

# Chiltern and South Bucks

## Local Plan

### 2016-2036

#### Emerging Local Plan Evidence Base

#### Draft Housing and Economic Land Availability Assessment (HELAA) Update

Stage 1 Results (Tables)

January 2020



**CHILTERN**  
District Council



**SOUTH BUCKS**  
District Council

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Stronger in partnership

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**Stage 1 Terminology**

<b>Term</b>	<b>Explanation</b>
Agricultural land	Land used for agricultural purposes (e.g. cropping or a nursery).
Ancient Woodland	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS). (Source: NPPF 2019)
Area of Natural Beauty (AONB)	An area of outstanding natural beauty (AONB) is land protected by the Countryside and Rights of Way Act 2000 (CROW Act). It protects the land to conserve and enhance its natural beauty.
Employment site	Employment sites that are of average or high importance will be protected.
Flood Zone	Zone 1 Low Probability, Zone 2 Medium Probability, Zone 3a High Probability, Zone 3b The Functional Floodplain.
Green Belt Site	The site is located within the Metropolitan Green Belt as identified by GIS Mapping.
Listed Buildings	Listed buildings have special architectural and historic interest and are protected for future generations. They are graded as being of exceptional (Grade I), particularly important (Grade II*) and of special interest (Grade II).
Not enough information to determine suitability of site	The site nomination is not supported with a map of sufficient details to help determine the suitability of the site.
Previously developed land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. (Source: NPPF 2019)
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes

<b>Term</b>	<b>Explanation</b>
	and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. (Source: NPPF 2019)
Scheduled Ancient Monument	Scheduled Ancient Monuments scheduling is applied to sites of national importance to protect these sites.
Too small in scale	Does not meet the minimum threshold of 0.25 hectares as stated in the Buckinghamshire HELAA Methodology
Too few dwellings to be considered	Does not meet the minimum threshold of 5 or more dwellings as stated in the Buckinghamshire HELAA Methodology

**Sites Excluded at Stage 1 (not advancing further in the Assessment)****Chiltern Sites Excluded at Stage 1**

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0001	Old Hangers Farm	Green Belt site and not previously developed land.	Rejected at Stage 1
CD0003	Land North of Cholesbury Lane	Green Belt site and not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0004	Land R/O Stylecroft and Kings Road	Green Belt site and not previously developed land.	Rejected at Stage 1
CD0005	Plot of Land Between Coblands House and Marlin Grove	Green Belt site and not previously developed land.	Rejected at Stage 1
CD0006	30 Wychwood Rise	The site is located within the Green Belt and the AONB but consists of a residential dwelling and its associated garden. The proposed site is however too small to be considered.	Rejected at Stage 1
CD0007	Land on South of Three Households	Green Belt site and not previously developed land.	Rejected at Stage 1
CD0008	Chesham Car and Van Sales	The site is excluded from further assessment as it is unlikely to deliver 5 or more dwellings.	Rejected at Stage 1
CD0009	Former George Inn Public House	Site has planning permission for fewer than 5 dwellings	Rejected at Stage 1
CD0010	Land Adjacent Curlew and Shangri-La	Green Belt site and not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0011	Land on the North East Side of Denham Lane	Green Belt site and not previously developed land. Site is adjacent to Ancient Woodland.	Rejected at Stage 1
CD0013	Orchard at rear of 45-73 Watchett Lane	Green Belt site and not previously developed land.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0014	Land to the Rear of the Swan, Ley Hill	Green Belt site and not previously developed land. The site should also be excluded from further assessment as it is unlikely to deliver 5 or more dwellings.	Rejected at Stage 1
CD0015	Land North of Cherry Tree Farm	Green Belt site and not previously developed land. The site should also be excluded from further assessment as it is unlikely to deliver 5 or more dwellings.	Rejected at Stage 1
CD0017	Land at Junction of Nags Head Lane and London Road	Green Belt site and not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0018	Land Adjacent and to the South East of Elmcroft	Green Belt site and not previously developed land. The site is also within the AONB and below the minimum HELAA site size threshold	Rejected at Stage 1
CD0019	Land at Bowstridge Lane and rear of High St	Green Belt site and not previously developed land.	Rejected at Stage 1
CD0020	Lower Weedon Hill Farm	Green Belt site and not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0022	The Depository	Although the site is within the built up area and is a previously developed land, it is excluded from further assessment as it is unlikely to deliver a net additional of 5 or more dwellings.	Rejected at Stage 1
CD0023	Orchard on Bowstridge Lane	Green Belt site and not previously developed land.	Rejected at Stage 1
CD0024	46 Wycombe Road	The site is within the Green Belt and the AONB, and is not previously developed land, and is below the minimum HELAA site size threshold	Rejected at Stage 1
CD0025	Hyde End Sawmills (Land Adjacent to Jewsons)	Green Belt site and not previously developed land. The site is also within the AONB.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0026	Land to the South of Kiln Lane	The site is within the Green Belt. The majority of the site consists of agricultural buildings and is therefore not previously developed land. It is unlikely to achieve additional dwellings on land that is currently developed.	Rejected at Stage 1
CD0027	Land Adjacent to the Willows	Green Belt site, not previously developed land.	Rejected at Stage 1
CD0028	Narcot Nurseries	The site is within the Green Belt. It consists of one house but the majority of the land is not previously developed.	Rejected at Stage 1
CD0029	Beechfield	The site is within the Green Belt and the AONB. The majority of the site is not previously developed. It would not be able to achieve the scale of development necessary for inclusion without development on Green Belt land.	Rejected at Stage 1
CD0030	Croft Meadow Farm	Green Belt site, not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0031	Wicks Garage	The site falls below the HELAA minimum site size threshold	Rejected at Stage 1
CD0033	Raylands Farm	The site is located within the Green Belt	Rejected at Stage 1
CD0034	Garden of Mulberry Lodge	The whole site falls within the AONB, with the majority of the site also located within the Green Belt. It consists of a residential dwelling and its associated green space. It would not be able to achieve the scale of development necessary for inclusion without development on Green Belt land and should be excluded from further assessments .	Rejected at Stage 1
CD0036	The Old Brickworks	Green Belt site, not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0037	Land to the South of Layters Green Lane	Green Belt site, not previously developed land.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0039	Land South West of Layters Close	Green Belt site, not previously developed land.	Rejected at Stage 1
CD0040	Bowles Orchard	Green Belt site, not previously developed land.	Rejected at Stage 1
CD0041	Land off Clementi Avenue	Green Belt site, not previously developed land. The site is also within the AONB and is likely to constitute as major development if developed.	Rejected at Stage 1
CD0042	Chalfont Grove	The site is proposed to be retained as a Strategic Economic Site in the draft Local Plan and is within the Green Belt	Rejected at Stage 1
CD0043	Flaunden End Farm	The site is within the Green Belt and the AONB. It is previously occupied by agricultural buildings and is therefore not previously developed land.	Rejected at Stage 1
CD0044	Parkwood Farm (North)	Green Belt site, not previously developed land. A small part of the site is within an Ancient Woodland.	Rejected at Stage 1
CD0045	Parkwood Farm (South)	Green Belt site, not previously developed land. The site is also adjacent to ancient woodlands.	Rejected at Stage 1
CD0046	Market Reading Field	Green Belt site, not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0047	Land adjacent to Bury Farm and Bayley Hatch	Green Belt site, not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0048	Coldmoreham Field adjacent to 172 High Street	Green Belt site, not previously developed land. The site is also within the AONB, with parts of the land subject to high risk of flooding (Flood Zone 3a).	Rejected at Stage 1
CD0049	Bramley Farm	The site is within the Green Belt and the AONB. It is previously occupied by agricultural buildings and is therefore not previously developed land.	Rejected at Stage 1



<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0052	Plot 3 Penwynne Farm	The site is within the Green Belt but is previously developed. It also falls below the minimum HELAA site size threshold	Rejected at Stage 1
CD0056	Land off Barley View (West)	Green Belt site, not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0057	Land off Barley View (North)	Green Belt site, not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0058	Jordans Village Hall	The site should be excluded from further assessments as it is smaller than 0.25 Ha. The proposed use is also not eligible for consideration in the HELAA.	Rejected at Stage 1
CD0059	Land off Village Road	The site is in the Green Belt and is not previously developed.	Rejected at Stage 1
CD0060	Land adjacent to Wheatsheaf Cottage	The site should be excluded from further assessments as it is unlikely to deliver 5 or more dwellings. The site is within the Green Belt and the AONB.	Rejected at Stage 1
CD0062	Land on School Lane Adjacent to Hall Place	The site is within the Green Belt and is not previously developed. The site is adjacent to the Ancient Woodland.	Rejected at Stage 1
CD0064	North Lodge and Land to the North	Green Belt site, not previously developed land. The site is also within Flood Zone 3a.	Rejected at Stage 1
CD0070	Holmer Green Farm and Featherbed Lane Farm	The site is within the Green Belt and the AONB. It is previously occupied by agricultural buildings and is therefore not previously developed land.	Rejected at Stage 1
CD0071	Land adjacent to Electricity Sub Station, Mop End	Green Belt site, not previously developed land. The site is also within the AONB and is adjacent to ancient woodlands.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0072	Former Gas Holder Site	The site is within the Green Belt, with the majority of the site not previously developed. It would not be able to achieve the scale of development necessary for inclusion without development on Green Belt land and should be excluded from further assessments.	Rejected at Stage 1
CD0073	Part of Earl Howe Road Allotment	Green Belt site, not previously developed land.	Rejected at Stage 1
CD0075	Land at 10 Bury Farm (North)	Green Belt site, not previously developed land.	Rejected at Stage 1
CD0076	Land at 10 Bury Farm (South)	Green Belt site, not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0077	Land to the West of Wychwood Rise	Green Belt site, not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0078	Land South of Windsor Lane	Green Belt site, not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0079	Land off Bell Lane	Green Belt site, not previously developed land.	Rejected at Stage 1
CD0080	Land at Lodge Lane	Green Belt site, not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0083	Quill Hall Lane Farm (Larger Site)	Green Belt site, not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0084	Land between Two Dells Lane and Orchard Leigh	Green Belt site, not previously developed land.	Rejected at Stage 1
CD0085	Land between 2 and 3 Moors Farm Cottages	The site is excluded from further assessment as it is unlikely to provide 5 or more dwellings.	Rejected at Stage 1
CD0086	Land Adjacent to Mash Court and Deer Park Walk	Green Belt site, not previously developed land.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0087	Land between Glendale and Whitehouse	Green Belt site, not previously developed land.	Rejected at Stage 1
CD0088	South Field of Amersham and Chiltern Rugby Club South	Green Belt site, not previously developed land. Site is adjacent to an Ancient Woodland.	Rejected at Stage 1
CD0089	Birch Gardens	The site is within the built-up settlement thought not previously developed. It is however unlikely to deliver 5 or more dwellings and is therefore excluded from further assessments.	Rejected at Stage 1
CD0090	Grant & Stone Ltd Builders Merchant	The site is within the existing built-up area but below the minimum HELAA site size threshold	Rejected at Stage 1
CD0091	Rear of 51 to 55 Quarrendon Road	The site is unlikely to deliver 5 or more dwellings and is therefore excluded from further assessments.	Rejected at Stage 1
CD0092	75 to 77 Stanley Hill, Amersham	The site is unlikely to deliver 5 or more dwellings and is therefore excluded from further assessments.	Rejected at Stage 1
CD0093	Land to rear of 25-31 Quarrendon Road	The site is unlikely to deliver 5 or more dwellings and is therefore excluded from further assessments.	Rejected at Stage 1
CD0095	Unit 1, Jewsons	Site is proposed to be protected as a Strategic Economic Site in the draft Local Plan.	Rejected at Stage 1
CD0097	Land to the West of Chalfont Road and to the East of Highlands Road	Green Belt site, not previously developed land.	Rejected at Stage 1
CD0099	Sedges Farm	The site is within the Green Belt and is not previously developed. It contains some agricultural buildings. .	Rejected at Stage 1
CD0100	Land at Dungrove Farm	The site is within the Green Belt and is not previously developed. It is also within the AONB and is likely to be a major development considering its size and location.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0101	Rear of 6 and 8 High Bois Lane	The site is classified as Ancient Woodland and is within the Green Belt. It is not previously developed.	Rejected at Stage 1
CD0105	Land at Keepers Lane	The site is within the Green Belt and is not previously developed. It is also within the AONB.	Rejected at Stage 1
CD0106	Land at Copperkins Lane	The site is within the Green Belt and is largely not previously developed. The southern corner of site is previously developed in residential use but would not be able to achieve the scale of net development necessary for inclusion without development on Green Belt land. The site is also within the AONB and is likely to be considered as major development considering its scale and surrounding context. The site should therefore be excluded from further assessments.	Rejected at Stage 1
CD0109	Coach Depot and Adjacent Land	The site is within the Green Belt but is previously developed as a bus depot. A planning application was refused in 2011 for 9 dwellings, therefore it is not considered that the site could deliver the minimum 5 dwellings to be included within the HELAA.	Rejected at Stage 1
CD0110	Land to the East of Chalfont St Peter Infant School	Green Belt site, not previously developed land.	Rejected at Stage 1
CD0112	Cape House	The site is a well performing designated employment site so will not be considered for alternative uses at this stage.	Rejected at Stage 1
CD0116	Land to the East of Lycrome Road	Site is located within the Green Belt.	Rejected at Stage 1
CD0117	Land adjacent to Sunnymeade Avenue	Green Belt site, not previously developed land.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0119	Land adjacent to Ashley Green Road	Green Belt site, not previously developed land.	Rejected at Stage 1
CD0120	Land adjacent to the Burial Ground	Green Belt site, not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0122	Land at Homeward Terrace	The majority of the site is within the Green Belt and the AONB, and is not previously developed. It would not be able to achieve the scale of net development necessary for inclusion without development on Green Belt land and should be excluded from further assessments. Part of the site is also subject to high flood risk (within Flood Zone 3b).	Rejected at Stage 1
CD0123	Land North of London Road	Green Belt site, not previously developed land. Part of site is also within an Ancient Woodland.	Rejected at Stage 1
CD0124	Land North of School Lane	Green Belt site, not previously developed land. It is also within the AONB.	Rejected at Stage 1
CD0125	Amersham Cricket Club	The site is within the Green Belt and the AONB. It consists of a pavilion and some recreation grounds and is not considered as previously developed.	Rejected at Stage 1
CD0126	Land at Brays Wood	The site is within the Green Belt and the AONB, and is not previously developed. It is also adjacent to an Ancient Woodland.	Rejected at Stage 1
CD0127	Gore Hill Farm	The site is within the Green Belt and the AONB, and is not previously developed.	Rejected at Stage 1
CD0128	Chalfont St Peter Youth Centre	Site rejected at Stage 1 as it falls below the HELAA minimum site size threshold.	Rejected at Stage 1
CD0132	Land to the South of Lower Road and West of the A413	Green Belt site, not previously developed land.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0133	Land to the North of High Street	Green Belt site, not previously developed land. It is also within the AONB, with the southern part of the site subject to high flood risk (Flood Zone 3a).	Rejected at Stage 1
CD0135	Land at Stony Lane	The site is within the Green Belt and the AONB, and is not previously developed. The site is also adjacent to an Ancient Woodland.	Rejected at Stage 1
CD0136	Land at Ballbaiters	Green Belt site, not previously developed land. it is also within the AONB.	Rejected at Stage 1
CD0137	Land to the East of Raans Road (Raans Farm)	Green Belt site, not previously developed land.	Rejected at Stage 1
CD0141	Land to the rear of Beech Lane	The site consists of multiple back gardens and is within the Green Belt. As residential gardens and recreation grounds are not considered as previously developed land, it should be excluded from further assessments.	Rejected at Stage 1
CD0142	133 White Lion Road	The site is within the Green Belt but with the parts of land previously developed. The previously developed part of the site is unlikely to be able to accommodate 5 or more dwellings.	Rejected at Stage 1
CD0143	Land at Cherry Tree Lane	Green Belt site, not previously developed land. The site is also within the AONB.	Rejected at Stage 1
CD0144	Rear of 162 High Street	The site consists of multiple back gardens and is unlikely to deliver 5 or more dwellings. It should therefore be excluded from further assessments.	Rejected at Stage 1
CD0146	136 to 138 Lye Green Road	The site is in the Green Belt and contains 2 dwellings currently. Considering its character, the site is unlikely to deliver a net additional of 5 or more dwellings and should therefore be excluded from further assessments.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0147	Kingsgate Farm	The site is within the Green Belt and the AONB. It contains some agricultural buildings and is therefore not previously developed.	Rejected at Stage 1
CD0148	The Orchard, Gordon Way	Green Belt site, not previously developed land.	Rejected at Stage 1
CD0150	Old Amersham Farm	The site is in the Green Belt and the AONB. Although a small part of the site is occupied by agricultural buildings, it is not considered as previously developed land. . The southern part of the site is subject to high flood risk (Flood Zone 3a and 3b).	Rejected at Stage 1
CD0157	Quill Hall Farm	The site contains some residential buildings to the south and agricultural buildings to the north. It is located within the Green Belt and the AONB. It would not be able to achieve the scale of net development necessary for inclusion without development on Green Belt land and should be excluded from further assessments.	Rejected at Stage 1
CD0158	Flexmore Farm	Green Belt site, not previously developed land. It contains some agricultural buildings which is not considered as previously developed uses.	Rejected at Stage 1
CD0159	Land at Windsor Lane	Green Belt site, not previously developed. It is also within the AONB and is likely to be a major development considering its scale and location.	Rejected at Stage 1
CD0161	Workshop adjoining Ivydene, Hollycroft and Adjacent Land	The site is located within the Green Belt. Part of the site is previously developed. Planning permission has been granted for 4no. Dwellings therefore the site falls below the minimum HELAA site size threshold	Rejected at Stage 1
CD0162	Land adjacent to 15 Fair Acres	Designation of Local Green Space is not considered as part of the HELAA process.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0163	Innisfee & Harmony, Twitchells Lane	The proposal is for Green Belt Release which is not a subject matter of the HELAA. The site is within the Green Belt. There is limited potential to deliver 5 or more net additional dwellings on previously developed land.	Rejected at Stage 1
CD0164	46-48 Sheepcote Dell Road	The proposal is for Green Belt Release which is not a subject matter of the HELAA. The site is within the Green Belt and has limited potential to deliver 5 or more net additional dwellings on previously developed land.	Rejected at Stage 1
CD0165	Land to the East of Old Amersham Farm	The proposal is for Green Belt Release which is not a subject matter of the HELAA. The site is in the Green Belt and is not previously developed (currently used as recreation grounds). It is also in the AONB.	Rejected at Stage 1
CD0166	Land to the South of Old Amersham Farm	The proposal is for Green Belt Release which is not a subject matter of the HELAA. The site is in the Green Belt and is not previously developed. It is also in the AONB.	Rejected at Stage 1
CD0167	Land to the East and West of Cherry Lane	The proposal is for Green Belt Release which is not a subject matter of the HELAA. The site is in the Green Belt and is not previously developed. It is also in the AONB.	Rejected at Stage 1
CD0168	Burial Ground	The proposal is for Green Belt Release which is not a subject matter of the HELAA. The site is in the Green Belt and is not previously developed. It is also in the AONB.	Rejected at Stage 1
CD0169	1-3 Chiltern Hill	The site is designated as an employment site, and would not be considered for alternative uses at this stage. The site is also too small in size to be included in the HELAA (approximately 90sqm). The site is subject to high flood risk (Flood Zone 3a).	Rejected at Stage 1



<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0170	Land on the North East Side of Penn Road	The site is in the Green Belt and the AONB. It includes some agricultural buildings and is not considered as previously developed land.	Rejected at Stage 1
CD0171	Land to West of Lodge Lane	The site is in the Green Belt and the AONB, and is not previously developed. Considering its size, it is also unlikely to deliver 5 or more dwellings and should therefore be excluded from further assessments.	Rejected at Stage 1
CD0173	Land to the South of Windsor Lane	The site is in the Green Belt and the AONB. It consists of multiple residential dwellings which are Listed Buildings. The site therefore does not have the potential to deliver 5 or more dwellings.	Rejected at Stage 1
CD0175	Langley Farm	Green Belt site, not previously developed land. The site is also in the AONB.	Rejected at Stage 1
CD0176	Land to the South of 1 Greencroft Cottages	The proposal for 2 no. dwellings is too small to be considered as part of the HELAA.	Rejected at Stage 1
CD0177	Woodside Field, Greenlands Lane	Green Belt site, not previously developed land. The site is also in the AONB.	Rejected at Stage 1
CD0178	Land East of Stanley Hill	Green Belt site, not previously developed land. Parts of the site are also designated as Ancient Woodland.	Rejected at Stage 1
CD0179	Little Ninnings and adjoining Land	The site is within the Green Belt. It contains some temporary structures but is not considered as previously developed land.	Rejected at Stage 1
CD0183	Alma Road Industrial Estate	The site is proposed to be retained as a Key Economic Site in the draft Local Plan	Rejected at Stage 1
CD0186	Waterside Business Park	The site is proposed to be retained as a Strategic Economic Site in the draft Local Plan	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0195	Tim's Dairy, Mopes Farm	The site is in the Green Belt and is not previously developed. It consists of some agricultural buildings.	Rejected at Stage 1
CD0212	Land to the Rear of 7 Station Road	The site is rejected at Stage 1 as it is below the minimum HELAA site size threshold	Rejected at Stage 1
CD0215	Woodlands Farm	Green Belt site, not previously developed.	Rejected at Stage 1
CD0217	Dovecote Car Park	The site is within the existing built up area and is previously developed as a car park. The site is subject to high risk of flooding , with a small section of the site within Flood Zone 3b and the remaining parts in Flood Zone 3a.	Rejected at Stage 1
CD0219	Blizzards Yard Car Park, High Street	The site is within the existing built-up area and is previously developed as a car park. The site is however wholly in Flood Zone 3b and should therefore be excluded from further assessments.	Rejected at Stage 1
CD0224	Cokes Lane Car Park, Village Hall and Library	The site is in the Green Belt but is previously developed. The site is unlikely to be able to deliver 5 or more dwellings, therefore is below the HELAA site size threshold	Rejected at Stage 1
CD0227	Chiltern District Council Offices and Adjoining Uses	Site is proposed to be protected as a Strategic Economic Site in the draft Local Plan.	Rejected at Stage 1
CD0228	Land at Allens Farm Barn	Green Belt site, not previously developed land. It is also in the AONB.	Rejected at Stage 1
CD0232	Little Kingshill Grange	The site is within the Green Belt with the majority of land not previously developed. It consists of two Grade II listed buildings, green fields and woodland. It is also within the AONB and is likely to be considered as a major development considering its scale and setting.	Rejected at Stage 1
CD0233	Land Adjacent to the Old Dairy	Green Belt site, not previously developed land.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0234	Land North of Pheasant Rise	Green Belt site, not previously developed land. The site is also in the AONB.	Rejected at Stage 1
CD0235	Land North of Deep Acres	The site is in the Green Belt and is not previously developed. It is also a woodland and is within the AONB. Development on the site is likely to be a major development considering its current landscape value and scale. It should therefore be excluded from further assessments.	Rejected at Stage 1
CD0236	The Randall Building	The site is within the existing built-up area and is previously developed. Site is below the minimum HELAA site size threshold	Rejected at Stage 1
CD0237	Land to West of Honor End Lane	Green Belt site, not previously developed land. It is also in the AONB.	Rejected at Stage 1
CD0238	Friars Field	Green Belt site, not previously developed land. It is also in the AONB and is likely to be a major development considering its scale and location.	Rejected at Stage 1
CD0239	Nanfans Farm	Green Belt site, not previously developed land. It is also in the AONB.	Rejected at Stage 1
CD0240	'Car Park Field', Colling's Hanger Farm	Green Belt site, not previously developed land. It is also in the AONB and is likely to be a major development considering its scale and location.	Rejected at Stage 1
CD0241	Lane and Hockey Fields	Green Belt site, not previously developed land. It is also in the AONB and is likely to be a major development considering its scale and location.	Rejected at Stage 1
CD0245	Chess Business Park (Phase 3)	The site is proposed to be protected as a Strategic Economic Site in the draft Local Plan.	Rejected at Stage 1
CD0252	Penn Street Works	The site is proposed to be retained as a Key Economic Site in the draft Local Plan	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0265	Millfields Hodds Wood Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area. Site falls below the minimum HELAA site size threshold	Rejected at Stage 1
CD0276	Rear of 109 and 111 Berkeley Avenue	The site is within the built-up area but is not previously developed. Considering its size and context, it is unlikely to deliver 5 or more dwellings and should therefore be excluded from further assessments.	Rejected at Stage 1
CD0304	The Orchard, White Lion Road	The site is within the Green Belt and not previously developed.	Rejected at Stage 1
CD0305	Post Office Field, Rear of Orchard End Avenue	The site is within the Green Belt and not previously developed.	Rejected at Stage 1
CD0306	Land Adjacent to Langton House Tennis Court	The site is within the Green Belt and is not previously developed.	Rejected at Stage 1
CD0307	Land Adjacent to Langton House, Finch Lane	The site is within the Green Belt and is not previously developed.	Rejected at Stage 1
CD0308	Land South of St Giles Lodge	The site is within the Green Belt, AONB and is not previously developed.	Rejected at Stage 1
CD0309	Land Opposite Chesham Household Waste and Recycling Centre	The site is unlikely to have capacity for 5 dwellings, it is within the Green Belt and Flood Zone 3a.	Rejected at Stage 1
CD0310	Land on the North Side of Botley Road	The site is in the Green Belt and not previously developed.	Rejected at Stage 1
CD0311	Land at Clover Farm	The site is within the Green Belt, AONB and is not previously developed.	Rejected at Stage 1
CD0312	Land and Garages adjacent to 62 Vale Road	The site is too small to facilitate 5 dwellings.	Rejected at Stage 1
CD0313	Hobbs Barn, 61 Botley Road	The site is within the Green Belt and not previously developed.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0314	Land to the South Side of Botley Road	The site is within Green Belt and partially previously develop, however the site is unlikely to yield 5 or more dwellings	Rejected at Stage 1
CD0315	Land to the North of Howard Crescent	The site is within the Green Belt and not previously developed.	Rejected at Stage 1
CD0316	Land to the East of Huge Farm, Chesham Road	The site is within the Green Belt, AONB and is not previously developed.	Rejected at Stage 1
CD0317	Land at Hyde Manor, Chesham Road	The site is within the Green Belt, AONB and is not previously developed.	Rejected at Stage 1
CD0318	Land off Fagnall Lane, Adjacent to Fagnall Farm	The site is too small to facilitate 5 dwellings.	Rejected at Stage 1
CD0319	Land at Lee Common, Princes Lane	The site is within the Green Belt, AONB and is not previously developed.	Rejected at Stage 1
CD0321	The Fields, The Vache	The site is within the Green Belt, AONB and is not previously developed.	Rejected at Stage 1
CD0322	Land North West of Holloway Lane	Green Belt site, and not previously developed.	Rejected at Stage 1
CD0323	Rowan Farm	The site is within the Green Belt and is not previously developed.	Rejected at Stage 1
CD0325	Land to the South and West of Witheridge Lane	The site is within the Green Belt and the AONB. It is not previously developed and is adjacent to an Ancient Woodland.	Rejected at Stage 1
CD0326	Corinium Industrial Estate	Site is proposed to be protected as a Strategic Economic Site in the draft Local Plan.	Rejected at Stage 1
CD0327	Land at 28 and 29 Earl Howe Road	Green Belt site, and not previously developed. The site is also within the AONB.	Rejected at Stage 1
CD0329	Atkins Farm, Nairwood Lane	The site is within the Green Belt and is not previously developed.	Rejected at Stage 1
CD0332	Land at Milk Hall and Hill Farm, Latimer Road	The site is within the Green Belt, AONB and is not previously developed.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0333	Land East of A413 (North Parcel)	The site is within the Green Belt, partially Flood Zone 3a and not previously developed.	Rejected at Stage 1
CD0334	The Misbourne School, Great Missenden	The site is within the Green Belt and only a small part of it is previously developed.	Rejected at Stage 1
CD0335	Land East of A413 (South East Parcel), Chalfont St Peter	The site is within the Green Belt, partially Flood Zone 3a and not previously developed.	Rejected at Stage 1
CD0336	Land East of A413 (South Parcel), Chalfont St Peter	The site is within the Green Belt, partially Flood Zone 3a and not previously developed.	Rejected at Stage 1
CD0337	Land East of A413 (West Parcel), Chalfont St Peter	The site is within the Green Belt and not previously developed.	Rejected at Stage 1
CD0338	Land at the Oak House, Paddock Way	The site is within the Green Belt and not previously developed.	Rejected at Stage 1
CD0339	Land off Farm Lane, Seer Green	The site is within the Green Belt and not previously developed.	Rejected at Stage 1
CD0340	Bowers Mill Farm, Magpie Lane, Coleshill	The site is within the Green Belt and is partially previously developed, however the site is not capable of providing 5 or more dwellings.	Rejected at Stage 1
CD0342	Land West of Finch Lane, Little Chalfont	The site is within the Green Belt and is partially previously developed. Site is unlikely to be able to deliver 5 or more dwellings.	Rejected at Stage 1
CD0343	Land South of Lawrence Grove/Lodge Lane, Great Missenden	The site is within the Green Belt and AONB.	Rejected at Stage 1
CD0344	High Street Car Park, Prestwood	Too small	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0345	Land South of Wycombe Road, Holmer Green	Only the access road is in Chiltern District. Majority of the site is within Wycombe and should therefore be excluded from further assessments.	Rejected at Stage 1
CD0346	Hens and Chickens, Botley Road	The site is within the Green Belt and is partially previously developed. Site is unlikely to be able to deliver 5 or more dwellings.	Rejected at Stage 1
CD0347	Thorne Barn Hall, Ashley Green Road	The site is within the Green Belt, AONB and is not previously developed.	Rejected at Stage 1
CD0348	Properties North, East and South of Wood Lane, South Heath	The site is within the Green Belt and AONB.	Rejected at Stage 1
CD0349	Gore Hill Farm (Larger Site)	The site is within the Green Belt, AONB and is not previously developed.	Rejected at Stage 1
CD0350	Brawlings Croft	The site is within the Green Belt and is partially previously developed. The site is unlikely to be able to accommodate 5 or more dwellings	Rejected at Stage 1
CD0351	Peppers House	The site is within the Green Belt and the AONB and is partially previously developed. Site is note likely to be able to accommodate 5 or more dwellings.	Rejected at Stage 1
CD0352	Land to Rear of 63 to 79 Latimer Road	The site is within the Green Belt and the AONB and is not previously developed.	Rejected at Stage 1
CD0358	Land North of Nightingales Lane and Rear of Harewood Lane	The site is within the Green Belt and the AONB, it is not previously developed and has lots of large trees on.	Rejected at Stage 1
CD0359	Meadow House	The site is within the Green Belt and is partially previously developed. Site falls below the minimum site size threshold	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0360	Land to East of Meadow House	The site is within the Green Belt and is not previously developed.	Rejected at Stage 1
CD0361	Land to South of Meadow House	The site is within the Green Belt and not previously developed.	Rejected at Stage 1
CD0362	Land Adjoining the Burrows, Hogg Lane	The site is within the Green Belt and not previously developed and below the minimum HELAA site size threshold	Rejected at Stage 1
CD0363	Land North of Botley Road (East)	The site is within the Green Belt and is partially previously developed. Site is unlikely to be able to deliver 5 or more dwellings.	Rejected at Stage 1
CD0364	7 Whitefield Lane, Great Missenden	The site is within the Green Belt and the AONB. It contains some agricultural buildings but is not previously developed.	Rejected at Stage 1
CD0365	Land at Jordans Farms off Jordans Lane, Jordans	The site is within the Green Belt and is not previously developed.	Rejected at Stage 1
CD0366	Woodview Farm, Bramble Lane, London Road East	The site is within the Green Belt and is not previously developed.	Rejected at Stage 1
CD0367	Land East of Flamstead Farm, Chesham Road	The site is within the Green Belt and is not previously developed.	Rejected at Stage 1
CD0368	Land Adjacent to Stampwell Farm, Oxford Road (A40)	The site within the Green Belt, a small proportion of the site is previously developed but would not be able to achieve the scale necessary for inclusion. In addition, it includes some areas of ancient woodland.	Rejected at Stage 1
CD0369	Penn Wood House, Beamond End Lane	The site is within the Green Belt and the AONB. It consists of a house and its associated back garden. It would not be able to achieve the scale of net development necessary for inclusion without development on Green Belt land and should be excluded from further assessments.	Rejected at Stage 1
CD0370	Mana Ash, Wycombe Road	The site is within the Green Belt and AONB	Rejected at Stage 1



<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0371	Area to the West of the A413, Chalfont St Peter	The site is within the Green Belt and has some previous development. Part of the site falls within Flood Zone 3a.	Rejected at Stage 1
CD0372	Land North of Botley Road (West)	The site is within the Green Belt	Rejected at Stage 1
CD0375	Chesham Football and Cricket Club	The site is in the Green Belt and is not previously developed.	Rejected at Stage 1
CD0376	Great Kingshill Farm and Adjacent Land	The site is within the Green Belt and AONB, partially previously developed and is a major development.	Rejected at Stage 1
CD0377	Land Rear of Two Dells Lane, Ashley Green	The site is within the Green Belt and is not previously developed.	Rejected at Stage 1
CD0378	Paccar Scout Camp	The site is within the Green Belt	Rejected at Stage 1
CD0379	Land Rear of Hill House, High Street, Chalfont St Giles	The site is within the Green Belt and not previously developed.	Rejected at Stage 1
CD0380	Land North of Copperkins Lane (Amended Site)	The site is within the Green Belt and is largely not previously developed. It is also within the AONB. A small part of the site is previously developed but would not be able to achieve the scale of net development necessary for inclusion without development on Green Belt land. The site is also within the AONB and is likely to be considered as major development considering its scale and surrounding context. It should therefore be excluded from further assessments.	Rejected at Stage 1
CD0382	Epilepsy Society Site (Larger Site Outside of Developed Area)	The site is within the Green Belt and not previously developed.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0383	Milk Hall Farm (Land to the East)	The site is within the Green Belt and AONB, is not previously developed, is a major development and contains areas of ancient woodland.	Rejected at Stage 1
CD0385	Units 2,3,4,5,6,7 Esprit	The site is too small to be considered in the HELAA.	Rejected at Stage 1
CD0388	Ground Floor UK House	The site is too small to be considered in the HELAA.	Rejected at Stage 1
CD0389	First Floor UK House	The site is too small to be considered in the HELAA.	Rejected at Stage 1
CD0395	128 Lye Green Road	The site is within the Green Belt and is partially previously developed. The site is unlikely to be able to accommodate 5 or more dwellings	Rejected at Stage 1
CD0396	Bancroft	The site is within the Green Belt	Rejected at Stage 1
CD0397	Land on the South Side of Nashleigh Hill	Green Belt site, and not previously developed.	Rejected at Stage 1
CD0406	Land on the North West Side of 99 Penn Road	The site is within the Green Belt and the AONB, and is not previously developed.	Rejected at Stage 1
CD0408	Land at Gore Hill (North of A413)	The site is within the Green Belt and is not previously developed. It is predominantly covered by woodland. Part of the site is in Flood Zone 3b.	Rejected at Stage 1
CD0430	Lye Green Farm (Land to North East)	The site is within the Green Belt. Site is unlikely to be able to accommodate 5 or more dwellings	Rejected at Stage 1
CD0433	Land South of Wood Lane	Green Belt site, not previously developed. It is also within the AONB.	Rejected at Stage 1
CD0437	Warren Farm, Denham Lane	The site is within the Green Belt and is not previously developed.	Rejected at Stage 1
CD0440	William Moulder Court	The site is previously developed and is in the existing built-up area. It is however unlikely to provide a net additional of 5 or more dwellings.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0442	Land off Hollybrush Road	Within urban area but too small to deliver at scale eligible for further consideration.	Rejected at Stage 1
CD0443	Land East of Mount Nugent	The site is within the existing built-up area and is used as garages. It is too small to deliver 5 or more dwellings.	Rejected at Stage 1
CD0446	Land Between Raans Road and Bridge Place	Small site area restricts achievement of 5 or more (net) dwellings.	Rejected at Stage 1
CD0447	Stevens House, Whielden Close	The site is within the existing built-up area and is previously developed. It is however unlikely to deliver a net additional of 5 or more dwellings and should therefore be excluded from further assessments.	Rejected at Stage 1
CD0450	Land at Atkins Farm (Larger Site)	The site is in the Green Belt and is majorly not developed. It is also within the AONB and is likely to be considered as major development given its scale and character. There is a cottage within the site but is unlikely to deliver 5 or more dwellings within previously developed land.	Rejected at Stage 1
CD0452	Land to North of Moor Road, Chesham	Green Belt site, not previously developed. It is also wholly in Flood Zone 3a.	Rejected at Stage 1
CD0453	Garages off Hivings Park	The site is within the existing built-up area and is previously developed as garages. However, it is unlikely to deliver 5 or more dwellings and should therefore be excluded from further assessments.	Rejected at Stage 1
CD0454	Beel Close	The site is within the existing built-up area and is previously developed as garages. However, it is unlikely to deliver 5 or more dwellings and should therefore be excluded from further assessments.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0456	162 High Street	Site is below the HELAA minimum site size threshold and contains Flood Zone 3a.	Rejected at Stage 1
CD0458	Power House	Site is proposed to be protected as a Key Economic Site in the draft Local Plan.	Rejected at Stage 1
CD0461	Land to rear of 65 Denham Lane	The site is within the Green Belt and is partially previously developed., however it is below the minimum HELAA site size threshold	Rejected at Stage 1
CD0463	Hill Farm Industrial Estate	The site is in the Green Belt and is partially previously developed. Site is not capable of accommodating 5 or more dwellings	Rejected at Stage 1
CD0466	Land at Old Amersham Farm	The site in the Green Belt and it is not previously developed It is in the AONB but is not a major development.	Rejected at Stage 1
CD0470	89 High Street, Chesham	The site is in the existing built-up area but is not previously developed. Considering the proximity of its surrounding buildings (of which some are listed) and the size of the site, it is unlikely to erect 5 or more dwellings and should therefore be excluded from further assessments.	Rejected at Stage 1
CD0471	Ambulance Station, Chiltern Avenue, Amersham	Considering the size of the site, it is unlikely to deliver 5 or more dwellings and should therefore be excluded from further assessments.	Rejected at Stage 1
CD0474	East Street Car Park, East Street, Chesham	The site is within the existing built up area and is previously developed. It is however unlikely to deliver 5 or more dwellings to be eligible for inclusion.	Rejected at Stage 1
CD0479	NW of Cherry Tree Farm, Ley Hill, HP53QR	Green Belt site and not previously developed land. The site should also be excluded from further assessment as it is unlikely to deliver 5 or more dwellings.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0481	Land adjoining White Lion Road, Amersham, Bucks	Green Belt site, not previously developed.	Rejected at Stage 1
CD0483	Bottom House Farm Lane, Chalfont St Giles, HP84EE	Green Belt site, not previously developed.	Rejected at Stage 1
CD0484	Warren Farm, Denham Lane, Chalfont St Peter	Green Belt site, not previously developed.	Rejected at Stage 1
CD0485	Land or Stylecroft Road	Green Belt site, not previously developed.	Rejected at Stage 1
CD0486	SW of Asheridge Road and NE of Asheridge Road, Chesham	Green Belt site, not previously developed. Site within AONB.	Rejected at Stage 1
CD0487	30 Wychwood Rise, Great Missenden	Green Belt site, contains a single dwelling.	Rejected at Stage 1
CD0488	Land at Orchard leigh, HP53QE	Green Belt site, contains two dwellings, remainder of site not previously developed.	Rejected at Stage 1
CD0489	Kings Lane, South heath, Great Missenden	The site is within the Green Belt and the AONB. It is not previously developed.	Rejected at Stage 1
CD0490	land at Mole End, 143 Botley Road, Botley	The site is in the Green Belt but is within the existing built-up area. Part of the site is previously developed but the site is not likely to be able to accommodate 5 or more dwellings.	Rejected at Stage 1
CD0491	Land at Nightingales Lane, Chalfont St Giles	Green Belt site, not previously developed. The site is predominantly woodland, and is within the AONB.	Rejected at Stage 1
CD0492	Land North of Hog Lane, Ashley Green	Green Belt site, not previously developed.	Rejected at Stage 1
CD0493	Orchard, Prestwood, Great Missenden	Green Belt site, developed area of site is less than 0.1 Ha. Site is largely not previously developed land	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0494	Earl Howe Road, Holmer Green, High Wycombe	The site is separated in two parts. Both sites are in the Green Belt and the AONB, and are not previously developed. It is also likely to be considered as major development in the AONB if developed considering its surrounding context and scale.	Rejected at Stage 1
CD0495	land and Garages adjacent to 62 Vale Road	The site is in the Green Belt and is not previously developed. It is also too small to facilitate 5 or more dwellings.	Rejected at Stage 1
CD0496	Site adjacent to 172 Coldmoreham, High Street, Old Amersham	Green Belt site, not previously developed land. The site is also within the AONB, with parts of the land subject to high risk of flooding (Flood Zone 3a).	Rejected at Stage 1
CD0497	Plot 154 at Keepers Lane, Hyde Heath, Amersham	The site is too small to be eligible for consideration in the HELAA. It is also in the Green Belt and is not previously developed. It is also within the AONB.	Rejected at Stage 1
CD0498	Land adjacent to Seer Green Railway	Green Belt site, not previously developed. The site is also a woodland.	Rejected at Stage 1
CD0499	Land adjacent North Lodge, Lower Road, Chalfont St Peter	Green Belt site, not previously developed. It is also in Flood Zone 3a.	Rejected at Stage 1
CD0500	Adjacent HP160HH	The site does not have the capacity for 5 dwellings therefore should not be considered in the HELAA. It is also in the AONB.	Rejected at Stage 1
CD0501	The Old Dairy, Hare Lane, Little Kingshill, Gt Missenden, HP160EE	The site is within the Green Belt and the AONB, it is partially previously developed. Site is not likely to be able to accommodate 5 or more dwellings on the previously developed part of the site.	Rejected at Stage 1
CD0502	Field at Junction. Of Bowstridge Ln and Narcot Ln	The site is within the Green Belt and is not previously developed.	Rejected at Stage 1
CD0503	Land between Junctions 16 and 17 of the M25	The site is within the Green Belt, is not previously developed and contains areas of ancient woodland.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0504	Hazeldene Farm, Asheridge Road, Chesham, HP52XD	The site is within the Green Belt and the AONB. The site is in agricultural use therefore is not previously developed land.	Rejected at Stage 1
CD0505	Land at Keepers lane, Hyde Heath	The site is within the Green Belt and is not previously developed. It is also within the AONB.	Rejected at Stage 1
CD0506	The Manor, Redhill, Denham, UD94LG	The site is in the Green Belt and is partially previously developed but not likely to be able to accommodate 5 or more dwellings	Rejected at Stage 1
CD0507	Land North of Pheasant Rise, Chesham	Green Belt site, not previously developed land. The site is also in the AONB.	Rejected at Stage 1
CD0508	Land and Buildings at Whitethorns Farm, Ashley Green Road, Chesham, HP53PE	The site is within the Green Belt and the AONB, has a very small section that could be previously developed. The site is unlikely to be able to accommodate 5 or more dwellings.	Rejected at Stage 1
CD0509	Hooschmee, Turners Wood Drive, Chalfont St Giles	The site is within the Green Belt and is unlikely to be able to accommodate 5 or more dwellings	Rejected at Stage 1
CD0510	Land at Shire Lane	The site is in the Green Belt and not previously developed.	Rejected at Stage 1
CD0511	Copperkins Lane	Green Belt site, not previously developed. The site is also within the AONB and is likely to be considered as major development considering its scale and surrounding context.	Rejected at Stage 1
CD0512	Land west of Bell Lane	The site is within the Green Belt and not previously developed. In addition, ancient woodland is adjacent to the whole northern boundary of the site.	Rejected at Stage 1
CD0513	Gerrards Cross Golf Club	The site is within the Green Belt and is not previously developed.	Rejected at Stage 1
CD0514	Coach Depot, Lycrome Road	The site is within the Green Belt and is not previously developed.	Rejected at Stage 1
CD0515	Bowstridge Lane	The site is within the Green Belt and is not previously developed.	Rejected at Stage 1
CD0516	Land south of Meadow Lane	The site is within the Green Belt and AONB, it is not previously developed and is a major development. In addition, the site is covered in large trees.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0517	Land at Lower Road	The site is within the Green Belt and is not previously developed. In addition, the is covered in large trees.	Rejected at Stage 1
CD0519	Brays Wood	The majority of the site is in an Ancient Woodland. The site is also in the Green Belt and is not previously developed. In addition, it is also in the AONB and is likely to be considered as a major development considering its scale and landscape setting.	Rejected at Stage 1
CD0520	Land East of Penn Road	The site is within the Green Belt and the AONB. It is likely to be a major development in the AONB considering its size and location.	Rejected at Stage 1
CD0521	Land north of High Street	The site is within the Green Belt and AONB, part of the site falls within flood zone 3a, it is a major development and a very small section of the site is previously developed.	Rejected at Stage 1
CD0523	Abbots Lea, Nightingales Lane, Chalfont St Giles, HP84SN	The site is within the Green Belt and AONB, partially previously developed and a major development.	Rejected at Stage 1
CD0524	Land and Buildings off Vale Road, Chesham	The site is within the Green Belt and AONB, partially previously developed and a major development. In addition, the eastern boarder is adjacent to ancient woodland.	Rejected at Stage 1
CD0525	Spring Meadow Lodge, Jasons Hill, Chesham, HP53QW	The site is in the Green Belt and is partially previously developed. Site is not capable of accommodating 5 or more dwellings	Rejected at Stage 1
CD0526	Stratton Chase Drive, Chalfont St Giles, HP84PZ	The site is within the Green Belt and the AONB, it is not previously developed and is a major development. In addition, the whole site falls within Flood Zone 3a.	Rejected at Stage 1
CD0527	The Stables	The site is within the Green Belt and is partially previously developed. Site is unlikely to be able to deliver 5 or more dwellings.	Rejected at Stage 1



<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0528	Beechfield	The site is within the Green Belt and AONB, it is partially previously developed and is not likely to be major development. The site contains previously developed land however the site is not likely to be able to accommodate 5 or more dwellings.	Rejected at Stage 1
CD0529	Windsor Lane, Little Kingshill	The site is within the Green Belt and the AONB. It is not previously developed.	Rejected at Stage 1
CD0530	Market Reading Field, Land to North of Eagle Close, Amersham	The site is within the Green Belt and the AONB, it is not previously developed and it is a major development.	Rejected at Stage 1
CD0531	Fairfield Farm, Burtons Lane, Chorleywood, WD35PJ	The site is within the Green Belt and the AONB, it is not previously developed and it is a major development.	Rejected at Stage 1
CD0532	Land adjoining Snell's Lane, Little Chalfont, HP79QN	The is within the Green Belt and is not previously developed.	Rejected at Stage 1
CD0533	Land North West of Chalfont Road, Seer Green	The site is within the Green Belt and is not previously developed.	Rejected at Stage 1
CD0534	Land east of Penn Road, Hazlemere	The site is within the Green Belt and the AONB. It is likely to be a major development in the AONB considering its size and location.	Rejected at Stage 1
CD0536	Walnut Cottage, Hill Farm Lane, Chalfont St Giles, HP84NT	The site is a single dwelling with remainder of the site greenfield within the green belt.	Rejected at Stage 1
CD0537	Denham Lane behind 67/69	The site is mostly within the Green Belt and is green field. Part of a dwelling that is within the site boundary was refused planning permission for a replacement dwelling in 2005.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0538	Friars Field site at Collings Hanger Farm, Wycombe Road Prestwood	The site is within the Green Belt and AONB, it is partially previously developed and is a major development.	Rejected at Stage 1
CD0540	Buryfield House, Link Road, Great Missenden	The site is within the Green Belt and AONB, it is partially developed but the previously developed part of the site is not likely to be able to accommodate 5 or more dwellings.	Rejected at Stage 1
CD0544	St James Farm, Bangors Road South, Iver, SL00AZ	Agricultural buildings and land within Green Belt	Rejected at Stage 1
CD0546	Land at Ashwell Farm, Little Kingshill, HP160DZ	The site is located in the Green Belt and the AONB. The southern part of the site is used for caravan servicing. This part of the site 0.1 Ha is however unlikely to deliver 5 or more dwellings to be eligible for consideration in this HELAA, considering its surrounding buildings layout.	Rejected at Stage 1
CD0547	Plot A Kimblewick, Finch Lane, Little Chalfont. Plot B Little Kimblewick Farm, Finch Lane, Little Chalfont. Plot C Beel House, Little Chalfont.	The site is located in the Green Belt with isolated dwellings that would not deliver additional units on previously developed land.	Rejected at Stage 1
CD0548	Woodlands Farm, Shire Lane, Cholesbury, HP236NA	Green Belt site, not previously developed. Site within AONB with western half of site containing Ancient Woodland	Rejected at Stage 1
CD0549	Oldefields Equestrian Centre, Chalfont Road, Seer Green, HP92QP	Green Belt, AONB and not previously developed.	Rejected at Stage 1
CD0550	Land to the east of Ashley Green Road, Chesham	Site within Green Belt and AONB, and not previously developed.	Rejected at Stage 1
CD0551	Marlin Grove, Ashley Green	Green Belt, AONB and not previously developed.	Rejected at Stage 1

<b>Site</b>	<b>Site Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0553	The Maltings, Amersham	Previously Developed Land, Flood Zone 3a	Rejected at Stage 1
CD0554	Bowstridge Lane, Chalfont St Giles	Green Belt, and not previously developed, significant Flood Zone 3	Rejected at Stage 1
CD0555	Cameron Farm	Green Belt and not previously developed land	Rejected at Stage 1
CD0556	West of Lodge Lane	Green Belt and not previously developed land	Rejected at Stage 1
CD0557	East of Lodge Lane	Green Belt and not previously developed land	Rejected at Stage 1
CD0558	Pankridge Farm	Green Belt and not previously developed land	Rejected at Stage 1

**South Bucks Sites Excluded at Stage 1**

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0001	Raylands Farm	Green Belt, and not previously developed.	Rejected at Stage 1
SB0002	Land at Hedgerley Reservoir	Green Belt, and not previously developed.	Rejected at Stage 1
SB0003	Land adjacent to Berrifield Cottage	Green Belt, and not previously developed.	Rejected at Stage 1
SB0006	Farnham Royal Garden Centre	The site is previously developed land within the Green Belt. Planning permission has been granted for 4 dwellings and construction has commenced.	Rejected at Stage 1
SB0007	Martin-Baker Aircraft Company Ltd	Green Belt site, part of which is previously developed land with existing employment uses. The site is proposed to be retained as a Strategic Economic Site in the draft Local Plan	Rejected at Stage 1
SB0008	7 South Drive	Green Belt site, and not Previously Developed Land. The site is excluded from further assessment as it is smaller than 0.25 hectares.	Rejected at Stage 1
SB0009	9 South Drive	Green Belt site, and not previously developed land. The site is excluded from further assessment as it is smaller than 0.25 hectares.	Rejected at Stage 1
SB0012	Bakers Wood	Green Belt site, and not previously developed land. The site is adjacent to an SSSI.	Rejected at Stage 1
SB0013	Land at West Town Farm	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0015	Maryfield (South Piece of Garden) High Street	Green Belt site, and not previously developed land. The site is excluded from further assessment as it is smaller than 0.25 hectares.	Rejected at Stage 1
SB0016	Woodhill Farm	Green Belt site, and not previously developed land.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0017	Land to the West of Amersham Road	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0018	Land off Hatchgate Gardens	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0019	Grenville Court West Site	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0020	Grenville Court East Site	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0021	Land North of Langley Park Road	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0022	Land off Denham Way	Green Belt site, and not previously developed land. The site is excluded from further assessment as it is smaller than 0.25 hectares.	Rejected at Stage 1
SB0024	Land West of Dukes Kiln Drive	Green Belt site, and not previously developed land. Entire site is Ancient Woodland.	Rejected at Stage 1
SB0025	Land to the East of Lower Road & West of the A413	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0026	Land South of A40, West of South Drive	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0027	Land South of A40, East of South Drive	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0028	Land South of Wycombe End (West)	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0029	Land South of Wycombe End (East)	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0031	Land West of Pyebush Lane	Green Belt site. Majority of site is not previously developed, except for a small area at the north end of the site, currently used as a timber and aggregates yard.	Rejected at Stage 1
SB0035	Land South of Iver Village	Green Belt site, and not previously developed land.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0036	Wood Lane Farm	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0037	Land on East side of Beaconsfield Road	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0039	Pinewood Studios Ltd	The site is proposed to be retained as a Strategic Economic Site in the draft Local Plan	Rejected at Stage 1
SB0040	Land surrounding Pelham Burn	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0041	Land North of Poyle Farm	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0042	Land South of Poyle Farm	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0044	Robert Bosch Ltd, Broadwater Park	The site is proposed to be retained as a Strategic Economic Site in the draft Local Plan	Rejected at Stage 1
SB0045	Land to Rear of 6 & 8 Fairfield Lane	Previously developed land within the built up area. Site is excluded from further consideration as it is unlikely to yield more than 5 dwellings.	Rejected at Stage 1
SB0047	Land adjacent to Sutton Court Farm	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0048	Land West Parsonage Lane	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0049	All Soulds Farm Quarry	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0050	Little Acres	Green Belt site, partly previously developed land. Developable area is too small to be eligible for further consideration.	Rejected at Stage 1
SB0051	Land South of Longbottom Lane	Green Belt site, adjacent to AONB, and not previously developed land.	Rejected at Stage 1
SB0053	Fourells Paddock	Green belt site, and not previously developed land.	Rejected at Stage 1
SB0054	Ashcroft Towers	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0061	Wyatts Covert Caravan Club	Green Belt site, however not previously developed land	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0062	Former Iver Lane Landfill Site	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0066	Cliveden Stud	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0067	Land East of East Common	Green Belt site, and not previously developed land.	Rejected at Stage 1
SB0068	Land North West of Denham Roundabout	Green Belt site but in agricultural use so not previously developed land.	Rejected at Stage 1
SB0069	Land North East of Bangors Road North	Green Belt site, not previously developed land.	Rejected at Stage 1
SB0071	Osborne Farm	Green Belt site, not previously developed land. Partly within Flood Risk Zone 3a.	Rejected at Stage 1
SB0072	Land North of the Grand Union Canal	Green Belt site, not previously developed.	Rejected at Stage 1
SB0073	Land West of Broad Lane	Green Belt site, not previously developed land.	Rejected at Stage 1
SB0074	Land to the East of Beaconsfield Road	Green Belt site, not previously developed land.	Rejected at Stage 1
SB0075	Land East of Uxbridge Road	Green Belt site, not previously developed. 7.5% of the site is within Flood Risk Zone 3b.	Rejected at Stage 1
SB0076	Station Road Car Park, Gerrards Cross	Site has permission for construction of a multi-storey car park and is therefore not capable of providing 5 or more dwellings	Rejected at Stage 1
SB0077	32 North Park	Site is below the minimum HELAA site size threshold	Rejected at Stage 1
SB0078	Plot 3 & 4 Bakers Wood	Green Belt site, not previously developed land and below the minimum HELAA site size threshold	Rejected at Stage 1
SB0079	Drum Oak	Within the urban area, but site is unlikely to yield the scale of development eligible for further consideration.	Rejected at Stage 1
SB0080	Land to rear of Kewstoke	Within the urban area, but site is unlikely to yield the scale of development eligible for further consideration.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0084	Farlows Lake	Within the Green Belt, and not previously developed. 31% of the site is within Flood Risk Zone 3b.	Rejected at Stage 1
SB0085	Land at Heatherside	Within the urban area. Permission granted for two dwellings and is therefore too small to be eligible for further consideration.	Rejected at Stage 1
SB0086	Plot 5 Bakers Wood	Green Belt site, not previously developed land. Site is too small to be eligible for further consideration.	Rejected at Stage 1
SB0087	Land at Hitcham Grange	Green Belt site, not previously developed land. Site is too small to be eligible for further consideration.	Rejected at Stage 1
SB0088	Land adjacent to 3 Britwell Road	Site is unlikely to yield the scale of development eligible for further consideration.	Rejected at Stage 1
SB0089	Land adjacent Jasmine Lodge	Green Belt site, not previously developed land. Site is too small to be eligible for further consideration.	Rejected at Stage 1
SB0090	Land at 2 Orchard Villa	Green Belt site, not previously developed land. Site is too small to be eligible for further consideration.	Rejected at Stage 1
SB0091	Graphic House	Previously developed land within the built up area. Site is excluded from further consideration as permission granted for 2 dwellings.	Rejected at Stage 1
SB0092	Land at 19 North Park	Green Belt site, not previously developed land. Site is too small to be eligible for further consideration.	Rejected at Stage 1
SB0093	Land South of Pink Cottage	Green Belt site, not previously developed land. Part of the site is within Flood Risk Zone 3a.	Rejected at Stage 1
SB0094	Badminton House	Within the urban area, but site is too small to deliver 5 or more additional dwellings.	Rejected at Stage 1
SB0095	Whiteleaf House	Within the urban area, but site is too small to deliver 5 or more additional dwellings.	Rejected at Stage 1
SB0096	Land North of Chalk Pit Lane	Green Belt site, not previously developed land. Site is too small to be eligible for further consideration.	Rejected at Stage 1



<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0097	Fourells Paddocks	Green Belt site, not previously developed land. Site is too small to be eligible for further consideration.	Rejected at Stage 1
SB0098	Grovewood	Site is below the HELAA minimum site size threshold	Rejected at Stage 1
SB0100	Land at 48, 50 & 52 Fulmer Road	Within the built up area. Site is excluded from further consideration as permission granted for 3 dwellings.	Rejected at Stage 1
SB0101	11 Penn Meadow	Within the urban area, but site is too small to deliver 5 or more additional dwellings.	Rejected at Stage 1
SB0102	Land at Oakcroft	Within the urban area, but site is too small to deliver 5 or more additional dwellings.	Rejected at Stage 1
SB0103	Trilliums, Templewood Lane	Within the urban area, but site is too small to deliver 5 or more additional dwellings.	Rejected at Stage 1
SB0104	43 Langley Park Road	Within the built up area. Site is excluded from further consideration as permission granted for 2 dwellings and construction has commenced.	Rejected at Stage 1
SB0105	Moray House	Within the urban area but 30% of the site is undevelopable as it is a Scheduled Ancient Monument. The developable land does not have the potential to yield the scale of development eligible for further consideration.	Rejected at Stage 1
SB0106	Plot 6 Bakers Wood	Green Belt site, not previously developed land. Site is too small to be eligible for further consideration.	Rejected at Stage 1
SB0107	Richmond	Within the built up area. Site is excluded from further consideration as permission granted for 2 dwellings.	Rejected at Stage 1
SB0108	Old Tiles	Within the built up area. Site is excluded from further consideration as permission granted and completed for 4 dwellings.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0109	Copsewood	Within the built up area. Site is excluded from further consideration as permission granted for 4 dwellings and construction has commenced.	Rejected at Stage 1
SB0110	Stoke Lodge	Within the built up area. Site is excluded from further consideration as permission granted for 2 dwellings.	Rejected at Stage 1
SB0111	Klinten	Within the built up area. Site is excluded from further consideration as permission granted for 2 dwellings.	Rejected at Stage 1
SB0112	Hitchambury Farm	Green Belt site. Permission granted on appeal for 1 dwelling and construction has commenced.	Rejected at Stage 1
SB0113	Rear of 8 - 12 Meadow Lane	Within the urban area, but site is too small to deliver 5 or more additional dwellings.	Rejected at Stage 1
SB0114	13 Copperfields	Within the built up area. Site is excluded from further consideration as permission granted for 4 dwellings.	Rejected at Stage 1
SB0118	Dewstraw, 147 Lent Rise Road	Within the urban area, but site is too small to deliver 5 or more additional dwellings.	Rejected at Stage 1
SB0119	Rear of 6 Linkswood Road	Within the built up area. Site is excluded from further consideration as permission granted for single dwelling.	Rejected at Stage 1
SB0120	Land Adjacent 10 Church Walk	Within the urban area, but site is too small to deliver 5 or more additional dwellings.	Rejected at Stage 1
SB0123	Land Adjacent 4 Woodside Close	Within the urban area, but site is too small to deliver 5 or more additional dwellings.	Rejected at Stage 1
SB0127	Kingcup Farm	Green Belt site, not previously developed land. 18% of the site is in Flood Risk Zone 3b, 28% is within an SSSI, and part of the site is Ancient Woodland.	Rejected at Stage 1
SB0128	Land North of Farnham Lane	Green Belt site, not previously developed land.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0129	The Farnham Pump	Within the urban area, but site is too small to deliver 5 or more additional dwellings.	Rejected at Stage 1
SB0131	Revital Health And Beauty	Within the urban area, but site is too small to deliver 5 or more additional dwellings.	Rejected at Stage 1
SB0135	47 Penn Road	Within the built up area. Site is excluded from further consideration as permission granted for single dwelling.	Rejected at Stage 1
SB0137	70 Ledborough Lane	Within the built up area. Site is excluded from further consideration as permission granted for single dwelling.	Rejected at Stage 1
SB0138	Land Rear Of 46 And 46A Green Lane	Within the built up area. Site is excluded from further consideration as permission granted for 3 dwellings.	Rejected at Stage 1
SB0139	Land To The Rear Of 94 And 96 Dropmore Road	Within the built up area. Site is excluded from further consideration as permission granted for 4 dwellings.	Rejected at Stage 1
SB0140	10 Hamilton Gardens	Within the urban area, but site is too small to deliver 5 or more additional dwellings.	Rejected at Stage 1
SB0141	Oakwood House	Site is within the Green Belt and is not capable of delivering 5 or more dwellings	Rejected at Stage 1
SB0143	Holtye	Previously developed land in the Green Belt. Permission granted for single dwelling.	Rejected at Stage 1
SB0144	Inglenook	Previously developed land in the Green Belt. Permission granted for two dwellings.	Rejected at Stage 1
SB0145	Alderley Cottage	Within the built up area. Site is excluded from further consideration as permission granted for 4 dwellings.	Rejected at Stage 1
SB0146	Lamorna	Within the built up area. Site is excluded from further consideration as permission granted for 3 dwellings.	Rejected at Stage 1
SB0147	Allerds Farm	Green belt site, not previously developed land.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0148	Belmont And Robinscroft	Within the built up area. Site is excluded from further consideration as permission granted for 2 dwellings.	Rejected at Stage 1
SB0149	Fulmer Valley Farm	Green belt site, not previously developed land. Site had planning permission for one dwelling, so below HELAA site size threshold	Rejected at Stage 1
SB0150	The Birches	Previously developed land in the Green Belt. Permission granted for replacement detached dwelling.	Rejected at Stage 1
SB0151	Fulmer Hall	Previously developed land in the Green Belt. Permission granted for change of use (B1 to C3) and conversion to single dwelling.	Rejected at Stage 1
SB0153	Fulmer Chase Farm	Previously developed land in the Green Belt. Permission granted for two dwellings.	Rejected at Stage 1
SB0154	Strawberry Hill	Within the built up area. Site is excluded from further consideration as permission granted for 3 dwellings.	Rejected at Stage 1
SB0155	Little Orchards, 6 Layters Way	Within the built up area. Site is excluded from further consideration as permission granted for 2 dwellings.	Rejected at Stage 1
SB0156	Land Between 2 And 4 Dukes Wood Drive	Within the urban area, but site is too small to deliver 5 or more additional dwellings.	Rejected at Stage 1
SB0157	72 Dukes Wood Drive	Within the built up area. Site is excluded from further consideration as permission granted for single dwelling.	Rejected at Stage 1
SB0158	Slade Oak, Over The Misbourne	Previously developed land in the Green Belt. Permission granted for single replacement dwelling.	Rejected at Stage 1
SB0159	Lynwood, Over The Misbourne	Green Belt site, partly previously developed. 67% of the site is Ancient Woodland. Permission granted for replacement single dwelling.	Rejected at Stage 1
SB0160	24 Dale Side	Within the built up area. Site is excluded from further consideration as permission granted for single dwelling.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0163	Edgewood, Andrew Hill Lane	Previously developed land in the Green Belt. Site is too small to yield the scale of development eligible for further inclusion.	Rejected at Stage 1
SB0164	Bedford Cottage, Wapseys Lane	Green Belt site, partly previously developed but largely undeveloped. Permission granted and commenced for a replacement single dwelling.	Rejected at Stage 1
SB0165	White Lodge, Wood Lane	Green Belt site, previously developed land. Permission granted for two detached dwellings and therefore too small in scale for further inclusion.	Rejected at Stage 1
SB0167	Bangors, Bangors Park	Green Belt site but previously developed part of the site is not capable of accommodating 5 or more dwellings	Rejected at Stage 1
SB0168	2 Coppins Cottages	Green Belt site, partly previously developed land. Developable area too small in scale for further inclusion.	Rejected at Stage 1
SB0169	Old Oak Nursery, Wood Lane	Green Belt site, previously developed land. Permission granted for two detached dwellings and therefore too small in scale for further inclusion.	Rejected at Stage 1
SB0170	White Lodge, Stoke Court Drive	Within the built up area. Site is excluded from further consideration as permission granted and commenced for 2 dwellings.	Rejected at Stage 1
SB0171	Land South Of Home Farm, School Lane	Green Belt site, not previously developed.	Rejected at Stage 1
SB0173	Beltrees, Park Road	Within the built up area. Site is excluded from further consideration as permission granted and commenced for replacement dwelling.	Rejected at Stage 1
SB0174	Brynawelon, Lanterns, and Oak House	Site is below the HELAA minimum site size threshold	Rejected at Stage 1
SB0175	Cranford House and Elgin, Boundary Road	Green Belt site, partly previously developed land. Developable area too small to yield the scale of development suitable for further inclusion.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0176	One And Two Acre Cottage, Framewood Road	Green Belt site, partly previously developed. Not capable of accommodating 5 or more dwellings	Rejected at Stage 1
SB0178	11 Field Road	Green Belt site, not previously developed.	Rejected at Stage 1
SB0191	Hawksgrove Cottage, Hawkswood Lane	Green Belt site, not previously developed. 30% of the site is Ancient Woodland.	Rejected at Stage 1
SB0192	3 Huntercombe Lane North	Site is below the minimum HELAA site size threshold	Rejected at Stage 1
SB0196	Charter House, 68-72 High Street	Within the urban area, but site is too small to deliver 5 or more additional dwellings.	Rejected at Stage 1
SB0197	Chopra Manor, Crown Lane	Previously developed land within the built-up area. Site falls below the HELAA site size threshold	Rejected at Stage 1
SB0200	De Vere Venues, Denham Grove	Previously developed land. Site too small to yield scale of development eligible for further consideration.	Rejected at Stage 1
SB0202	Gerrards House, 13 - 19 Station Road	Previously developed land within the built-up area. Site falls below the HELAA site size threshold	Rejected at Stage 1
SB0207	Scopello, Beeches Road	Site is below the minimum HELAA site size threshold	Rejected at Stage 1
SB0208	Open Space, Oakside	Green Belt site, not previously developed. 5% of the site is within Flood Risk Zone 3b, and part of the site is within Flood Risk Zone 3a.	Rejected at Stage 1
SB0209	Boundary Copse, Farnham Road	Green Belt site, not previously developed.	Rejected at Stage 1
SB0210	Access Road Rear of Allhusen Gardens	Within the Green Belt, and 40% of the site is within Flood Risk Zone 3b. Site too small to yield scale of development suitable for further consideration.	Rejected at Stage 1
SB0211	Health Centre & Open Space	Previously developed land. Site too small to yield scale of development eligible for further consideration.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0212	Open Space, East of Denham Road	Green Belt site, not previously developed.	Rejected at Stage 1
SB0213	Open Space, Swallow Street	Green Belt site, not previously developed.	Rejected at Stage 1
SB0224	3 North Drive	Site is below the minimum HELAA site size threshold	Rejected at Stage 1
SB0226	R/o Cherry Tree Road and Rowan Close	Previously developed land within the built-up area. Site falls below the HELAA site size threshold and already contains 3 dwellings.	Rejected at Stage 1
SB0230	20 & 21 Barrs Road	Previously developed land. Site too small to yield scale of development eligible for further consideration.	Rejected at Stage 1
SB0231	Garages behind 20 Grenville Close	Previously developed land within the built-up area. Site falls below the HELAA site size threshold	Rejected at Stage 1
SB0232	Garages R/o St Mary's Road	Previously developed land within the built-up area. Site falls below the HELAA site size threshold	Rejected at Stage 1
SB0234	Fold Cottage & Linden Lea	Within the built up area. Site is excluded from further consideration as permission granted and completed for 6 dwellings (4 net).	Rejected at Stage 1
SB0239	Land at Elizabeth Cottage	Green Belt land, not previously developed.	Rejected at Stage 1
SB0240	6 South Park Drive & White House, Lower Road	Site is below the minimum HELAA site size threshold	Rejected at Stage 1
SB0241	Land R/o 71, 73 & 75 Dukes Wood Drive	Site is below the minimum HELAA site size threshold	Rejected at Stage 1
SB0244	Woodcrest	Green Belt site, previously developed, but below the minimum HELAA site size threshold	Rejected at Stage 1
SB0245	Old Stock Cottage	Green Belt site, previously developed but is below the HELAA minimum site size threshold	Rejected at Stage 1
SB0246	5 & 6 Longfield	Green Belt site, previously developed but is below the HELAA minimum site size threshold	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0248	Garage Courtyard R/o 65-71 Swallowdale	Site is below the minimum HELAA site size threshold	Rejected at Stage 1
SB0249	Land R/o Chinhurst & Remuera, Love Lane	Site falls below the minimum HELAA site size threshold	Rejected at Stage 1
SB0250	37 & 38 Colne Orchard	Previously developed land within the built-up area. Site too small to yield scale of development eligible for further consideration.	Rejected at Stage 1
SB0253	Land at Amberley, Acorns & Red Chimneys	Green Belt land, not previously developed.	Rejected at Stage 1
SB0256	20 Westfield Road	Within the built up area. Site is excluded from further consideration as permission granted for 2 dwellings.	Rejected at Stage 1
SB0257	Kincora, 54 Ledborough Lane	Within the built up area. Site is excluded from further consideration as permission granted for 3 dwellings.	Rejected at Stage 1
SB0258	Amberwood, 68 Ledborough Lane	Within the built up area. Site is excluded from further consideration as permission granted for 2 dwellings.	Rejected at Stage 1
SB0259	Oakwood, 50 Ledborough Lane	Within the built up area. Site is excluded from further consideration as permission granted for 3 dwellings.	Rejected at Stage 1
SB0260	45 Penn Road	Within the built up area. Site is excluded from further consideration as permission granted for single dwelling.	Rejected at Stage 1
SB0261	Land R/o 101 Station road fronting Candlemas Lane	Within the built up area. Site is excluded from further consideration as permission granted for single additional dwelling.	Rejected at Stage 1
SB0262	99 Shepherds Lane	Within the built up area. Site is excluded from further consideration as permission granted for two dwellings.	Rejected at Stage 1
SB0263	46 Burkes Road	Within the built up area. Site is excluded from further consideration as permission granted for single dwelling.	Rejected at Stage 1
SB0264	Harrington, 37 Grove Road	Within the built up area. Site is excluded from further consideration as permission granted for two dwellings.	Rejected at Stage 1



<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0265	10 Bingham Road	Within the built up area. Site is excluded from further consideration as permission granted for two dwellings.	Rejected at Stage 1
SB0266	The Nine Stiles	Within the built up area. Site is excluded from further consideration as permission granted for 3 dwellings.	Rejected at Stage 1
SB0267	The Barn	Green Belt site, previously developed land. Does not have the potential to accommodate 5 or more dwellings	Rejected at Stage 1
SB0268	Newton Wyck	Within the built up area. Site is excluded from further consideration as permission granted for 3 dwellings.	Rejected at Stage 1
SB0269	Dippingwell Lodge	Within the built up area. Site is excluded from further consideration as permission granted for two dwellings.	Rejected at Stage 1
SB0270	Balmer Lawn	Within the built up area. Site is excluded from further consideration as permission granted for two dwellings.	Rejected at Stage 1
SB0271	Latchmore House	Within the built up area. Site is excluded from further consideration as permission granted for two dwellings.	Rejected at Stage 1
SB0272	Land adjacent 32 Daleside	Within the built up area. Site is excluded from further consideration as permission granted for two dwellings.	Rejected at Stage 1
SB0273	18 - 19 South Park View	Within the built up area. Site is excluded from further consideration as permission granted for two dwellings.	Rejected at Stage 1
SB0274	2 & 2a Fulmer Drive	Within the built up area. Site is excluded from further consideration as permission granted for 3 dwellings.	Rejected at Stage 1
SB0275	R/o 69 & 69a Dukes Wood Drive	Within the built up area. Site is excluded from further consideration as permission granted for 1 additional dwelling.	Rejected at Stage 1
SB0279	Dropmore Estate, Heathfield Road	Green Belt site. Previously developed part of the site converted to a single dwelling. Listed Building. Site is not capable of accommodating 5 or more dwellings	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0280	33 Rixon Close	Within the built up area. Site is excluded from further consideration as permission granted for 1 additional dwelling.	Rejected at Stage 1
SB0281	35 Wycombe End	Within the built-up area, but site is too small to deliver at the scale eligible for further consideration.	Rejected at Stage 1
SB0282	The Spiral, 1 Wycombe End	Within the built-up area. Site subject to B1 to C3 change of use (two dwellings) and therefore excluded from further consideration.	Rejected at Stage 1
SB0283	26-28 Packhorse Road	Within the built-up area, but site is too small to deliver at the scale eligible for further consideration.	Rejected at Stage 1
SB0284	Land adjacent to 801 Bath Road	Green Belt site, not previously developed land. Site is too small to deliver at the scale eligible for further consideration.	Rejected at Stage 1
SB0285	4a The Broadway, Farnham Common	Within the built-up area, but site is too small to deliver at the scale eligible for further consideration.	Rejected at Stage 1
SB0287	58 Britwell Road	Green Belt site, previously developed land. The site is proposed to be retained as a Strategic Economic Site in the draft Local Plan	Rejected at Stage 1
SB0290	1 Oxford Road	Site falls below the minimum HELAA site size threshold and is within the Green Belt. The site is proposed to be retained as a Strategic Economic Site in the draft Local Plan	Rejected at Stage 1
SB0291	Willow Avenue, New Denham	Within the built-up area but below the HELAA site size threshold. Part of the site is within Flood Risk Zone 3b.	Rejected at Stage 1
SB0295	Thorney Mill Road	The site is proposed to be retained as a Strategic Economic Site in the draft Local Plan	Rejected at Stage 1
SB0299	Land at Thorney Lane South	Green Belt site, not previously developed. Scheduled Ancient Monument takes up 1% of the site.	Rejected at Stage 1
SB0304	Miles and Miles Plant Nursery	Green Belt site, largely undeveloped.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0305	Land at junction of Farthing Green Lane and Framewood Road	Green Belt site, not previously developed.	Rejected at Stage 1
SB0306	Land forming part of Cut Heath House	Green Belt site, not previously developed. Entire site is Ancient Woodland.	Rejected at Stage 1
SB0307	Land off Middle Green Road	Green Belt site, not previously developed. 7.5% of the site is within Flood Risk Zone 3b.	Rejected at Stage 1
SB0308	Land to Rear of Stoke Lodge	Green Belt site, not previously developed.	Rejected at Stage 1
SB0309	Trumpers Field, Meadow Way	Green Belt site, not previously developed. 50% of the site is within Flood Risk Zone 3b and part of the site within Flood Risk Zone 3a.	Rejected at Stage 1
SB0310	Land Adjacent to 51 and 52 The Green	Within the built-up area but not previously developed. Site falls below the HELAA site size threshold	Rejected at Stage 1
SB0312	Firs Field	Green Belt site, not previously developed.	Rejected at Stage 1
SB0313	Land West of Station Road	Green Belt site, not previously developed.	Rejected at Stage 1
SB0314	Land South of Amerden Lane	Green Belt site, not previously developed.	Rejected at Stage 1
SB0315	Land near St. Huberts Lane	Green Belt site, not previously developed.	Rejected at Stage 1
SB0316	Land North of North Park	Green Belt site, not previously developed.	Rejected at Stage 1
SB0317	Land West of Berry Hill	Green Belt site, not previously developed.	Rejected at Stage 1
SB0318	Land West of Thorney Lane	Green Belt site, not previously developed. Proposal is for Green Belt release which is outside the scope of the HELAA.	Rejected at Stage 1
SB0321	Land North of Court House Farm, Framewood Road	Green Belt site, not previously developed.	Rejected at Stage 1
SB0322	Fulmer Place Farm, Fulmer Road, Fulmer	Green Belt site, not previously developed. 10% of the site is within Flood Zone 3b and 14% is Ancient Woodland.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0323	Land West of Fulmer Road, Gerrards Cross	Green Belt site, not previously developed.	Rejected at Stage 1
SB0324	Land to West of Denham Court Drive, Denham	Green Belt site, not previously developed.	Rejected at Stage 1
SB0325	Land adjacent to Miles and Miles Plant Nursery, West of the A355	Green Belt site, not previously developed.	Rejected at Stage 1
SB0326	Land South East of Stoke Poges	Green Belt site, partly previously developed. The site is proposed to be retained as a Strategic Economic Site in the draft Local Plan	Rejected at Stage 1
SB0327	Land at 77 Swallow Street, Iver Heath	Green Belt site, partly previously developed. Site not capable of accommodating 5 or more dwellings	Rejected at Stage 1
SB0328	Fairfields Farm, Oxford Road	Green Belt site, not previously developed.	Rejected at Stage 1
SB0330	Greenacres Nursery, Purton Lane	Green Belt site, majority not previously developed. Developable area too small to yield at scale eligible for further consideration.	Rejected at Stage 1
SB0332	Land North of Uxbridge Business Park	Green Belt site, not previously developed. 15% of the site is within Flood Risk Zone 3b.	Rejected at Stage 1
SB0333	Grove Farm, St Marys Road, Middle Green	Green Belt site, not previously developed.	Rejected at Stage 1
SB0334	School Wood, Christmas Lane	Green Belt site, Ancient Woodland, and not previously developed.	Rejected at Stage 1
SB0335	Land to South East of Denham Court Drive, Denham	Green Belt site, not previously developed.	Rejected at Stage 1
SB0336	Land East of Gerrards Cross Road, Farnham Common	Green Belt site, not previously developed.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0337	Magnolia Farm, Grays Park Road, Stoke Poges	Green Belt site, not previously developed.	Rejected at Stage 1
SB0338	Land South of Hollybush Lane, Tatling End	Green Belt site, not previously developed.	Rejected at Stage 1
SB0340	Land West of Wymers Wood Lane, Burnham	Green Belt site, not previously developed.	Rejected at Stage 1
SB0341	Land West of Blackpond Lane, Farnham Royal	Green Belt site, not previously developed.	Rejected at Stage 1
SB0342	Land to the rear of "The Most Holy Name" RC Church, Old Mill Lane	Green Belt site, not previously developed.	Rejected at Stage 1
SB0344	Oak Hill, Amersham Road, Gerrards Cross	Green Belt site, not previously developed. Just over 1% of the site is in Flood Risk Zone 3b.	Rejected at Stage 1
SB0345	Land West of Greys Park Road and South of Rogers Lane	Green Belt site, not previously developed.	Rejected at Stage 1
SB0346	5 Ellington Gardens, Taplow	Site is within the Green Belt, contains Flood Zone 3a and is below the HELAA minimum site size threshold	Rejected at Stage 1
SB0349	Slough Nursery, Uxbridge Road	Green Belt site, in horticultural use, and therefore not previously developed land.	Rejected at Stage 1
SB0350	Grenville Court incorporating Britwell Nurseries (Larger Site)	Green Belt site, partly previously developed. The site is proposed to be retained as a Strategic Economic Site in the draft Local Plan	Rejected at Stage 1
SB0351	Land West of Bangors Road South	Green Belt site, partly previously developed but not capable of delivering 5 or more dwellings.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0352	Field at One Pin Lane and Parish Lane, Farnham Royal	Green Belt site, not previously developed.	Rejected at Stage 1
SB0353	Home Cottage Farm, Bangors Road South	Green Belt site, partly previously developed but not capable of delivering 5 or more dwellings.	Rejected at Stage 1
SB0354	Land to the West of Farnham Common Nurseries Garden Centre	Green Belt site, not previously developed. Proposal for open space is outside the scope of the HELAA.	Rejected at Stage 1
SB0355	Chantry Park, Oxford Road, Chalfont St Peter	Green Belt site, not previously developed.	Rejected at Stage 1
SB0357	Woodbine Cottage and Land to the South	Green Belt site, partly previously developed. Site not capable of accommodating 5 or more dwellings	Rejected at Stage 1
SB0359	Land East of Crown Lane	Green Belt site, not previously developed.	Rejected at Stage 1
SB0360	Land East of Farnham Road	Green Belt site, not previously developed.	Rejected at Stage 1
SB0362	Land to North and South of Trenches Lane	Green Belt site. Majority of the site is not previously developed, and developable area unlikely to yield at scale eligible for further consideration.	Rejected at Stage 1
SB0363	Land at Old Oak Farm, Farnham Common	Green Belt site, not previously developed.	Rejected at Stage 1
SB0364	Land East of Tatling End	Green Belt site, not previously developed.	Rejected at Stage 1
SB0365	Wexham Park Golf Course, Wexham Street	Green Belt site, not previously developed.	Rejected at Stage 1
SB0366	Land South West of Taplow	Green Belt site, with very small area of previously developed land. 90% of the site is in Flood Risk Zone 3b, with much of the remainder in Flood Risk Zone 3a.	Rejected at Stage 1
SB0368	Land Rear of Buffins	Green Belt site, not previously developed.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0369	The Grove, Tilehouse Lane	Green Belt site, partly previously developed. 30% of the site is Ancient Woodland. Site is unlikely to be able to accommodate 5 or more dwellings.	Rejected at Stage 1
SB0370	Area West of Denham	Green Belt site, partly previously developed, part Ancient Woodland. Previously developed part of the site is unlikely to be able to accommodate 5 or more dwellings.	Rejected at Stage 1
SB0372	Land West of Swallow Street, Iver	Green Belt site, not previously developed.	Rejected at Stage 1
SB0374	Land to South East of Smiths Nursery and Garden Centre	Green Belt site, not previously developed.	Rejected at Stage 1
SB0375	Land on the East Side of Wexham Street	Green Belt site, not previously developed.	Rejected at Stage 1
SB0376	Land North of Taplow Station	Green Belt site, not previously developed.	Rejected at Stage 1
SB0377	Chalfont Park, East of Amersham Road	Green Belt site, not previously developed.	Rejected at Stage 1
SB0378	Land Lying on the West side of Potkin Lane, Beaconsfield	Green Belt site, not previously developed.	Rejected at Stage 1
SB0379	Land West of Marsh Lane, Taplow	Green Belt site, not previously developed.	Rejected at Stage 1
SB0380	The Pickeridge, Land North of the M40, Gerrards Cross	Green Belt site, not previously developed. 80% of the site is Ancient Woodland.	Rejected at Stage 1
SB0385	Land West of Fulmer Road, Gerrards Cross	Green Belt site, not previously developed.	Rejected at Stage 1
SB0386	Larbourne Farm, Iver	Green Belt site, not previously developed.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0401	180-182 Maxwell Road	Previously developed land within the urban area. Permission granted for change of use and additional floor to accommodate 4 dwellings and therefore too small to progress to stage 2 (amendment from earlier permission for 8 dwellings).	Rejected at Stage 1
SB0417	34-36 Oak End Way	Previously developed land within the urban area. Permission granted on appeal for 4 dwellings.	Rejected at Stage 1
SB0425	Land South of Thorney Lane Golf Course Car Park	Green Belt site, not previously developed. In use as temporary car parking.	Rejected at Stage 1
SB0426	Land South East of Thorney Lane Golf Course	Green Belt site, not previously developed.	Rejected at Stage 1
SB0427	Thorney Park Golf Course	Green Belt site, not previously developed.	Rejected at Stage 1
SB0429	Land South of A4 (Bath Road) and East of Lake End Road	Green Belt site, not previously developed. In use for agriculture.	Rejected at Stage 1
SB0430	Land South of A4 (Bath Road) and West of Lake End Road	Green Belt site, not previously developed. In use for agriculture.	Rejected at Stage 1
SB0431	Land North of M4 and West of Huntercombe Spur	Green Belt site, not previously developed. In use for agriculture. Part of the site is within Flood Risk Zone 3b.	Rejected at Stage 1
SB0432	Land South of M4 Junction 7	Green Belt site, not previously developed. In use for agriculture. Part of the site is within Flood Risk Zone 3b.	Rejected at Stage 1
SB0440	22 to 23b Malthouse Square, Beaconsfield	Within the urban area, previously developed land. Small site unlikely to deliver at scale eligible for further consideration.	Rejected at Stage 1
SB0441	9 to 15 Gaviots Close, Gerrards Cross	Site is below the HELAA site size threshold and contains numerous existing residential properties.	Rejected at Stage 1



<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0442	Alderbourne Farm	Green Belt site, Majority in use for agriculture. Previously developed area does not have the potential to accommodate 5 or more dwellings.	Rejected at Stage 1
SB0443	Lillyfee Farm	Green Belt site, not previously developed land (agricultural use).	Rejected at Stage 1
SB0444	Lockwoods Farm	Agricultural uses (farm) and not previously developed land in green belt	Rejected at Stage 1
SB0445	Linton House	Green Belt site, not previously developed.	Rejected at Stage 1
SB0447	The Dell	Green Belt site, not previously developed.	Rejected at Stage 1
SB0449	Tyre Garage	Within the urban area, previously developed land. Too small to deliver at scale eligible for further consideration.	Rejected at Stage 1
SB0455	Brockhurst Park	Green Belt site, previously developed land. Has outline permission for 3 dwellings	Rejected at Stage 1
SB0456	13-15 Gregories Road, Beaconsfield	Within the urban area, previously developed land. Too small to deliver at scale eligible for further consideration.	Rejected at Stage 1
SB0464	Land at Pinewood Studios	The site is proposed to be retained as a Strategic Economic Site in the draft Local Plan	Rejected at Stage 1
SB0466	Neelams Stables, Parsonage Lane, Farnham Common, SL23PE	Green Belt site, not previously developed.	Rejected at Stage 1
SB0467	Berry Farm House, Wexham Street, Stoke Poges, Bucks	Green Belt site, majority of site not previously developed. Developable area too small to yield at scale eligible for further consideration.	Rejected at Stage 1
SB0468	34a and 36a Swallow Street, Iver	75% Green Belt. Area outside Green Belt is previously developed but too small to yield at scale eligible for further consideration.	Rejected at Stage 1
SB0471	Hillcroft, Slough Road	Green Belt site, previously developed. Developable area too small to yield at scale eligible for further consideration.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0472	Moorwards Farm, Slough Road, Iver, SL00DZ	Green Belt site, not previously developed. The site is fully in agricultural use.	Rejected at Stage 1
SB0473	Raylands Farm, Bull Lane, Gerrards Cross	Green Belt site, not previously developed.	Rejected at Stage 1
SB0474	Ashgrove, Slough Road, Iver	Green Belt site, previously developed. Developable area too small to yield at scale eligible for further consideration.	Rejected at Stage 1
SB0475	Romily, Slough Road, Iver	Green Belt site, previously developed. Developable area too small to yield at scale eligible for further consideration.	Rejected at Stage 1
SB0476	Land on the South East side of Slough Road, Iver	Green Belt site, not previously developed. 37% of the site is within Flood Risk Zone 3b.	Rejected at Stage 1
SB0477	Land immediately South of Iver Village	Green Belt site, not previously developed.	Rejected at Stage 1
SB0478	Land to the south of Park Stile, Love Hill Lane, Langley, Slough, SL36DE	Green Belt site, previously developed. Developable area too small to yield at scale eligible for further consideration.	Rejected at Stage 1
SB0479	Hillside Farm, Bangors Road South, Iver SL00BB	Green Belt site, previously developed. Developable area too small to yield at scale eligible for further consideration.	Rejected at Stage 1
SB0481	High Meadows 100, Windsor Road, Gerrards Cross	Green Belt site, partly previously developed. Developable area does not have the potential to yield at a scale eligible for further consideration.	Rejected at Stage 1
SB0482	Home Farm House and Home Farm Estates, Middle Green, Langley	Green Belt site, contains some agricultural buildings but not previously developed. 27% of the site is within Flood Risk Zone 3b	Rejected at Stage 1
SB0484	Land adjoining Highfield, Oxford Road, Gerrards Cross, SL97AL	Green Belt site, previously developed. Developable area too small to yield at scale eligible for further consideration.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0485	Land East of Leacroft, Land lying to the east of Leacroft Road, Iver	Green Belt site, not previously developed.	Rejected at Stage 1
SB0486	Land off Dropmore Road, Little worth Common	Green Belt site, not previously developed.	Rejected at Stage 1
SB0487	Land south of Britwell Road, Littleworth Common	Green Belt site, not previously developed.	Rejected at Stage 1
SB0488	Magnolia Farm, Grays park Road, Stoke Poges	Green Belt site, not previously developed.	Rejected at Stage 1
SB0489	Old Oak Farm, Parsonage Lane, Farnham Common	Green Belt site, not previously developed.	Rejected at Stage 1
SB0490	Elk Meadows	Green Belt site, 7% Ancient Woodland and 10% of site in Flood Risk Zone 3b	Rejected at Stage 1
SB0494	West Slough Gateway	Green Belt site, not previously developed. Parts of site in Flood Risk Zone 3b.	Rejected at Stage 1
SB0495	Land to the East of Dorney Wood Road	Green Belt site, not previously developed.	Rejected at Stage 1
SB0497	Calves Lane Farm, Bellswood Lane, Iver	The site is in the Green Belt, and is not previously developed. It contains some agricultural buildings and 1 dwelling for an agricultural worker. The site contains about 0.5 ha of traditional orchards.	Rejected at Stage 1
SB0499	Iver Golf Course, Hollow Hill Lane, SL00JJ	Green Belt site	Rejected at Stage 1
SB0500	Land adjoining Long Acre, Rowley Lane, Wexham, SL36PB	Green Belt site. It contains some agricultural buildings and is not previously developed.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0501	Land at Hedgerley, SL23RD or H	Green Belt site, not previously developed.	Rejected at Stage 1
SB0502	Old Mill Road, Denham, UB95BW	Green Belt site, not previously developed.	Rejected at Stage 1
SB0503	Oxford Road, Denham, UB94DF	Green Belt site and in horticultural uses. A small area of the site is in residential uses but has limited potential to achieve a net additional of 5 dwellings or more. The site mostly contains temporary structures.	Rejected at Stage 1
SB0504	Oxford Road, Denham, UB94DF	Green Belt site and in horticultural uses. A small area of the site is in residential uses but has limited potential to achieve a net additional of 5 dwellings or more. The site mostly contains temporary structures.	Rejected at Stage 1
SB0505	The Wildes, Oxford Rd + 21 Southlands Rd, Denham,	Green Belt site and in horticultural uses. A small area of the site is in residential uses but has limited potential to achieve a net additional of 5 dwellings or more.	Rejected at Stage 1
SB0506	Land immediately South of Iver	Site is in the Green Belt.	Rejected at Stage 1
SB0507	Allerds Farm, Crown lane, Farnham Royal	Green Belt site, not previously developed. Existing structures and land in agricultural use.	Rejected at Stage 1
SB0508	North side of Old Rectory Lane, Denham	Green Belt site, not previously developed.	Rejected at Stage 1
SB0509	Land adjoining Red House at Sutton Lane, Langley	Green Belt site, partly previously developed. Majority of site in agricultural use. Developable area too small to yield at scale eligible for further consideration.	Rejected at Stage 1
SB0511	Mansion Lane, Iver, SL00JG	Green Belt site, not previously developed.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0512	Land south-east of Iver Heath (along Bangors Road and east of Swallow Street)	Green Belt site	Rejected at Stage 1
SB0513	Land between Langley Park Road and Bellswood Lane to the north of Slough	Green Belt site, not previously developed.	Rejected at Stage 1
SB0514	All Souls Quarry, Wexham Park lane, SL36LX	Green Belt site, largely undeveloped and in agricultural and minerals use.	Rejected at Stage 1
SB0515	Land end Church Road	Green Belt site, not previously developed.	Rejected at Stage 1
SB0516	The Bungalow, Brickfield lane, Slough, SL18LF	Green Belt site, not previously developed.	Rejected at Stage 1
SB0517	Land at Crown Lane	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0518	Fulmer Lane - Linked to CFS140	Green Belt site and not previously developed land with Ancient Woodland	Rejected at Stage 1
SB0519	Huntercombe Lane South	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0521	Taplow Sports Ground	Green Belt site, not previously developed.	Rejected at Stage 1
SB0522	Land at Sutton Lane, Langley, Slough, SL38AR	Green Belt site and not previously developed land. Developed area less than 0.1Ha and site blending back into landscape that is not previously developed.	Rejected at Stage 1
SB0523	Land West of Dropmore Road	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0524	Wexham Park Golf Club	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0526	Land West of Fulmer Road	Green Belt site, not previously developed.	Rejected at Stage 1
SB0527	Land West of Swallow Street	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0528	Tirra Lirra	Green Belt site and not previously developed land.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0529	Land North of A407 Slough Road (between J15 and J16 of the M25), Iver	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0530	Harrias House	Green Belt site and not previously developed land. Agricultural land and single dwelling.	Rejected at Stage 1
SB0531	Boveney Court Farm Buildings	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0532	Land South of Rowley Lane (adj. Golf Club)	Green Belt site and not previously developed land. Previous uses have blended into landscape to make site not previously developed land.	Rejected at Stage 1
SB0533	Areas Between M40 and A40	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0534	Land on the West Side of Marsh Lane, Taplow, SL60DE	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0535	Hollybush, Bangors Road North, Iver, SL00BG	Too small	Rejected at Stage 1
SB0536	246 Swallow Street, Iver SL00HT	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0537	Land to the east of Gerrards Cross Road, Stoke Poges, SL24EJ	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0538	Park Lodge Farm, Pinewood Road, Iver Heath, SL00NE	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0540	St James Farm, Bangors Road South, Iver, SL00AZ	Green Belt site and not previously developed land in agricultural use.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0541	Woodlands, Bellswood Lane Iver & Land adjacent Wood Lane, Iver, SL00LU	Green Belt site and largely not previously developed land. The developed area of the site is one home and less than 0.1 ha	Rejected at Stage 1
SB0543	Land at Wapseys Wood	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0544	Marshmead Farm and Marshmead	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0545	Berry Farm, Wexham Street, Stoke Poges, SL36NB	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0546	Seven Hills Road, Iver Heath, Iver, SL00PB	Green Belt site and not previously developed land (as structures and land in agricultural use).	Rejected at Stage 1
SB0551	Beaconsfield Site C Land South of A40 Wycombe End (West), Beaconsfield, HP91XA	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0552	Beaconsfield Site D Land South of A40 Wycombe End (East), Beaconsfield, HP91XA	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0554	Gaskins Field	Green Belt site and not previously developed land, with half of the site within Flood Zone 3b.	Rejected at Stage 1
SB0555	Land at Marsh Lane and Oak Stubbs lane	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0556	Land West of A412, Denham Village	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0557	Richings Park Golf Club, North Park, Iver	Green Belt site and not previously developed land.	Rejected at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0558	Land at Priory Farm Stables, Middle green located at north side of Middle Green Road, Wexham, SL36BU	Some equestrian buildings within site, mostly green belt, with land fronting onto Middlegreen Road within Flood Zone 3b	Rejected at Stage 1
SB0559	Former Denham Landfill	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0560	Land at Lossie Nursery, Langley Park Road, Iver, SL00JQ	The site is within the Green Belt and is largely not previously developed. A small part of the site is previously developed but would not be able to achieve the scale of net development necessary for inclusion without development on Green Belt land.	Rejected at Stage 1
SB0561	Land South of Tatling End	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0562	Bellswood Lane, Iver, SL00LU	Green Belt site and not previously developed land.	Rejected at Stage 1
SB0563	Woodbine Cottages	Green Belt site, partly previously developed. Previously developed area does not have the potential to deliver 5 or more dwellings.	Rejected at Stage 1
SB0564	Home Farm	Green Belt site and in agricultural use	Rejected at Stage 1
SB0565	Trenches Land, north of Pickford Drive, Middle Green	Green Belt site and in agricultural use	Rejected at Stage 1



**Sites Accepted at Stage 1**

**Chiltern Sites Accepted at Stage 1**

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0002	5 Stubbs Wood	The site consists of a residential dwelling and its associated garden. It is within the existing built up area and could potentially deliver the scale of development eligible for further consideration.	Accepted at Stage 1
CD0012	4 to 6 Botley Road	The site consists of residential dwellings and their associated back garden. It is within the built up area and could potentially deliver the scale of development eligible for further considerations.	Accepted at Stage 1
CD0016	Land to rear of Long Meadow Lane (Former Mushroom Farm Site)	The site is within the Green Belt and the AONB. It is previously occupied by agricultural buildings and is therefore not previously developed land. The site has planning permission	Accepted at Stage 1
CD0021	Land to North East of Chestnut Avenue	The site is currently a garden to a residential dwelling on B4505. A small part of the site (approximately 1200sqm) falls within the Green Belt but the remaining land could potentially deliver the scale of development eligible for further considerations.	Accepted at Stage 1
CD0032	Gerrards Cross Tennis Club	The site is within the existing built-up area, and is not within the AONB or the Green Belt.	Accepted at Stage 1
CD0035	Rowan Garden Centre	The site is located within the Green Belt but is previously developed. It should therefore be further assessed on its suitability at Stage 2.	Accepted at Stage 1
CD0038	Florence Orchard, Nairwood Lane	The proposed development involves the intensification of a back garden. The site falls within the AONB but it is unlikely to constitute major development subject to further assessment in Stage 2.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0050	Plot 1 Penwynne Farm	The site is within the Green Belt but is previously developed. While if assessed individually it should be excluded as it is smaller than 0.25 Ha, it potentially would be able to achieve the scale of development necessary for inclusion when delivered in conjunction with CD0051 and CD0052. It should therefore be further assessed at Stage 2.	Accepted at Stage 1
CD0051	Plot 2 Penwynne Farm	The site is within the Green Belt but is previously developed. While if assessed individually it should be excluded as it is smaller than 0.25 Ha, it potentially would be able to achieve the scale of development necessary for inclusion when delivered in conjunction with CD0050 and CD0052. It should therefore be further assessed in Stage 2.	Accepted at Stage 1
CD0053	Cherry Tree Corner	The site is within the Green Belt with part of the site currently developed. The settlement of Jordans is proposed to be inset within the Green Belt. It should be further assessed at Stage 2.	Accepted at Stage 1
CD0054	42/44 London Road West	The site is not within the AONB and the Green Belt. It is previously developed and is within the built-up area. The southern section of the site is in Flood Zone 3b and should be excluded from further assessments. The remaining part of the site (0.35 Ha) is in Flood Zone 3a but should be assessed at Stage 2.	Accepted at Stage 1
CD0055	Land off Asheridge Road/ Hivings Hill	The site is within the built up area and is previously developed.	Accepted at Stage 1
CD0061	Land Including and Rear of 16 Chessmount Rise	Back garden site within the built-up area.	Accepted at Stage 1
CD0063	The Pheasant Public House	Previously developed land within the settlement.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0065	Garden of 2 Botley House	The site consists of multiple back gardens within a built-up settlement. It is adjacent to the town centre.	Accepted at Stage 1
CD0066	Land to the North of Longwalk	Green Belt site, not previously developed land. Site is proposed for release from the Green Belt in the Green Belt Review	Accepted at Stage 1
CD0067	Land to rear of 45-73 Watchet Lane	The site consists of multiple back gardens within a built-up settlement	Accepted at Stage 1
CD0068	Land Adjacent to Green Acres	Green Belt site, not previously developed land. Site is proposed for release from the Green Belt in the Green Belt Review	Accepted at Stage 1
CD0069	Haleacre Workshops	The site is within the Green Belt but is previously developed. It is also within the AONB. However, as the site area falls under 1.5 Ha, it should be further assessed in Stage 2.	Accepted at Stage 1
CD0074	Burtons Woodyard, Rear of Dibden Hill and Narcot Lane	The site is within the Green Belt but is previously developed.	Accepted at Stage 1
CD0081	Peterley Manor Farm	The site is within the Green Belt and the AONB. It consists of agricultural buildings, a cafe and an associated car park. While agricultural buildings are not classified as previously developed land as stated in the NPPF, its associated car parking space constitutes 0.28 Ha of the site. It should be further considered at Stage 2.	Accepted at Stage 1
CD0082	Land West of Lodge Lane, South of the Railway	Green Belt site, not previously developed land. Site is proposed for release from the Green Belt in the Green Belt Review	Accepted at Stage 1
CD0094	Land to the Rear of Stanley Hill Avenue, Westanly Avenue and Highland Road	The site consists of multiple back gardens within a built-up settlement. It should be further considered at Stage 2.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0096	Chiltern Pools and Gym, Amersham Library and Youth Centre	The site is within the existing built-up settlement and is in community use. It is previously developed.	Accepted at Stage 1
CD0098	Land to the West of the High Street and adjacent to the Great Missenden Station	The site is within the existing built-up area. It is within the AONB but is unlikely to be considered as major development as it is adjacent a large car park and is smaller than 1.5 Ha, subject to further assessments at Stage 2.	Accepted at Stage 1
CD0102	82 High Street, Great Missenden	The site is within the existing built-up area. It is within the AONB but is unlikely to be a major development considering its scale and location adjacent to a large car park, subject to further assessments at Stage 2.	Accepted at Stage 1
CD0103	Rear of Chartridge Lane and Berkeley Avenue (West)	The site consists of multiple back garden land and is within the existing built-up area.	Accepted at Stage 1
CD0104	Rear of Chartridge Lane and Berkeley Avenue (East)	The site consists of multiple back garden land and is within the existing built-up area.	Accepted at Stage 1
CD0107	Land r/o 29-51 The Ridgeway	The site consists of a landscaping area and multiple back gardens. It is within the existing built-up area.	Accepted at Stage 1
CD0108	Robendene	The site is located within the existing built-up area. Considering its urban character, it could potentially achieve 5 or more dwellings to be eligible for further assessments.	Accepted at Stage 1
CD0111	Land to the South of Lycrome Road	Green Belt site, not previously developed land. Site is proposed for release from the Green Belt in the Green Belt Review	Accepted at Stage 1
CD0113	Winkers Farm Club	The site is located within the Green Belt but is previously developed. Site is proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0114	Land Adjacent to Winkers Farm Club	Green Belt site, not previously developed land. Site is proposed for release from the Green Belt in the Green Belt Review	Accepted at Stage 1
CD0115	Land at Baymans Manor	Green Belt site, not previously developed land. Site is proposed for release from the Green Belt in the Green Belt Review	Accepted at Stage 1
CD0118	Land adjacent to 132 Lycrome Road	Green Belt site, not previously developed land. Site is proposed for release from the Green Belt in the Green Belt Review	Accepted at Stage 1
CD0121	Land at Crown Farm	Green Belt site, not previously developed land. The site is also within the AONB. Site is proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
CD0129	Epilepsy Society Site (Middle Site)	The site is within the Green Belt but is previously developed.	Accepted at Stage 1
CD0130	Epilepsy Society Site (Debenham House and Land to Rear)	The site is within the Green Belt but is previously developed.	Accepted at Stage 1
CD0131	Gold Hill Baptist Church, Gold Hill East	The site is within the existing built-up area and is previously developed.	Accepted at Stage 1
CD0134	Middlegrove Farm	The site is within the Green Belt and the AONB but is previously developed.	Accepted at Stage 1
CD0138	Land Adjoining Winkers Farm Club (Larger Site)	Green Belt site, not previously developed land. Site is proposed for release from the Green Belt in the Green Belt Review	Accepted at Stage 1
CD0139	Land North of Lye Green Road (Larger Site)	Green Belt site, not previously developed land. Site is proposed for release from the Green Belt in the Green Belt Review	Accepted at Stage 1
CD0140	Howard Industrial Estate	The site is not proposed to be protected as a Strategic or Key Economic Site in the draft Local Plan.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0145	Land at Springfield Industrial Estate	The site is within the existing built-up area, with a small part within the Green Belt and the AONB. It is previously developed and should be further assessed at Stage 2.	Accepted at Stage 1
CD0149	Pollards Wood	The site is in the Green Belt and the AONB, but is largely developed. It is surrounded by Ancient Woodland. It should be further assessed at Stage 2.	Accepted at Stage 1
CD0151	Citygate and Adjoining Land	The site is within the built-up area and is previously developed.	Accepted at Stage 1
CD0152	Area around Chalfont and Latimer Station	The site is within the built-up area and is previously developed. Considering its urban location, it could potentially deliver 5 or more dwellings and should be considered further at Stage 2.	Accepted at Stage 1
CD0153	68 to 78 Elizabeth Avenue	The site is within the built-up area and is previously developed.	Accepted at Stage 1
CD0154	178 White Lion Road	The site is within the built-up area and is previously developed. Considering its urban location, it could potentially deliver 5 or more dwellings and should be considered further at Stage 2.	Accepted at Stage 1
CD0155	206 White Lion Road	The site is within the built-up area and is previously developed. Considering its urban location, it could potentially deliver 5 or more dwellings and should be considered further at Stage 2.	Accepted at Stage 1
CD0156	Rear of St Georges Church, White Lion Road	The site is within the built-up area and is previously developed.	Accepted at Stage 1
CD0160	67 - 75 Sycamore Road	The site is in the built-up area and is previously developed. Considering its urban nature, it could potentially deliver 5 or more dwellings and should be further assessed at Stage 2.	Accepted at Stage 1
CD0172	Amersham Hill Cricket Club	The site is within the existing built-up area and is currently used as recreation grounds. Its development implications on sports and open space will be considered at Stage 2.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0174	Land Adjoining Chesham Station	Previously developed land site within the built up area.	Accepted at Stage 1
CD0180	Plantation Road Employment Site	The site is within the existing built-up area and is used as employment land. It should be further assessed at Stage 2 regarding its redevelopment potential.	Accepted at Stage 1
CD0181	Chiltern House, Waterside	The site is within the existing built-up area and is used as employment land. It should be further assessed at Stage 2 regarding its redevelopment potential. A small part of the site is subject to high flood risk (Flood Zone 3a).	Accepted at Stage 1
CD0182	Chiltern Trading Estate	The site is within the existing built-up area and is used as employment land. It should be further assessed at Stage 2 regarding its redevelopment potential.	Accepted at Stage 1
CD0184	Saxeway Business Park	The site is within the existing built-up area and is used as employment land. It should be further assessed at Stage 2 regarding its redevelopment potential.	Accepted at Stage 1
CD0185	Phoenix Business Park, part of Townsend Road	The site is within the existing built-up area and is used as employment land. It should be further assessed at Stage 2 regarding its redevelopment potential.	Accepted at Stage 1
CD0187	Bellingdon Road and Deansway	The site is within the existing built-up area and is used as employment land. It should be further assessed at Stage 2 regarding its redevelopment potential.	Accepted at Stage 1
CD0188	Collings Hanger Farm, 100 Wycombe Road	The site is in the Green Belt and the AONB. It is however previously developed (currently used as a Brewery) in employment uses. It should be further assessed at Stage 2 regarding its redevelopment potential.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0189	Hillcrest Court	The site is within the existing built-up area and is previously developed. Considering its urban location, it could potentially deliver a net additional of 5 or more dwellings and should therefore be further assessed at Stage 2.	Accepted at Stage 1
CD0190	Cameron Road Employment Site	The site is within the existing built-up area and is previously developed. It should be further assessed at Stage 2.	Accepted at Stage 1
CD0191	Royal Mail Sorting Office	The site is within the existing built-up area and is previously developed. It should be further assessed at Stage 2.	Accepted at Stage 1
CD0192	Epilepsy Society Site (Eleanor House & Hampshire House)	Although the site is within the Green Belt it is part of a major developed site in the Green Belt (CS13 of the Core Strategy).	Accepted at Stage 1
CD0193	Epilepsy Society Site (South East Side or Grounds Within Epilepsy Society Site)	Although the site is within the Green Belt it is part of a major developed site in the Green Belt (CS13 of the Core Strategy).	Accepted at Stage 1
CD0194	(The Grange) Former Holy Cross Convent Site	The site is within the existing built-up area and is previously developed.	Accepted at Stage 1
CD0196	Knotty Green Garage Site	The site is within the existing built-up area and is previously developed.	Accepted at Stage 1
CD0197	Sycamore House	The site is within the existing built-up area and is previously developed.	Accepted at Stage 1
CD0198	Lodge Farm	The site is within the Green Belt and the AONB. It is however previously developed. Considering its scale and existing character, it is unlikely to be considered as a major development in the AONB, subject to further assessments at Stage 2.	Accepted at Stage 1



<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0199	Land Between Chenies Parade and Garage	The site is within the existing built-up area and is previously developed. Considering its urban character, it is likely to achieve 5 or more dwellings and therefore should be further considered at Stage 2.	Accepted at Stage 1
CD0200	Former Chesham Community Hospital	Part of the site is within the Green Belt but it benefits from planning permission for redevelopment of the hospital site.	Accepted at Stage 1
CD0201	Land adjacent to Lincoln Park and Amersham & Wycombe College	Part of the site is within the Green Belt but the majority of the development is taking place outside the Green Belt and on previously developed site .	Accepted at Stage 1
CD0202	Great Green Street Farm, Green Street	The site consists of several listed barns and is in the Green Belt. The proposal involves the conversion of the existing barns to residential use.	Accepted at Stage 1
CD0203	Harvard Grange (The Donkey Field)	The site is within the existing built-up area and is previously developed.	Accepted at Stage 1
CD0204	Glenock House	Part of the site is within the Green Belt but the majority of the development is taking place outside the Green Belt and on previously developed site .	Accepted at Stage 1
CD0205	Metro House	The site is within the existing built-up area and is previously developed. The proposal involves the redevelopment of office space to provide residential dwellings.	Accepted at Stage 1
CD0206	1st and 2nd Floor Risborough House	The site is within the existing built-up area and is previously developed. The proposal involves the redevelopment of office space to provide residential dwellings.	Accepted at Stage 1
CD0207	1st and 2nd Floors Buck House	The site is within the existing built-up area and is previously developed. The proposal involves the redevelopment of office space to provide residential dwellings.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0208	Nashleigh Court	The site is within the existing built-up area and is previously developed.	Accepted at Stage 1
CD0209	Newland Park	The site is within the Green Belt and the AONB. Although it involves a large scale development, the majority of the development would take place on previously developed land. Its implications on the AONB should therefore be further assessed at Stage 2.	Accepted at Stage 1
CD0210	Amersham and Wycombe College Site, Lycrome Road	The site is within the Green Belt but the majority of the development is taking place on the previously developed part of the site.	Accepted at Stage 1
CD0211	90 Asheridge Road	Although the site is within the Green Belt the majority of the development is taking place on the previously developed part of the site.	Accepted at Stage 1
CD0213	Land West of Pearce Road, Pond Park	The site is located within the existing built-up area. It is currently used for landscaping and car parking. Considering its surrounding context, it could potentially deliver 5 or more dwellings and should be further assessed at Stage 2.	Accepted at Stage 1
CD0214	Vacant Site Opposite Deep Mill Diner, A413	The site is within the Green Belt and the AONB but is previously developed. It is unlikely to be a major development considering its previous use, subject to further assessments at Stage 2.	Accepted at Stage 1
CD0216	Sycamore Road Car Park	The site is within the existing built up area and is previously developed as a car park.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0218	London Road Depot	The site is in the Green Belt and the AONB. It consists of previously developed land (2.2 Ha), woodland and greenfield. Part of the site, outside of the previously developed land, falls within Flood Zone 3a and 3b. Developments on previously developed land could potentially deliver 5 or more dwellings and should be further assessed at Stage 2.	Accepted at Stage 1
CD0220	Church Lane Car Park, Church Lane	The site is within the existing built up area and is previously developed as a car park. The site is subject to high risk of flooding , with a small section of the site within Flood Zone 3b and the remaining parts in Flood Zone 3a. It should be further assessed at Stage 2.	Accepted at Stage 1
CD0221	Star Yard and Catlings Car Parks	The site is within the existing built-up area and is previously developed as a car park. It meets the scale of development required for inclusion.	Accepted at Stage 1
CD0222	Woodland Rear of Lindo Close	The site is within the built-up area and is previously developed.	Accepted at Stage 1
CD0223	Car Park Adjacent to Sainsburys	The site is within the existing built-up area and is previously developed as a car park. It meets the scale of development required for inclusion.	Accepted at Stage 1
CD0225	Little Chalfont Tennis Club, Pavilion Way	The site is within the existing built up area and could potentially deliver 5 or more dwellings. Development of the site will lead to loss of tennis courts which should be considered at Stage 2.	Accepted at Stage 1
CD0226	Water Meadow Car Park	The site is in the existing built up area. It is largely made up of previously developed land (car park) and green space. Part of the site is subject to high flood risk (Flood Zone 3a) which should be considered at Stage 2.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0229	The New Surgery, 2 Lindo Close	The site is within the built-up area and is previously developed.	Accepted at Stage 1
CD0230	28-32 High Street	The site is within the existing built-up area and is previously developed. The site is within the AONB, but is unlikely to be a major development considering its scale, context and previous use.	Accepted at Stage 1
CD0231	Brae House, Cameron Road	The site is in the existing built-up area and is previously developed. The proposal involves the change of use from office to 7 residential units.	Accepted at Stage 1
CD0242	Land at Dodds Lane and backing onto Stratton Chase Drive	The site is in the Green Belt and the AONB, and is not previously developed. It is however highlighted as suitable for release in the Inner Green Belt Review (Ref 62A) and should therefore be further assessed at Stage 2.	Accepted at Stage 1
CD0243	Sherwood House, Stones Courtyard	The site is within the existing built up area and is previously developed. Planning permission for change of use from office to 5 residential units is granted in April 2014.	Accepted at Stage 1
CD0244	Copsham House, 53 Broad Street	The site is within the existing built up area and is previously developed. Planning permission for change of use from office to 15 residential units is granted in October 2015.	Accepted at Stage 1
CD0246	Blays House	The site is in the existing built-up area and is previously developed. It is proposed for the change of use from office to 5 residential dwellings.	Accepted at Stage 1
CD0247	Milton Court, Churchfield Road	The site is in the existing built-up area and is previously developed. It has prior approval for change of use from office to 8 residential dwellings.	Accepted at Stage 1
CD0248	Units 1,2, 3, 4,5,6 & 7 Regius Court	The site is in the existing built-up area and is previously developed.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0249	33 - 35 Red Lion Street	The site is within an existing built up area and is previously developed.	Accepted at Stage 1
CD0250	16 and 18 Woodside Road	The site is within the existing built up area and is previously developed. Considering its urban location and character, it could potentially deliver 5 or more dwellings, and should therefore be further assessed at Stage 2.	Accepted at Stage 1
CD0251	31 and 33 to 37 Hazlemere Road	The site is previously developed and is in the existing built up area.	Accepted at Stage 1
CD0253	Rear of 18 to 32 Bell Lane	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0254	The Glebe	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area. The site could potentially be a major development in the AONB for its intensification impacts but should be further assessed at Stage 2.	Accepted at Stage 1
CD0255	Rear of 8 to 28 First Avenue	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0256	Rear of Quarrendon Road (East)	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0257	Rear of Quarrendon Road (West)	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0258	Abbots Vale	The site consists of garages and its associated access road. The site could potentially deliver 5 or more dwellings and should be further assessed at Stage 2.	Accepted at Stage 1
CD0259	Land Adjacent to Stevens Garage	The site is made up of previously developed land in industrial use and back garden land. It is within the built-up area.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0260	Land North of Shelley Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0261	Rear of 18-20 Frances Street	The site consists of partly previously developed land (residential) and partly non-previously developed land. It is within the existing built-up area and could potentially deliver 5 or more dwellings.	Accepted at Stage 1
CD0262	Berkeley Avenue / Pulpit Close	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0263	Rear of 9-25 Berkeley Avenue	The site consists of houses, their associated landscaping and access. It could potentially deliver 5 additional dwellings and should be further assessed at Stage 2.	Accepted at Stage 1
CD0264	Rear of 194-218 Chartridge Lane	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0266	Hivings Hill/Shelley Rd	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0267	Rear of Kings Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0268	Kings Rd / Aswells Way	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0269	Austenwood Lane/Priory Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0270	27 & 39 Monument Lane and Land Rear of 9 The Paddock	The site consists of 2 homes and their associated gardens. It is within the existing built-up area and could potentially deliver a net additional of 5 dwellings.	Accepted at Stage 1
CD0271	23 to 73 Watchet Lane	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0272	Land between Alma Road & Addison Road	The site is within an existing built up area and is previously developed.	Accepted at Stage 1
CD0273	Land Off Bell Lane	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0274	Land Rear of Clare Road & Sixty Acres Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0275	Rear of 119 to 121 Berkeley Avenue	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0277	Rear of 4 to 32 Milton Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0278	Rear of 52 to 84 Beech Tree Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0279	Kings Lane/ Stylecroft Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0280	West of London Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0281	Land Between Honor Road and High Street	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0282	Rear of 138 to 172 Chartridge Lane	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0283	Rear of 96 to 118 Chartridge Lane	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0284	Rear of 147 to 173 Woodside Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0285	High Over Park/Station Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area. The site is a woodland.	Accepted at Stage 1
CD0286	First Avenue/London Road West	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0287	Rear of 26 to 46 White Lion Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0288	Elizabeth Avenue & Chenies Avenue (West)	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0289	Rear of 21 to 37 (odd) Chenies Avenue	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0290	Rear of Cavendish Close	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0291	11 to 31 Nortoft Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0292	10 to 52 Nortoft Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0293	Land Rear to Heath End Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area. It is within the AONB.	Accepted at Stage 1
CD0294	Land to Rear of Spurlands End Road (South)	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0295	Land to Rear of Spurlands End Road (North)	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0296	Stag Lane/Fairfields	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1



<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0297	Elizabeth Avenue & Chenies Avenue (East)	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0298	Amersham Road/Westwood Drive	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0299	33 to 53 Hundred Acres Lane	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0300	Land Off Sandycroft Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built-up area.	Accepted at Stage 1
CD0301	Rear of 69 to 83 Wycombe Road	The site is within the AONB but is not a major development and consists of multiple back gardens and is within the existing built up area.	Accepted at Stage 1
CD0302	Church Grove/Amersham Road	The site consists of multiple back gardens. It is not previously developed but is within the existing built up area.	Accepted at Stage 1
CD0303	Rear of 43 to 53 Long Grove	The site consist of multiple back gardens and is covered in large trees. Not previously developed but within the built up area.	Accepted at Stage 1
CD0320	Land Off Roundwood Road, Amersham	The site is not within the Green Belt, is not previously developed and has capacity for more than 5 dwellings.	Accepted at Stage 1
CD0324	Weir House Mill and Adjacent Land	The site is in the Green belt but part of the site is previously developed (approximately 1.7 Ha). Development on this part of the site should be further considered at Stage 2. The remaining undeveloped land is mostly woodland and should be excluded. Part of the site is in Flood Zone 3a. The site also contains two Grade II listed buildings.	Accepted at Stage 1
CD0328	Land West of Earl Howe Road	Green Belt site, and not previously developed. Site is proposed to be released from the Green Belt through the Green Belt Review	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0330	Land at Brawlings Farm	The site is within the Green Belt and is partially previously developed.	Accepted at Stage 1
CD0331	The Lodge, Pressmore Farm, Chesham Road	The site is within the Green Belt and is partially previously developed.	Accepted at Stage 1
CD0341	Chessmount Nursery	The site is within the Green Belt and is partially previously developed.	Accepted at Stage 1
CD0353	Epilepsy Society Site (East of Chesham Lane)	The site is within the Green Belt and is mostly previously developed. The site is proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
CD0354	Land to the South of Hazell Road	The site is within the AONB but is not a major development and is partially previously developed.	Accepted at Stage 1
CD0355	Prestwood Junior School	The site is within the AONB but is not a major development, it is within the existing built up area and is partially previously developed.	Accepted at Stage 1
CD0356	Prestwood Infant School	The site is within the AONB but is not a major development, it is within the existing built up area and is partially previously developed.	Accepted at Stage 1
CD0357	Prestwood Common	The site is within the AONB but within the built up urban area.	Accepted at Stage 1
CD0373	Global Infusions, Nashleigh Hill	The site is not in the Green Belt, is previously developed and adjacent to the existing built up area.	Accepted at Stage 1
CD0374	Land between Chesham Lane, Gorelands Lane and Brawlings Lane	The site is within the Green Belt and is partially previously developed.	Accepted at Stage 1
CD0381	Land East of Farm Lane, Incorporating Dean Wood Road	The site is within the Green Belt and is largely previously developed.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0384	Victoria House	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
CD0386	66 and 68 Penn Road	The site is not previously developed but does not have any constraints and is within the existing built up area.	Accepted at Stage 1
CD0387	Rear of 64 Whielden Street and 1-3 Alpha Court	The site is partially previously developed and does not have any constraints and is adjacent to the existing built up area.	Accepted at Stage 1
CD0390	The Old Exchange, 23 New Pond Road	The site is within the existing built-up area and has prior approval for change of use to 5 dwellings.	Accepted at Stage 1
CD0391	Churchfield House, Churchfield Road	The site is within the existing built-up area and has prior approval for change of use to 6 no. dwellings. It is previously developed.	Accepted at Stage 1
CD0392	Former Nash Arms Public House	Site has already been built out (Source: Google Earth).	Accepted at Stage 1
CD0393	177 Hivings Hill	This site is not previously developed, has no constraints and is within the existing built up area.	Accepted at Stage 1
CD0394	Flats 1 to 15 Bayman Manor	The site is in the Green Belt and is largely already developed. The site and the land to the north east is proposed for release in the Green Belt Review.	Accepted at Stage 1
CD0398	Skimmer Orchard Farm	Green Belt site, and not previously developed. Site is proposed to be released from the Green Belt through the Green Belt Review	Accepted at Stage 1
CD0399	10 Greenacres	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
CD0400	7 Greenacres	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
CD0401	1, 2, 6, and 12 to 16 Greenacres	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
CD0402	100 Penny Acres	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0403	64 Earl Howe Road	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
CD0404	11 Greenacres	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
CD0405	8 and 9 Greenacres	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
CD0407	Land at Gore Hill (Between A355 and A413)	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
CD0409	Land on the South of Whielden Street	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
CD0410	Land Lying to the North West of Long Walk	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
CD0411	Homestead, Burtons Lane	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review. part of the site is previously developed and used as an employment site (approximately 0.85 Ha). The remaining part is predominantly woodland. The development potential of the previously developed land should be further assessed at Stage 2.	Accepted at Stage 1
CD0412	Land Lying to the West of Lodge Lane	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
CD0413	Land Lying to the South West of Lodge Lane	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review. Part of the site is previously developed as an industrial site.	Accepted at Stage 1
CD0414	Land on the North Side of Old Ley	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0415	Baytree Cottage, Lodge Lane	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
CD0416	Pucks Paigles, Burtons Lane	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
CD0417	Land Lying to the East of Burtons Lane (Parcel 1)	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
CD0418	Land Lying to the East of Burtons Lane (Parcel 2)	The site is within the Green Belt but has been proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
CD0419	Hillcroft, 72 Penn Road	The site is within the existing built-up area and is previously developed.	Accepted at Stage 1
CD0420	7 Station Road	The site is within the existing built-up area and is previously developed.	Accepted at Stage 1
CD0421	130 High Street, Chesham	The site is previously developed within the built-up area. The site has full planning permission for change of use to 5 no. dwellings. The building is Grade II listed.	Accepted at Stage 1
CD0422	132 High Street, Chesham	The site is below the HELAA threshold, however has planning permission for 5 dwellings.	Accepted at Stage 1
CD0423	163 and Land R/o 159-167 Chartridge Lane	The site is predominantly made up of back garden land, which although is not previously developed it is within the built-up area. The site has full planning permission for 7 dwellings (6 net).	Accepted at Stage 1
CD0424	9 Higham Road	The site is within the existing built-up area and is previously developed. Prior approval given for change of use to 5 dwellings.	Accepted at Stage 1
CD0425	Apex House, 31 Chiltern Avenue	The site is currently used for employment and is within the existing built-up area. It has planning permission for 5 dwellings.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0426	77 Woodside Road	The site is previously developed and is within the existing built up area. It has planning permission granted for change of use from office to 24 residential units.	Accepted at Stage 1
CD0427	The Rose and Crown Public House	The site is previously developed, within the built-up area. The site has full planning permission for change of use to 6 no. dwellings.	Accepted at Stage 1
CD0428	Former B & M Motors (Amersham) Ltd, 56-61 Broadway	The site is previously developed and is within the existing built up area.	Accepted at Stage 1
CD0429	135 Hivings Hill	The site is in the existing built-up area but not previously developed. Appeal is allowed in January 2017 for the development of 8 residential units.	Accepted at Stage 1
CD0431	10 and 12 Kingsway	The site is within the existing built-up area and is previously developed. Outline planning permission was granted in 2016 for the provision of 6 dwellings at the site. Planning application was refused with appeal dismissed for the erection of 7 dwellings. Nevertheless, the principle of the development on the site is not in question.	Accepted at Stage 1
CD0432	28-32 Oval Way	The site is within the existing built-up area and is previously developed. Although planning permission was refused and appeal dismissed in 2016 on the grounds of design and the potential impacts on the setting of the Gerrards Cross Centenary Conservation Area. The principle of development on the site is not in question. The potential of development should be explored and assessed at Stage 2.	Accepted at Stage 1
CD0434	Springett Place	The site is within the existing built-up area and has planning permission granted for 7 dwellings (6 net).	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0435	Thomas Valentine House, Deanway	The site is within the existing built-up area and has planning permission granted for 9 dwellings.	Accepted at Stage 1
CD0436	Leywood House, 37 - 47 Woodside Road	The site is within the built up area and is previously developed. It is granted for the development of 5 residential dwellings.	Accepted at Stage 1
CD0438	Car Park North of Chesham Station	The site is within the existing built-up area and is used as a car park.	Accepted at Stage 1
CD0439	Chalfont and Latimer Station Car Park	The site is within the existing built-up area and is used as a car park.	Accepted at Stage 1
CD0441	175, 177, 177a and Land Rear of 173 Woodside Road	The site is within the built up area and is previously developed. It has planning permission granted for the erection of 5 dwellings.	Accepted at Stage 1
CD0444	Land West of Mount Nugent	The site is within the existing built-up area and is used as garages. It could potentially deliver 5 or more dwellings and should be further considered at Stage 2.	Accepted at Stage 1
CD0445	Land off Shelley Road	The site currently consists of garages and is within the existing built-up area. Considering its surrounding context, it could potentially deliver 5 or more dwellings and should be further assessed at Stage 2.	Accepted at Stage 1
CD0448	Land on the frontage of Great Missenden Railway Station	The site is within the built up area and is previously developed. It is within the AONB but is unlikely to be considered as major development considering its context, scale and existing use.	Accepted at Stage 1
CD0449	St Peter's Precinct	The site is within the existing built-up area and is previously developed. It is subject to high flood risk (Flood Zone 3a) but should be further assessed at Stage 2.	Accepted at Stage 1
CD0451	59 - 61 The Broadway	Site is a previously developed site within the built-up area. Planning permission granted for 5 dwellings.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0455	Land at Ballinger Road	The site is within the Green Belt and the AONB, but is previously developed. It is within the existing built-up area and could potentially deliver a net additional of 5 or more dwellings. South Heath is recommended to be inset within the Green Belt by the Green Belt Review. Considering its current use and scale, it is unlikely to be a major development subject to further assessments at Stage 2.	Accepted at Stage 1
CD0457	Tesco Car Park Site	The site is in the existing built-up area and is previously used as a car park. A small part of the site is subject to very high flood risk (Flood Zone 3b) and should be excluded, but the remaining parts of the site could potentially deliver 5 or more dwellings. It should therefore be further assessed at Stage 2. Part of the site is in Flood Zone 3a which should be considered at Stage 2.	Accepted at Stage 1
CD0459	Woodlands Farm	The site is in the Green Belt and the AONB. It is however previously developed. Although it is larger than 1.5ha, it might not be major development considering its existing building footprint. It should therefore be further assessed at Stage 2.	Accepted at Stage 1
CD0460	Tunfield Farm	The site is in the Green Belt but is previously developed. It is also in the AONB, but is unlikely to be a major development considering its existing use. This should be further assessed at Stage 2.	Accepted at Stage 1
CD0462	12 - 14 High Street, Chesham	The site is previously developed land with planning permission for 5 or more dwellings	Accepted at Stage 1
CD0464	24A Red Lion Street (former Zion Hall)	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
CD0465	Land at Burtons Timber Yard	The site is in the Green Belt and is previously developed	Accepted at Stage 1



<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0467	Properties off High Bois Lane, Chesham Bois	The site is within the Green Belt but is recommended for release in the Inner Green Belt Review. The eastern part of the site is previously developed and adjoins a settlement. It should therefore be further assessed at Stage 2.	Accepted at Stage 1
CD0468	Wildwood House Stratton Chase Drive	The site is in the Green Belt and the AONB, and is not previously developed. It is however highlighted as suitable for release in the Inner Green Belt Review and should therefore be further assessed at Stage 2.	Accepted at Stage 1
CD0469	Stratton Downs - Dodds Lane and Stratton Chase Drive	The site is in the Green Belt and the AONB, and is not previously developed. It is however highlighted as suitable for release in the Inner Green Belt Review and should therefore be further assessed at Stage 2.	Accepted at Stage 1
CD0472	Builders Yard, Chiltern Avenue, Amersham	The site is in the existing built up area and is previously developed for industrial use.	Accepted at Stage 1
CD0473	Citygate Workshop, Chalfont Station Road, Little Chalfont	The site is within the existing built up area and is previously developed. Considering its location and surrounding context, the site could potentially deliver a net additional of 5 or more dwellings.	Accepted at Stage 1
CD0475	Job Centre and surrounding area, Red Lion Street, Chesham	The site is within the existing built-up area and is previously developed. Part of the site is subject to Flood Zone 3a.	Accepted at Stage 1
CD0480	Land at 4-18 Botley Road and R/O 20-22 Botley Road	Suitable	Accepted at Stage 1
CD0482	Chesham Business Park, 33 Townsend Road, HP52AA	The site is within the existing built-up area and is used as employment land. It should be further assessed at Stage 2 regarding its redevelopment potential.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0518	Amersham Campus	The site is within the Green Belt and is partially previously developed.	Accepted at Stage 1
CD0522	Springfield Industrial Estate	A very small section of the site falls within the Green Belt and AONB, the majority of the site does not have any constraints and it is mostly previously developed.	Accepted at Stage 1
CD0535	Stony Lane, Little Chalfont	The site is within the Green Belt, and contains pockets of ancient woodland, and is adjacent to an AONB. The site is proposed to be released from the Green Belt in the Green Belt Review	Accepted at Stage 1
CD0539	Collings Hanger Farm, 100 Wycombe Road, Prestwood, HP160PH	The site is in the Green Belt and the AONB. It is however previously developed (currently used as a Brewery) in employment uses. It should be further assessed at Stage 2 regarding its redevelopment potential.	Accepted at Stage 1
CD0541	Woodlands Farm, The Vale, Chesham, HP53NS	The site is in the Green Belt and the AONB. It is however previously developed. Although it is larger than 1.5ha, it might not be major development considering its existing building footprint. It should therefore be further assessed at Stage 2.	Accepted at Stage 1
CD0543	Chalfont and Gerrards Cross Hospital, Hampden Road, Chalfont St Peter, SL99DR	The site is within the existing built-up area and is previously developed.	Accepted at Stage 1
CD0545	Amersham Hospital, Whielden Street, Amersham, HP70JD	PDL site	Accepted at Stage 1
CD0552	PerkinElmer Ltd, Chalfont Road	Previously Developed Land, within Green Belt	Accepted at Stage 1
CD0559	Land north of Long Walk and west of Lodge Lane	Site is in the Green Belt. Site is identified as being suitable for release from the Green Belt in the Green Belt review	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
CD0560	Mopes Farmhouse, Denham Lane	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
CD0561	Garages at Hodds Wood Road	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
CD0562	Guidos Restaurant	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
CD0563	Woodbrook, 73 Penn Road	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
CD0564	Lords Mill, Moor Road	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
CD0565	Elizabeth Court (formerly Lancer House)	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
CD0566	Woodley and Hart, 3-5 Station Road	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
CD0567	The Waggon and Horses, 152 High Street	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
CD0568	2 - 4 High Street, Chalfont St Peter	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
CD0569	2 Chiltern Parade, Amersham	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
CD0570	Barns at Bendrose Farm, White Lion Road	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
CD0571	Hall Court, Churchfield Road	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
CD0572	Unit 4 Chalfont Park	Site has planning permission for more than 5 dwellings	Accepted at Stage 1

**South Bucks Sites Accepted at Stage 1**

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0004	26 & 28 Langley Park Road	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
SB0005	Beaconsfield Garden Centre, London Road	The site consists of a garden centre, car park and associated land. It is within the settlement boundary and could potentially yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0010	Corner of Institute Road/Hitcham Road	Previously developed land within the Green Belt. Planning Permission has been granted and construction has commenced.	Accepted at Stage 1
SB0011	Land East of A355	Green Belt site, and not previously developed land. A small part of the site is designated Ancient Woodland. Site is proposed for release from the Green Belt in the Green Belt Review	Accepted at Stage 1
SB0014	Field to the North of Market Garden Farm and South of Marina Way	Green Belt site, and not previously developed land. Site is proposed to be released from the Green Belt in the Green Belt Review.	Accepted at Stage 1
SB0023	Land at Denham M40 Junction 1	Green Belt site, and not previously developed land. Site is proposed to be released from the Green Belt in the Green Belt Review.	Accepted at Stage 1
SB0030	Land South and East of Burnham Avenue	Green Belt site, and not previously developed land. Site is proposed to be released from the Green Belt in the Green Belt Review.	Accepted at Stage 1
SB0032	Land North of M40 & South of Hedgerley Lane	Green Belt site. Partly previously developed land, but majority of site is undeveloped. Adjacent to existing settlement.	Accepted at Stage 1
SB0033	Church Farm and Land Adjacent	Green Belt site. Majority of site is not previously developed land, except for a small area at the south east corner which contains a residential building and industrial units. Site is proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0034	73 High Street and Land to Rear	The site is previously developed land within the built up area, consisting of mixed use development (commercial and residential) with associated car parking.	Accepted at Stage 1
SB0038	Land off London Road/ South of Wilton Park	Green Belt site, and not previously developed land. A small part of the site is Ancient Woodland. Site is proposed to be released from the Green Belt in the Green Belt Review.	Accepted at Stage 1
SB0043	Thorney Business Park	The majority of the site (65%) is within the Green Belt. The western portion of the site is previously developed and outside the Green Belt and could potentially yield the scale of development eligible for further consideration. The site is proposed for Green Belt Release in the Green Belt Review.	Accepted at Stage 1
SB0046	Gerrards Cross Station and Adjoining Land	Previously developed land within the built up area, consisting of existing station buildings and associated car parking.	Accepted at Stage 1
SB0052	Little Acres, Oxford Road, Denham	Green Belt site, and previously developed land. Identified as important employment site but has potential to deliver at a scale eligible for further consideration.	Accepted at Stage 1
SB0055	Wilton Park Land Parcel 1	Green Belt site, part of which is previously developed land with existing residential buildings. A small part of the site (2.5%) is Ancient Woodland. The previously developed area has the potential to yield the scale of development eligible for further consideration. The site is proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
SB0056	Wilton Park Land Parcel 1a	Green Belt site, previously developed land. The site is proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0057	Land North of Pyebush Roundabout (East)	Green Belt site, and not previously developed land. The site is proposed to be released from the Green Belt in the Green Belt Review.	Accepted at Stage 1
SB0058	Land North of Pyebush Roundabout (West)	Green Belt site, and not previously developed land. The site is proposed to be released from the Green Belt in the Green Belt Review.	Accepted at Stage 1
SB0059	Land to East of Park Lane	Green Belt site, and not previously developed land. The site is proposed to be released from the Green Belt in the Green Belt Review.	Accepted at Stage 1
SB0060	Land North of Pyebush Roundabout	Green Belt site, and not previously developed land. The site is proposed to be released from the Green Belt in the Green Belt Review.	Accepted at Stage 1
SB0063	Land South of Taplow Station	Green Belt site, previously developed with a garden centre, car showroom and station car park. Site has the potential to yield the scale of development eligible for further consideration. Site is proposed to be released from the Green Belt in the Green Belt Review.	Accepted at Stage 1
SB0064	Grove Road	Green Belt site. Majority of the site is previously developed land and has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0065	Land at Iver Station	Green Belt site, and not previously developed land. Site is proposed to be released from the Green Belt in the Green Belt Review.	Accepted at Stage 1
SB0070	Land to the West of Oxford Road	Green Belt site, the majority of which is previously developed and in use as a garden centre.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0081	Land at Oak House & St Huberts Close	The site is within an existing built up area and is previously developed.	Accepted at Stage 1
SB0082	The Triangle, Baring Road	Within the urban area, and has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0083	1, 2 & 3 One Tree Lane	Within the urban area, and has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0099	Honeycomb Court and Woodside	Within the urban area, and has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0115	Land South West of Willow Avenue	Within the built-up area, and site has the potential to yield 5 dwellings or more.	Accepted at Stage 1
SB0116	Land South of Church Road	Green Belt site, and not previously developed. Site is proposed to be released from the Green Belt through the Green Belt Review	Accepted at Stage 1
SB0117	707-715 Bath Road	Within the built-up area, and site has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0121	Norfolk Lea	Within built-up area. Construction of 13 dwellings (10 net) has been completed.	Accepted at Stage 1
SB0122	Pickeridge Farm	Green Belt site, previously developed land. Permission granted to change of use and redevelopment as C2 residential care home.	Accepted at Stage 1
SB0124	Anamax	Green Belt site, previously developed land. Recommended to stay in employment use.	Accepted at Stage 1
SB0125	The Bull Hotel	Within the built-up area, previously developed land.	Accepted at Stage 1
SB0126	Richings Park Sports Club	Within the urban area, partly previously developed.	Accepted at Stage 1
SB0130	3 Penington Road	Within the urban area, previously developed land.	Accepted at Stage 1
SB0132	157 Amersham Road	Within the urban area, and has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0133	Greenacres, 199 Station Road	Within the urban area. Permission granted for 11 flats (10 net).	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0134	Harrowfield	Within the urban area, and has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0136	West Wind	Within the urban area, and has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0142	2 Hollybush Farm Cottages	Previously developed land within the Green Belt.	Accepted at Stage 1
SB0152	Fernacres Farm	Previously developed land in the Green Belt.	Accepted at Stage 1
SB0161	Oakley, 12 South Park Crescent	Within the urban area. Permission granted for 6 dwellings (5 net).	Accepted at Stage 1
SB0162	Alpine Lodge, 3 Lower Road	Within the urban area, previously developed land. Although the site, at 0.15ha, is small, it could yield the scale of development suitable for inclusion in the HELAA when considered in combination with SB0396 or if redeveloped as flats.	Accepted at Stage 1
SB0166	Land at Meadow Cottage Saltmarshe and Longridge	Previously developed land within the urban area. Outline permission for 39 apartments.	Accepted at Stage 1
SB0172	Brae Lodge, West End Lane	Previously developed land within the urban area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0177	Units 11 And 12 Court Lane Industrial Estate	Green Belt site, previously developed. Has the potential to yield the scale of development eligible for further consideration, either on its own or in combination with SB0292.	Accepted at Stage 1
SB0179	Sainsburys, Lake End Road	Within urban area. Site has been built out.	Accepted at Stage 1
SB0180	Burnham Grammar School	Previously developed land, mostly in the built-up area. 15% of the site is in the Green Belt.	Accepted at Stage 1
SB0181	29 The Ridgeway	Previously developed land in the built-up area. Identified as falling within one of the more important employment sites in the district.	Accepted at Stage 1



<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0182	The Triangle, Baring Road	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0183	Prospect House, The Broadway	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0184	Old Telephone Exchange, Kingsway	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0185	44 Packhorse Road	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0186	49 Station Road	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0187	Finlandia Centre, Oxford Road	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0188	D X House, The Ridgeway	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0189	9-17 High Street	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0190	Marshgate Trading Estate	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0193	6 - 8 High Street	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0194	Alpha Garden Centre, 142-144 Swallow Street	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0195	Crowne Plaza (Bell House) Hotel	Green Belt site, previously developed. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0198	Crown House, Crown Lane	Green Belt site, previously developed. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0199	Cut Heath House, Parsonage Lane	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0201	Deluxe Laboratories Ltd	Previously developed land. Has the potential to yield the scale of development eligible for further consideration. Adjacent to AONB and Ancient Woodland.	Accepted at Stage 1
SB0203	Hampton Lodge	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0204	Iver Delivery Office, 2 Bathurst Walk	Previously developed land within the built-up area. Site falls below the HELAA site size threshold	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0205	Land adjacent 74 Trewarden Avenue	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0206	Northfield, 40 Penn Road	Previously developed land within the built-up area. Planning permission granted for 6 units (5 net).	Accepted at Stage 1
SB0214	Stoke Place Estate	Green Belt site. Majority of site not previously developed, but existing developed area has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0215	Depot, Dropmore Road	Green Belt site, previously developed. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0216	Beaconsfield Town Hall and Adjacent Land	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0217	Warwick Road Car Park	Previously developed land within the built-up area. May have the potential to yield the scale of development eligible for further consideration, particularly in combination with SB0433.	Accepted at Stage 1
SB0218	Summers Road Car Park	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0219	Bulstrode Way Car Park	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0220	Packhorse Road Car Park	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0221	Evreham Centre	Green Belt site, partly previously developed land. Developable area has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0222	Beacon Centre, Holtspur Way	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0223	39 Walkwood Rise & 6 Walkwood End	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0225	53a & 55 Candlemas Lane	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0227	86 Holtspur Top Lane & Land at 82/84 Holtspur Top Lane	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0228	Orchard Dale, Byways, Rogmead & Kimble	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0229	5-7 One Tree Lane	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0233	Denham House, Village Road	Green Belt site, previously developed. Denham is proposed to be inset in the Green Belt as per the Green Belt Review. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0235	Idlewood & Ty Gwyn	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0236	Stoney Stack & The Larches	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0237	The Old Orchard/Forest View, Hawthorne Lane & Robinscroft/ Belmont, Blackpond Lane	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0238	Perrywood, Kadima Place & White Lodge	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0242	Kingsclere & Acarsaid, Dukes Wood Drive	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0243	Land R/o 33, 35, 37 & 39 Bulstrode Lane	Within the built-up area but not previously developed. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0247	Orchard House/ Wood End Cottage/ The Bramblings/ The Garden Cottage	Green Belt site, previously developed with a number of large existing buildings. Has the potential to yield the scale of development eligible for further consideration. Northeast corner of site is adjacent to Ancient Woodland.	Accepted at Stage 1
SB0251	Land R/o 199-201 The Parkway	Within the built-up area but not previously developed. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0252	29-30 Freemans Close	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0254	Land R/o 15, 17, 19 & 21 Syke Cluan & land R/o 1-13	Within the built-up area but not previously developed (back gardens). Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0255	Mill Lane	Green Belt site, previously developed land. 93% Green Belt, and 27% of the site is within Flood Risk Zone 3b. Planning permission has been granted and construction is underway.	Accepted at Stage 1
SB0276	The Fox and Pheasant, Thorney Lane North	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0277	Stoke House & Old Coach House	Green Belt site, previously developed land. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0278	S G T Site, Station Road	Previously developed land. 49% of the site is within the Green Belt. Has the potential to yield the scale of development eligible for further consideration	Accepted at Stage 1
SB0286	Timberstore, Pyebush Lane	Green Belt site, previously developed land. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0288	3 Lincoln Hatch Lane	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0289	54-66 Oxford Road	Previously developed land within the built-up area. Site is partly within Flood Risk Zone 3a. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0292	Court Lane Industrial Estate	Green Belt site, previously developed land. Has the potential to yield the scale of development eligible for further consideration, either on its own or in combination with SB0177.	Accepted at Stage 1
SB0293	Duttons Farm	Green Belt site, previously developed land. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0294	The Boatyard, Mansion Lane	Green Belt site, previously developed land. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0296	Bishop's Gate	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0297	Marsh Lane	Green Belt site, previously developed land. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0298	Marish Wharf	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0300	Former Council Depot	Previously developed land within the Green Belt but has planning permission for 5 or more dwellings	Accepted at Stage 1
SB0301	Altons Car Park, Burkes Road	Previously developed land within the built-up area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0302	Plot 4 Uxbridge Business Park	Previously developed land within the built-up area. 6% of the site is within Flood Risk Zone 3b. Permission granted and construction complete.	Accepted at Stage 1
SB0303	Plot A Uxbridge Business Park	Previously developed land within the built-up area. 1% of the site is within Flood Risk Zone 3b. Permission granted and construction complete.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0311	Lavender Farm, Common Lane	Green Belt site, largely undeveloped. 7.5% of the site is within Flood Risk Zone 3b. Previously developed area may have the capacity to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0319	Stoke Court, Stoke Court Drive	Green Belt site. Majority of site not previously developed, but existing developed area has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0320	Bulstrode, Oxford Road, Gerrards Cross	Green Belt site. Majority of site not previously developed, but existing developed area has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0329	Huntercombe Hospital, Burnham	Green Belt site, partly previously developed. Developable area has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0331	Dukes Valley Farm, Dukes Valley Road	Green Belt site, partly previously developed. 1% of site is within Flood Risk Zone 3b. Developable area has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0339	53 Huntercombe Lane, Burnham	Previously developed land within the built-up area. Less than 1% of the site is within Flood Risk Zone 3b. Has the potential to yield at scale eligible for further consideration.	Accepted at Stage 1
SB0343	Land South of M25 and A412 and East of Sevenhills Road	Green Belt site, partly previously developed. Developable area has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0347	Huntercombe Park	Green Belt site, partly previously developed. Developable area has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0348	The Park, Wexham Road	Green Belt site, partly previously developed. Developable area has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0356	Pickeridge Farm, Fulmer	Green Belt site, previously developed land. Permission granted to change of use and redevelopment as C2 residential care home.	Accepted at Stage 1



<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0358	Farnham Common Nurseries Garden Centre	Green Belt site, partly previously developed. Developable area has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0361	Wood Lane Close	Green belt site, previously developed. Proposal is for Green Belt release, which is outside the scope of the HELAA, but developable area has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0367	Land to the North of Langley Road South adjacent to Trenches Lane	Green Belt site, partly previously developed. Part of the site is within Flood Risk Zone 3b, including some of the existing developed area. Developable area has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0371	Area South West of Iver (Amended Boundary)	Green Belt site, partly previously developed at the periphery of the site, with the majority in agricultural use. Developable area has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0373	Smiths Nursery and Garden Centre 95 Oxford Road	Green Belt site, in use as a garden centre/nursery. May be able to deliver at suitable scale subject to confirmation of existing use.	Accepted at Stage 1
SB0381	Land East of Thorney Business Park	Green Belt site. Site is proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
SB0382	586 and 588 Bath Road	Within the urban area, previously developed land. Planning permission granted and construction has commenced.	Accepted at Stage 1
SB0383	Land North of Farnham Lane, West of Beaconsfield Road	Green Belt site, partly previously developed at the periphery of the site, with the majority in agricultural/horticultural use. Developable area has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0384	Sandy Bottom Paddock, London Road	Green Belt site, not previously developed. Site is proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0387	77 Stomp Road	Within the urban area, not previously developed. Appears to be in use for temporary parking. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1
SB0388	Marsham House, Station Road	Within the urban area, previously developed land. Construction has commenced.	Accepted at Stage 1
SB0389	Phil Whitaker Cars	Within the urban area, previously developed land. Planning permission granted and construction has commenced.	Accepted at Stage 1
SB0390	The Inn on The Green	Within the urban area, previously developed land. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1
SB0391	Old Slade Farm, 41 Old Slade Lane	The site is within the Green Belt but has planning permission for 5 or more dwellings	Accepted at Stage 1
SB0392	Lanterns & Oak House Hollybush Hill	Previously developed land within the urban area. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0393	Finlandia Centre (Area to the North), Oxford Road	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
SB0394	15 and 17 South Park Crescent	Previously developed land within the urban area. Permission granted for 8 dwellings.	Accepted at Stage 1
SB0395	Lynbury, 14 South Park Crescent	Previously developed land within the urban area. Permission granted and completed for 8 dwellings.	Accepted at Stage 1
SB0396	Milbourne House, 31 Oak End Way	Within the urban area, previously developed land. The site could yield the scale of development suitable for inclusion in the HELAA when considered in combination with SB0162 or if redeveloped as flats.	Accepted at Stage 1
SB0397	20 to 22 High Street, Iver	Previously developed land within the urban area. Completion notice submitted for B1 to C3 change of use (17 apartments).	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0398	Land At Bridge Cottage, 45A Baring Road	Previously developed land within the urban area. Permission granted for replacement of existing dwelling with 6 dwellings (over 55s).	Accepted at Stage 1
SB0399	Natwest Bank, 63 High Street	Previously developed land within the urban area. Permission granted for A2 to C3 change of use and extension to create 5 dwellings.	Accepted at Stage 1
SB0400	96 Gregories Road	Previously developed land within the urban area. Permission granted for 6 dwellings.	Accepted at Stage 1
SB0402	Warren House, Church Road	Green Belt site, partly previously developed. Site is proposed for Green Belt release in the Green Belt Review.	Accepted at Stage 1
SB0403	11 Pinewood Close	Green Belt site, partly previously developed. Site is proposed for Green Belt release in the Green Belt Review.	Accepted at Stage 1
SB0404	3 Warren Lodge	Green Belt site, partly previously developed. Developable area has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0405	Land on the East Side of Pinewood Road	Green Belt site, not previously developed. Site is proposed for Green Belt release in the Green Belt review.	Accepted at Stage 1
SB0406	Land on the East Side of Pinewood Road	Green Belt site, not previously developed. Site is proposed for Green Belt release in the Green Belt review.	Accepted at Stage 1
SB0407	Land on The South-East Side of Church Road	Green Belt site, not previously developed. Site is proposed for Green Belt release in the Green Belt review.	Accepted at Stage 1
SB0408	Brackenwood, Pinewood Road	Green Belt site, partly previously developed. Site is proposed for Green Belt release in the Green Belt review.	Accepted at Stage 1
SB0409	Land Lying to the South of Cedar Close	Green Belt site, not previously developed. Site is proposed for Green Belt release in the Green Belt review.	Accepted at Stage 1
SB0410	Blackfirs, Pinewood Road	Green Belt site, partly previously developed. Site is proposed for Green Belt release in the Green Belt review.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0411	Little Coppice, Pinewood Road	Green Belt site, partly previously developed. Site is proposed for Green Belt release in the Green Belt review.	Accepted at Stage 1
SB0412	Heathlands, Pinewood Road	Green Belt site, partly previously developed. Site is proposed for Green Belt release in the Green Belt review.	Accepted at Stage 1
SB0413	Land on the South East Side of Heathlands	Green Belt site, not previously developed. Site is proposed for Green Belt release in the Green Belt review.	Accepted at Stage 1
SB0414	Talisman, Church Road	Green Belt site, partly previously developed. Site is proposed for Green Belt release in the Green Belt review.	Accepted at Stage 1
SB0415	Gamekeepers Cottage, Pinewood Road	Green Belt site, partly previously developed. Site is proposed for Green Belt release in the Green Belt review.	Accepted at Stage 1
SB0416	Land on the North Side of the Grand Union Canal	Green Belt site, not previously developed. Site is proposed for Green Belt release in the Green Belt review.	Accepted at Stage 1
SB0418	Aston House, 62-68 Oak End Way	Previously developed land within the urban area. Prior approval notice submitted for B1 to C3 change of use (24 apartments). Subsequent permission granted on appeal for redevelopment for 32 units.	Accepted at Stage 1
SB0419	Land Rear of St. Johns Church, Victoria Road	Previously developed land within the urban area. Outline permission granted for 7 dwellings.	Accepted at Stage 1
SB0420	Olympia House, 28 The Ridgeway	Previously developed land within existing employment area. B1 to C3 change of use complete - 57 units.	Accepted at Stage 1
SB0421	River Court, 50 Oxford Road	Previously developed land within the urban area, 11% of site within Flood Risk Zone 3b. Prior approval granted for conversion to 22 dwellings.	Accepted at Stage 1
SB0422	Gas Holder Station	Green Belt site, previously developed. Permission granted for 12 dwellings.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0423	153 Amersham Road	Previously developed land within the urban area. Permission granted and commenced for 8 dwellings.	Accepted at Stage 1
SB0424	Land at Old Fields Beaconsfield	Green Belt site, not previously development. In use as allotments. Site is proposed to be released from the Green Belt in the Green Belt Review	Accepted at Stage 1
SB0428	Gerrards Cross Police Station	Green Belt site, previously developed.	Accepted at Stage 1
SB0433	1 - 3 Warwick Road	Previously developed land within the built-up area. May have the potential to yield the scale of development eligible for further consideration, particularly in combination with SB0217.	Accepted at Stage 1
SB0434	Lent Green Lane	Within the urban area, previously developed land. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1
SB0435	Heatherden Green	Within the urban area, previously developed land. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1
SB0436	The Broadway Car Park	Within the urban area, previously developed land. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1
SB0437	Tilehouse and Goodlake	Within the urban area, previously developed land. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1
SB0438	North Orbital	Within the urban area, previously developed land. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1
SB0439	Bold Court and Adjacent Land	Within the urban area, previously developed land. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1
SB0446	Tendercare Nurseries	Green Belt site, partly previously developed land. Developable area has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0448	Verdon Court	Within the urban area, previously developed land. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0450	Mead House, Grosvenor Close	Within the urban area, previously developed land. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1
SB0451	The Crown, Farnham Road	Within the urban area, previously developed land. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1
SB0452	Huntercombe Park (formerly Pfizer Pharmaceuticals)	Green Belt site, partly previously developed. Developable area has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0453	Landrecies	Green Belt site, partly previously developed. May have the potential to yield at a scale eligible for further consideration, subject to existing use of outbuildings.	Accepted at Stage 1
SB0454	Silchester Manor Day Nursery	Green Belt site, previously developed. Site is partly within Flood Risk Zone 3a. May have the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0457	24 britwell Road, Burnham	Within the urban area, previously developed land. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1
SB0458	53-55 Station Road, Beaconsfield	Within the urban area, previously developed land. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1
SB0459	Station Road, Gerrards Cross	Within the urban area, previously developed land. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1
SB0460	Waitrose and surrounding area	Within the urban area, previously developed land. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1
SB0461	3 Lincoln Hatch Lane, Burnham	Within the urban area, previously developed land. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1
SB0462	Lake End Court, Talpow Road	Within the urban area, previously developed land. Potential to deliver at scale eligible for further consideration.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0463	Wyevale Garden Centre, London Road, Beaconsfield	The site consists of a garden centre, car park and associated land. It is within the settlement boundary and could potentially yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0465	Alpine Lodge, Lower Road, Gerrards Cross, SL90NL	Within the urban area, previously developed land. Although the site, at 0.15ha, is small, it could yield the scale of development suitable for inclusion in the HELAA when considered in combination with SB0396 or if redeveloped as flats.	Accepted at Stage 1
SB0470	Stoke Court, Rogers Lane, Stoke Poges, SL24LY	Green Belt site. Majority of site not previously developed, but existing developed area has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0480	North of St Anthony's Church, Beaconsfield	Green Belt site, partly previously developed. Developable area has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0483	Huntercombe Park, Taplow	Green Belt site, partly previously developed. Developable area has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0491	Land East of Beaconsfield. South of Minerva Road and North of London Road	Green Belt site, not previously developed. Site is proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
SB0492	Land adjoining Iver Heath, Royal British Legion Branch HQ	Green Belt site, majority undeveloped. The site is proposed for release from the Green Belt in the Green Belt Review.	Accepted at Stage 1
SB0493	The Park, Wexham Road, Wexham, SL25QR	Green Belt site, majority undeveloped. However, the previously developed area, currently an events venue and associated car parking, has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1

<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0496	Tendercare Nurseries, Denham, UB94HD	Green Belt site, partly previously developed land. Developable area has the potential to yield at a scale eligible for further consideration.	Accepted at Stage 1
SB0498	The Anoopam Mission, Brahmajyoti, The lea, Denham, UB94NA	Green Belt site, partly previously developed land. Small part of site in Flood Risk Zone 3b (<2%).	Accepted at Stage 1
SB0510	Timberstore, London Road, HP92RX	Green Belt site, previously developed land. Has the potential to yield the scale of development eligible for further consideration.	Accepted at Stage 1
SB0520	Land at Roots Gardens	Land in Green Belt, but previously developed. Site is proposed to be released from the Green Belt in the Green Belt Review.	Accepted at Stage 1
SB0525	Land at Five Points Roundabout	Green Belt site and not previously developed land. Site is proposed to be released from the Green Belt in the Green Belt Review.	Accepted at Stage 1
SB0539	Silchester Manor Day Nursery	Part suitable	Accepted at Stage 1
SB0542	Tendercare, Southlands Road, Denham,UB94HD	Green Belt site and used as	Accepted at Stage 1
SB0547	Various Sites in Iver	Part suitable. The three sites are within the green belt but part of the site to the south of Martindale and part of the site to the south of Norwood Lane is previously developed.	Accepted at Stage 1
SB0548	Land Btwn Thorney Mill Rd & Thorney Park Golf Club	Part suitable. Within the green belt but part of site is previously developed.	Accepted at Stage 1
SB0550	Land to the East of Thorney Road North and South of Marina Way, Iver	Part suitable. Within the green belt but part of site is previously developed. Site is proposed to be released from the Green Belt.	Accepted at Stage 1
SB0553	Dorney	Green Belt site, southwest of site potentially suitable for development as it contains homes that are not within agricultural uses.	Accepted at Stage 1



<b>Site</b>	<b>Name</b>	<b>Stage 1 assessment</b>	<b>Conclusion</b>
SB0566	Pandoras, Uxbridge Road	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
SB0567	44 Oak End Way	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
SB0568	19 And 21 Bathurst Walk	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
SB0569	Berkeley House, Farnham Lane	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
SB0570	2 - 4 Packhorse Road	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
SB0571	1-2 Burkes Parade	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
SB0572	Alborough Lodge	Site has planning permission for more than 5 dwellings	Accepted at Stage 1
SB0573	Beechwood Court	Site has planning permission for more than 5 dwellings	Accepted at Stage 1

**Appendix 1: Summary**

<b>Section</b>	<b>Number of sites</b>
<b>Sites Rejected at Stage 1 (not advancing further in the Assessment)</b>	
Chiltern Sites Excluded at Stage 1	312
South bucks Sites Excluded at Stage 1	356
<b>Total sites excluded</b>	<b>668</b>
<b>Sites Accepted at Stage 1 (advanced to Stage 2)</b>	
Chiltern Sites Accepted at Stage 1	256
South Bucks Sites Accepted at Stage 1	215
<b>Total sites accepted</b>	<b>471</b>
<b>Total number of sites in Stage 1</b>	<b>1139</b>