative assessment**.

A8.8. This is for two reasons:

- There are no nationally established decision rules regarding intersect with or proximity to designated assets precluding development or acting as a significant constraint potentially to the extent of precluding grey belt.
- It is appropriate to consider wider qualitative factors beyond proximity in light of an understanding of potential 'impact pathways'. For example, there is a well understood need to account for the 'setting' of assets.

A8.9. Reliance on qualitative assessment means that AA-specific assessments must be read in order to understand the full reasoning behind assessment findings. However, this appendix aims to provide insights.

Detailed discussion

A8.10. 31 AAs are judged **constrained** with a high degree of confidence:

- 10 comprise a conservation area or a registered park and garden (RPG).
- 5 AAs mostly comprise a conservation area or an RPG.
- 1 AA only intersects a conservation area by 2.6% but this is the entirety of a small conservation area (within a large AA) plus the AA is adjacent to two further conservation areas (the AA comprises the steep valley side of Wye Valley and also includes significant ancient woodland).

A8.11. A further 14 AAs are then also judged **constrained** but with a lower degree of confidence, such that the conclusion is recorded as 'marginal'.

A8.12. The following bullet points present the assessments for each in turn:

- AM008-a – a small AA mostly comprising a historic farmstead that is easily appreciated from important public footpaths (linking to the Chess Valley and Latimer Park). Just one listed building, but it is large and prominent.

- BF022 – a small AA adjacent to a conservation area and a (separate) cluster of listed buildings. This is a gateway to an important and highly accessible valley that includes a large Local Nature Reserve.
- BW005 – this is the gap between two conservation areas and prominent land that is easily appreciated. There is prominent historic built form adjacent, albeit not locally listed.
- BW014 – comprises the lower slopes of a prominent valley side that likely contributes to the setting of the adjacent conservation area and also an adjacent grade 2 registered park and garden, including noting an adjacent listed gatehouse. A bridleway passes through the AA, from which there are clear views of the conservation area, plus the valley side is visible from Ferry Lane between Cookham Bridge and Bourne End, as well as the associated 'Beeches Way' long distance footpath. Generally contributes to an important part of the River Thames corridor.
- BW027 – partly intersects a conservation area and also includes a listed building outside of the conservation area, but the AA comprises 'backland' and there is adjacent modern development. Includes allotments that could compliment the conservation area, and the open field is shown as an orchard on historic mapping.
- CG014 – adjacent to the village conservation area and also Milton's Cottage grade 2 listed registered park and garden. In turn, also in proximity to grade 1 listed Milton's Cottage. Also, the AA comprises the separation between the conservation area and a cluster of two grade 2 listed buildings. Shown as orchards on historic mapping, although now overgrown woodland.
- CH025 – a locally listed park, dating from the 18th and 19th century. Very visually prominent and contributes to the setting of the adjacent conservation area, with the grade 1 listed church ~50m distant. Also includes a small scheduled monument.
- HW066 – significantly intersects a conservation area (34%) but does not intersect any listed buildings.
- HW072 – the steep valley side above Wooburn Green Conservation Area, which is near adjacent. The rising land within the AA strongly frames the conservation area, e.g. it is easily visible from the village green.
- OGB41a-3 – 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.

- OGB66-3-a – comprises the land between two conservation areas, and includes an important cluster of listed buildings. Important public rights of way pass through and adjacent to the AA. Strongly associated with Denham, which is a visitor destination, and the Colne Valley Regional Park at the confluence of the Rivers Misbourne and Colne.
- OGB73-1 – a steep valley side adjacent to the River Thames and two registered parks and gardens including grade 1 Cliveden. Adjacent to a sunken lane and grade 1 listed Blenheim Pavillion is ~50m distant.
- OGB73-14 – a small AA comprising land in between two registered parks and gardens including grade 1 Cliveden. The northern extent of the AA comprises the junction of two important lanes and here there is a cluster of listed buildings including the main entrance to Cliveden.
- SL009 – significantly intersects Burnham conservation area (23%). Land outside of the conservation area east of Stomp Road was historically associated with the priory and is now a park, but land west of Stomp Road is likely less sensitive including noting modern built form.

A8.13. A further 109 AAs are then judged **provisionally constrained**. This is on the basis of quite a wide range of factors that need not be summarised here in full (see the AA-specific assessments), but points to note include:

- Scheduled monuments – 7 AAs intersect or are adjacent to a scheduled monument with the maximum intersect being 1%.
- Grade 1 RPGs – 5 AAs are within 50m.
- Grade 2* RPGs – 5 AAs are adjacent or near adjacent.
- Grade 2 RPGs – 27 AAs are adjacent or near adjacent.
- Conservation areas – 16 intersect a conservation area (max intersect 16%) and a further 20 are adjacent or near adjacent.
- Grade 1 listed buildings – 1 AA includes a grade 1 listed building (this is a large AA and the asset is at the edge) and another AA is within 50m.
- Grade 2* listed buildings – 6 include a grade 2* listed building (just one in each case), 2 are adjacent / near adjacent and a further 5 are within 50m.
- Grade 2 listed buildings – 56 include one or more grade 2 listed buildings, with the maximum number being 17. Focusing on the AA intersecting 17 grade 2 listed buildings as a case study, the assessment explains:

“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.”

A8.14. The remaining 197 AA are judged **unconstrained**:

- For 43 of these AAs the conclusion is flagged as marginal, and within this points to note include:

- Scheduled monuments – one is in proximity (11m) but comprises the grounds of a school.
- Grade 1 RPGs – the closest is 1,200m distant.
- Grade 2* RPGs – the closest is 45m distant but is heavily influenced by the M40 motorway.
- Grade 2 RPGs – 3 are adjacent or near adjacent but in each case the assessment explains few concerns regarding impacts to setting.
- Conservation areas – 2 are adjacent but in each case the assessment explains few concerns regarding impacts to setting.
- Grade 1 listed buildings – the closest is 285m.
- Grade 2* listed buildings – 2 are circa 50m distant.
- Grade 2 listed buildings – 18 include one or more and two include 5. Taking these two AAs as case studies:

“Includes five grade 2 listed buildings, but these are all within the context of non-designated or modern buildings. Significant 20th Century heritage associated with the National Epilepsy Centre. Also a non-listed obelisk indicating links to nearby Newlands Park.”

“A very large AA with two clusters of listed buildings but neither is easily appreciated and there would be good potential for mitigation. The AA is influenced by infrastructure and Uxbridge and there is modern built form in proximity to the listed buildings.”

- A further 57 AAs warrant an assessment on the basis of intersect with or proximity to one or more assets, but assessment finds there to be limited concerns such that the AA is **unconstrained**. Points to note include:
 - Scheduled monuments – the closest is 350m.
 - Grade 1 RPGs – the closest is 600m.
 - Grade 2* RPGs – one is within 50m, but the assessment explains that it is *“well screened and separated by a railway line. The core of the park and garden is a long way distant.”*
 - Grade 2 RPGs – two are circa 80m distant, but in both cases the AA comprises or is heavily influenced by modern built form.
 - Conservation areas – one is adjacent but comprises modern housing.
 - Grade 1 listed buildings – the closest is 125m.
 - Grade 2* listed buildings – the closest is 95m.
 - Grade 2 listed buildings – 7 include one or more with two including 2. Taking these two AAs as case studies:

“Comprises land between Iver and Iver Heath but few concerns regarding listed assets. The AA includes one listed building that is sensitive including noting a long distance footpath (bridleway), but impacts could be mitigated. There is some historic character associated with a pub and other built form shown on historic maps, but no assets are locally listed. The AA includes modern built form...”

“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.”

- The final 97 AAs are **unconstrained** simply recorded as having “no notable constraint”. The GIS analysis serves to highlight:
 - Scheduled monuments – the closest is 200m.
 - Grade 1 RPGs – the closest is 930m.
 - Grade 2* RPGs – the closest is 450m.
 - Grade 2 RPGs – the closest is 260m.
 - Conservation areas – the closest is 150m.
 - Grade 1 listed buildings – the closest is 400m.
 - Grade 2* listed buildings – the closest is 100m.
 - Grade 2 listed buildings – the closest is 35m.

Outcomes

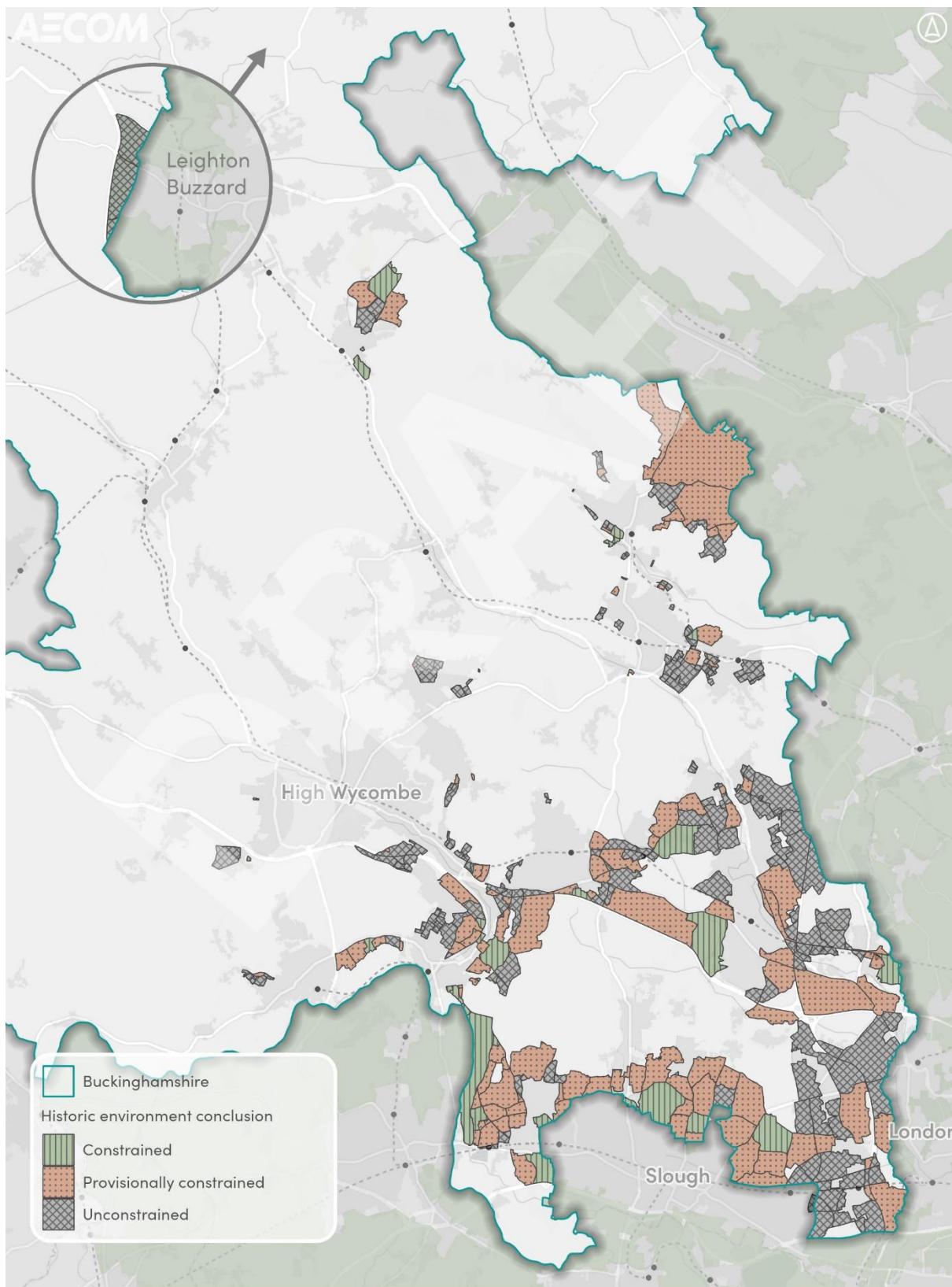
A8.15. Of the 338 AAs assessed at this stage:

- 31 AAs are **constrained** and so are ruled out at this stage of the footnote 7 assessment process as not grey belt. The conclusion is flagged as marginal for 14 of these AAs.
- 109 AAs are **provisionally constrained** such that they are taken forward to Stage 7 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 198 AAs are **unconstrained** such that they are taken forward to Stage 7 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. The conclusion is flagged as marginal for 43 of these AAs.

A8.16. Detailed assessment findings for each AA are presented in Section 6 of the main report which signposts to assessment proformas in Appendix 10.

Table A8.1: Historic environment constraint assessment findings

Conclusion	Implication for grey belt	Number of AAs
Constrained	Not grey belt	31
Provisionally constrained	Can be provisional grey belt	109
Unconstrained	Can be grey belt	198

Figure A8.1: Historic environment constraint assessment findings

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