

## Appendix VII: Schedule of Sites included and excluded from the SA

This Appendix sets out the reasons why sites have been included or excluded from the SA and sets out on a site-by-site basis where sites have been considered in the SA and the HELAA, the key site assessment process, and the relationship of these documents to the site selection process. These processes are explained in detail in Chapter 4 of this report.

**Table VII-A: Sites excluded from SA process**

Reason in Table 1	Expanded Reason
DSA allocation.	In accordance with the adopted LDS, the adopted DSA will be retained as a DPD alongside the new Local Plan. In general therefore sites already allocated in the DSA were not under consideration for possible allocation in the new Local Plan. Therefore they were not considered to be relevant site options to be appraised now.
Inappropriate loss of employment land	These are sites identified for continuing employment use in the employment land review or HELAA, but which have been promoted for alternative uses, typically housing. This includes both NLP allocated sites and scattered sites subject to Policy DM5 in the retained DSADPD, which have not been justified for release for housing in the evidence. Their release from employment use would conflict with the objectives of the plan to foster economic growth and champion existing town and business centre. Such sites were not reasonable to consider for potential alternative allocation and were therefore excluded from the appraisal of site options.
Major development in the AONB.	These are sites which are identified in the evidence as likely to result in major development in the AONB. The allocation of such sites would conflict with the objective to cherish the Chilterns. As such they were not considered for allocation, and they were not appraised.

Reason in Table 1	Expanded Reason
Neighbourhood Plan Allocation	<p>Sites already allocated in a made Neighbourhood Plan were not under consideration for possible allocation in the new Local Plan. Therefore they were not considered to be relevant site options to be appraised now.</p>
Not capable of removal from the Green Belt	<p>Many Green Belt sites were considered and rejected for allocation. The reasons for rejection vary.</p> <p>Where a site was rejected due solely to the strength of its contribution to meeting Green Belt purposes (and no other reason) the site was added to the pool of sites in Appendix III to inform the testing of Options C and D.</p> <p>Other sites were rejected because they were not otherwise capable of removal from the Green Belt, either because (at GB Part 2 Step 1) they were judged incapable of contributing to a sustainable pattern of growth or (at GB Part 2 Step 2) they were judged to undermine the spatial integrity of the Green Belt. They would create small isolated areas of non-green belt land within the green belt and/or be unable to provide suitable, robust, enduring boundaries for green belt purposes. Such sites were not reasonable to consider for potential allocation and were therefore excluded from the appraisal of site options. These sites are recorded in this table as 'not capable of removal from the Green Belt'.</p> <p>Some sites were rejected solely for another 'non green belt' strategic reason listed elsewhere in this table. This would have led to a conclusion in GB Part 2 Step 3 that a site was 'not otherwise developable'. Where a site was capable of removal from the Green Belt, but rejected for one of these other reasons, this table uses that reason against the site.</p>
Not available.	<p>These are sites where HELAA or NLP consultation and liaison with landowners and promoters revealed positive, definite reasons to conclude that a site would not be available in the plan period. As such</p>

Reason in Table 1	Expanded Reason
	they were not considered for allocation, and they were not appraised.
Planning permission.	These are sites which had planning permission (or a resolution to grant planning permission) before the Regulation 19 SA was finalised. This category also includes PD residential conversions agreed via the prior approval process. As such they were not considered for allocation, and they were not appraised.
Site is too small.	These are sites which were promoted in the HELAA but which fell below the site size and/or capacity thresholds. As such they were not considered for allocation, and they were not appraised.
Unsustainable location.	The overall objective of delivering a sustainable settlement strategy underpins all of the plan objectives. These are sites which are too poorly related to a sustainable settlement to support the growth and environmental objectives of the plan. (For sites in the Green Belt, this formed Step 1 of the Part 2 Assessment. For sites outside of the Green Belt this formed part of Part 1 of the HELAA assessment.) As such these sites were not considered for allocation, and they were not appraised.

**Table VII1: Sites not appraised through the SA process**

Alt SA ID	HELAA ID	Address	Reason
<b>High Wycombe Urban Area</b>			
	SHW0322	Easton Street (car park and Council offices), High Wycombe	DSA allocation.
	SHW0325	Buckingham House and Castle House, West End Road, High Wycombe	DSA allocation.
	SHW0323	Lilys Walk Gas Works, High Wycombe	DSA allocation.
	SHW0332	Duke Street Car Park, High Wycombe	DSA allocation.
	SHW0334	Land forming part of the former Green Street County First School site, Desborough Street, High Wycombe	DSA allocation.
	SHW0339	Collins House and 32 Bridge St, Corner of Bridge St/Desborough Rd	DSA allocation.
	SHW0408	Former RAF Daws Hill, High Wycombe	Planning permission.
	SHW0411	Jubilee Works, 37-43 Green Street, High Wycombe	Planning permission.
	SHW0050	Thame House, Castle Street, High Wycombe, HP13 6LH	Planning permission.
	SHW0053	44 - 45 Oxford Street, High Wycombe, HP11 2DJ	Planning permission.
	SHW0121	207 Hughenden Road, High Wycombe, HP13 5PL	Planning permission.
	SHW0205	14 - 16 & 18 & 20 Oakridge Road And Former Greengate Furniture Factory, High Wycombe	Planning permission.
	SHW0207	Ruskin Works, Oakridge Road, High Wycombe	Planning permission.
	SHW0209	132 West Wycombe Road, High Wycombe, HP12 3AA	Planning permission.
	SHW0240	Trades And Social Club Queens Road, High Wycombe, HP13 6AH	Planning permission.
	SHW0247	Sewage Treatment Works (Wycombe Marsh), Bassetsbury Lane, High Wycombe, HP11 1HS	Planning permission.
	SDL0019	Paddock South of Downley Farm Barns, Downley	Major development in the AONB.
	SHW0258	Land At Sands County First School, Fronting Hylton Road, High Wycombe, HP12 4JF	Planning permission.
	SHW0262	209-211 West Wycombe Road, High Wycombe, HP12 3AW	Planning permission.
	SHW0263	193-197 West Wycombe Road, High Wycombe, HP12 3AW	Planning permission.

<b>Alt SA ID</b>	<b>HELAA ID</b>	<b>Address</b>	<b>Reason</b>
	SHW0281	Edie Pusey House, 9A Amersham Road, High Wycombe, HP13 6PN	Planning permission.
	SHW0292	Rear Of 38 - 48 Rectory Avenue, High Wycombe, HP13 6HW	Planning permission.
	SHW0298	Fairacre Priory Avenue & Rear Of Hamilton School, Priory Road, High Wycombe, HP13 6SG	Planning permission.
	SHW0327	Hughenden Quarter Main Development Site, Hughenden Avenue, High Wycombe	Planning permission.
	SHW0335	Needham Bowl, Leigh Street, High Wycombe	Planning permission.
	SHW0424	Kingswood County First School, Totteridge Lane, High Wycombe	Planning permission.
	SHW0440	Brook Street, High Wycombe	DSA allocation.
	SHW0463	Corner of Bridge Street/Oxford Road, High Wycombe	DSA allocation.
	SHW0468	Temple Chambers, 4-10 Corporation Street, High Wycombe	Planning permission.
	SHW0471	Terriers House and Paddock Land (Montgomery Watson House), Amersham Road, High Wycombe, HP13 5AJ.	Planning permission.
	SHW0475	Land off Lance Way, High Wycombe	Planning permission.
	SHW0494	152-156 Kingsmead Road, High Wycombe	Planning permission.
	SHW0503	Land Adjacent 23 Easton Street, High Wycombe, HP11 1NJ	Planning permission.
	SHW0506	222-224 Hatters Lane, High Wycombe, HP13 7LU	Planning permission.
	SHW0543	185 - 197 Gordon Road, High Wycombe, HP13 6AP	Planning permission.
	SHW0544	4 Priory Road, Liverpool Victoria House, High Wycombe, HP13 6SF	Planning permission.
	SHW0548	Victoria Pharmacy, 19 Desborough Avenue, High Wycombe	Planning permission.
	SHW0556	81 Queens Road, High Wycombe	Planning permission.
	SHW0567	Bell and Mast, Brindley Avenue, HP13 5SX	Planning permission.
	SHW0568	Oak and Beech House, Temple End, High Wycombe, HP13 5DR	Planning permission.
	SHW0569	Land rear of 17 to 19 West Wycombe Road, High Wycombe, HP11 2LQ	Planning permission.
	SHW0571	30 High Street, High Wycombe, HP11 2AG	Planning permission.
	SHW0573	21-21a High Street, High Wycombe, HP11 2BE	Planning permission.
	SHW0574	32-33 Pinions Road, High Wycombe, HP13 7AS	Planning permission.

<b>Alt SA ID</b>	<b>HELAA ID</b>	<b>Address</b>	<b>Reason</b>
	SHW0575	13-15 Priory Road, High Wycombe, HP13 6LX	Planning permission.
	SHW0576	201 West Wycombe Road, High Wycombe	Planning permission.
	SHW0578	Archdale, High Wycombe	Planning permission.
	SHW0583	The Nag's Head and land to rear, 63 London Road, High Wycombe	Planning permission.
	SHW0586	Casa Mia, Gillets Lane, High Wycombe, HP12 4BB	Planning permission.
	SHW0593	Former 88 to 102 Gordon Road, High Wycombe	Planning permission.
	SHW0596	17-19 Frogmoor, High Wycombe	Planning permission.
	SHW0597	The Gordon Arms, Gordon Road, High Wycombe	Planning permission.
	SHW0598	77 London Road, High Wycombe, HP11 1BN	Planning permission.
	SHW0600	27 High Street, High Wycombe	Planning permission.
	SHW0603	Rear of 154-156 West Wycombe Road, High Wycombe	Planning permission.
	SHW0607	Ariston Building (Compair), High Wycombe	Planning permission.
	SHW0613	Riverside House, Nutfield Lane, High Wycombe	Planning permission.
	SHW0622	3 - 5 Frogmoor & 53 Oxford Street, High Wycombe, HP13 3DS	Planning permission.
	SHW0626	Plumbshore House, Ogilvie Road, High Wycombe, HP12 3DS	Planning permission.
	SHW0627	Westfields, London Road, High Wycombe	Planning permission.
	SHW0629	StayinFront House, 12 Corporation Street, High Wycombe, HP13 6TQ	Planning permission.
	SHW0632	8 Jubilee Road, High Wycombe	Planning permission.
	SHW0639	Kotecha Heights, formerly Audio House, Progress Road, High Wycombe	Planning permission.
	SHW0641	17 Mendy Street, High Wycombe, HP11 2NZ	Planning permission.
	SHW0642	8 Buckingham Place, Bellfield Road, High Wycombe, HP13 5HW	Planning permission.
	SHW0643	7 Buckingham Place, Bellfield Road, High Wycombe, HP13 5HW	Planning permission.
	SHW0644	4 Priory Road, High Wycombe, HP13 6SE	Planning permission.
	SHW0652	Beaumont, 3-13 Holmer Green Road, Hazlemere	Planning permission.
	SHZ0042	Church of St. Edmund Campion, off Cedar Avenue, Hazlemere, High Wycombe	Planning permission.
	SHZ0043	35 Jackson Court, Hazlemere, HP15 7TZ	Planning permission.

Alt SA ID	HELAA ID	Address	Reason
	SLW0029	Units 4 to 5, Wycombe Three, Boundary Road, Loudwater, HP10 9QT	Planning permission.
	SHW0008	Marlborough Industrial Estate, High Wycombe	Inappropriate loss of employment land.
	SHW0019	Sands Industrial Estate, High Wycombe	Inappropriate loss of employment land.
	SHW0043	Rear Of 18 Crendon Street, High Wycombe	Inappropriate loss of employment land.
	SHW0248	158-160 Kingsmead Road, High Wycombe	Site is below HELAA threshold of 5 dwellings.
	SHW0284	192 Hughenden Road High Wycombe	Inappropriate loss of employment land.
	SHW0331	Desborough Road Car Park and the Kings Centre, Desborough	DSA allocation.
	SHW0353	The Courtyard, (formerly Merryfields School), Cressex Road, High Wycombe	Site not currently available.
	SHW0393	Car Park Red Lion PH, Castle Street, High Wycombe	Site not currently available.
	SHW0476	144-146 Kingsmead Road, High Wycombe	Site achievability unknown.
	SHW0492	85-93 West Wycombe Road, High Wycombe	Site achievability unknown.
	SHW0504	154-156 West Wycombe Road High Wycombe	Site not currently available.
	SHW0532	Railway Place/Saffron Road (Car Park), High Wycombe	Site not currently available.
	SHW0558	Land off Lane End Road, Adjoining Sands Industrial Estate, Sands, High Wycombe (Green Belt)	Not capable of removal from the Green Belt.
	SHW0563	Wycombe General Hospital, High Wycombe	Redevelopment would result in net loss.
	SHW0570	197 Desborough Avenue, High Wycombe	Redevelopment would result in net loss.
	SHW0579	Mentmore, The Greenway, High Wycombe	Site is below HELAA threshold of 5 dwellings.
	SHW0581	Seymour House, Copyground Court, High Wycombe,	Inappropriate loss of employment land.
	SHW0585	62 West Wycombe Road, High Wycombe	Site is below HELAA threshold of 5 dwellings.
	SHW0601	Empire Cinemas, Crest Road, High Wycombe	Inappropriate loss of employment land.
	SHW0602	21 Amersham Hill, High Wycombe	Site is below HELAA threshold of 5 dwellings.
	SHW0604	193-195 Hughenden Avenue (car park), High Wycombe	Site is below HELAA threshold of 5 dwellings.
	SHW0606	1 - 3 Priory Avenue, High Wycombe	Site is not currently available.
	SHW0609	Phoenix House, Desborough Road, High Wycombe	Site is below HELAA threshold of 5 dwellings.

Alt SA ID	HELAA ID	Address	Reason
	SHW0611	Compair (south) previously Timber Yard, Bellfield Road, High Wycombe	Inappropriate loss of employment land.
	SHW0619	The Berber Business Centre, Kitchener Road, High Wycombe	Site is below HELAA threshold of 5 dwellings.
	SHW0630	Wycombe General Hospital (south), High Wycombe	Redevelopment would result in net loss.
	SHW0631	58-60 Deeds Grove, High Wycombe	Site is below HELAA threshold of 5 dwellings.
	SHZ0044	Land fronting Penn Road at Hazlemere Golf Club (Green Belt)	Not capable of removal from the Green Belt.
	SHZ0045	Common Wood House and Land Adjacent to Penn Road (Green Belt)	Not capable of removal from the Green Belt.
	SWC0048	Penn School Church Road Penn (Green Belt)	Not capable of removal from the Green Belt.
	SWC0051	Land at Grange Farm (Green Belt)	Not capable of removal from the Green Belt.
	SWC0065	Amersham and Wycombe College, Spring Lane, Flackwell Heath	Site not currently available.
	SWC0077	Tycoed, Sandpit Lane, Tylers Green, HP10 8HD (Green Belt)	Not capable of removal from the Green Belt.
	SWE0005	Land at Grange Road, Widmer End (Green Belt)	Not capable of removal from the Green Belt.
	SWE0006	Primrose Farm, Widmer End	Not capable of removal from the Green Belt.
	SHW0354	Buckmaster Playing Fields High Wycombe	Site is not currently available.
	SHW0326	Swan Frontage, High Wycombe	DSA allocation.
	SHW0328	Cressex Island Car Park (Costco), Crest Road, High Wycombe, Bucks	Resolution to grant.
	SHW0590	Octagon Parade, HW (Oxford Road Roundabout)	Site is not currently available.
	BL0002	Heath End Road (Junction 3a) (Green Belt)	Not capable of removal from the Green Belt.
	SHW0555	Land north of Hughenden Avenue (former De La Rue), High Wycombe	Inappropriate loss of employment land.
	SWG0020	Remaining vacant land at Glory Mill, Wooburn Green	Inappropriate loss of employment land.
	SHW0117	Former De La Rue, High Wycombe	Planning permission.
	SHW0612	Leigh Street employment area (south west)	Inappropriate loss of employment land.

Alt SA ID	HELAA ID	Address	Reason
<b>Princes Risborough &amp; Monks Risborough</b>			
	SPR0023	Whiteleaf, Picts Lane, Princes Risborough, HP27 9DN	Planning permission.
	SPR0063	The Post Office, Bell Street, Princes Risborough	Planning permission.
	SPR0077	The Black Prince, Public House, Wycombe Road, Princes Risborough, HP27 0EN	Planning permission.
	SPR0089	Greensleeves, Maryland, Edina & Tamarity, Longwick Rd & Aylesbury Rd, Princes Risborough, HP27 9HE	Planning permission.
	SPR0098	Hynos, Longwick Road, Princes Risborough	Inappropriate loss of employment land.
	SPR0051	BCC Highways Depot, Corporation Yard, Longwick Road, Princes Risborough.	Site not currently available.
	SPR0078	Land at Aylesbury Road, Monk Risborough (Green Belt)	Not capable of removal from the Green Belt.
	SPR0087	OS Parcel 7376, Princes Risborough (Green Belt)	Major development in the AONB.
	SPR0091	Culverton Farm (house), Wycombe Road, Princes Risborough (Green Belt)	Not capable of removal from the Green Belt.
	SPR0085	Land adjacent to Culverton Farm, Princes Risborough (Green Belt)	Major development in the AONB.
	SRD0153	Peters Lane, Monks Risborough (Green Belt)	Not capable of removal from the Green Belt.
	SPR0057	Former Molins Sports Ground, Monks Risborough (Green Belt)	Proposed for different use (outdoor sports).
<b>Marlow</b>			
	SMA0043	79-81 High Street, Marlow, SL7 1AB	Planning permission.
	SMA0068	Portlands Gardens, Marlow	Planning permission.
	SMA0093	Windsor House, 33 - 39 Spittal Street, Marlow, SL7 3HJ	Planning permission.
	SMA0097	Willowbank House, 84 Station Road, Marlow, SL7 1NX	Planning permission.
	SMA0098	The Ice House, Dean Street, Marlow, SL7 3AB	Planning permission.
	SMA0099	Abbey House, 28-30 Chapel Street, Marlow, SL7 1DD	Planning permission.
	SMA0100	Regal House, 4-6 Station Road, Marlow, SL7 1NZ	Planning permission.
	SMA0102	Rear of 32 West Street, Marlow, SL7 2NB	Planning permission.

Alt SA ID	HELAA ID	Address	Reason
	SMA0106	Computer House, Station approach, Marlow	Planning permission.
	SMA0108	Police Station, Dean Street, Marlow, SL7 3AB	Planning permission.
	SMA0050	Liston Road Car Park, Marlow	Site not currently available.
	SMA0054	Land South of Chalkpit Lane, Marlow	Site not currently available.
	SMA0061	Hanging Hill Allotments, Off Berwick Road, Marlow	Site not currently available.
	SMA0070	Dean Street Carpark, Marlow	DSA allocation.
	SMA0075	Cavendish Court, Beaumont Rise, Marlow	Site is below HELAA threshold of 5 dwellings.
	SMA0083	Land to the north of Chalkpit Lane, Woodside Farm, Marlow (Green Belt)	Not capable of removal from the Green Belt, major development in the AONB.
	SMA0087	Land east of Wiltshire Road, Marlow (Green Belt)	Not capable of removal from the Green Belt, major development in the AONB.
	SMA0088	Land east of A404, Marlow (Green Belt)	Not capable of removal from the Green Belt.
	SMA0089	Land west of Winchbottom Lane, Marlow	Site not currently available.
	SMA0101	Wethered House, Draymans Lane, Marlow SL7 2AF	Site not currently available.
	SMA0107	Land at Riverwoods Drive, Marlow	Site is below HELAA threshold of 5 dwellings.
ASH23	SMA0109	Land at Seymour Court Road (Merlaue Rise), Marlow (Green Belt)	Major development in the AONB.

## Bourne End and Wooburn

	SBE0020	Parade Court, The Parade & Y Not Marlow Road & 2-10 Oakfield Road & Billingham Builders Yard, Bourne End, SL8 5SF	Planning permission.
	SBE0044	The Firefly, Station Road, Bourne End	Planning permission.
	SBE0056	Technology House, part of Meadow Bank, Furlong Road, Bourne End	Planning permission.
	SBE0058	Riverside House, Furlong Road, Bourne End, High Wycombe	Planning permission.
	SWG0009	51 & Rear Of 33 To 127 Wycombe Lane, Wooburn Green	Planning permission.
	SBE0035	Well End Farm, Well End, Bourne End	Site is below HELAA threshold of 5 dwellings.
	SBE0045	Land to the north of A4155 at Well End (Green Belt)	Major development in the AONB.
	SBE0048	Land East of Chapman Lane, Bourne End (Green Belt)	Not capable of removal from the Green Belt.

Alt SA ID	HELAA ID	Address	Reason
	SBE0052	Hollands Farm (south), Bourne End (Green Belt)	Not capable of removal from the Green Belt.
	SWC0080	Land to West of Hedsor Lodge, Harvest Hill, Hedsor (Green Belt)	Not capable of removal from the Green Belt.
	SWC0081	Land off Hedsor Footpath, Harvest Hill, Hedsor (Green Belt)	Not capable of removal from the Green Belt.
	SWG0027	Land at Southside Farm, Whitehill, London Road, Wooburn Moor, High Wycombe HP10 0NN (Green Belt)	Not capable of removal from the Green Belt.
	SWG0028	Land at Holtspur Avenue, Wooburn Green (Green Belt)	Not capable of removal from the Green Belt.
	SWC0069	Harvest Hill and Branch Lane, Hedsor	Not capable of removal from the Green Belt.
	SBE0031	Wharf Business Centre, Bourne End	Inappropriate loss of employment land.
<b>Lane End</b>			
	SLE0008	Former Culver Graphics, Finings Road, Lane End, HP14 3EY	Planning permission.
	SLE0025	Land to the rear of Lane End Conference Centre, Church Road	Major development in the AONB.
	SLE0029	Land off Church Road, Lane End	Major development in the AONB.
	SLE0031	Lane End Playing Fields, The Row, Lane End (Green Belt)	Major development in the AONB.
	SLE0032	Land to the rear of Lammas Way (Green Belt)	Not capable of removal from the Green Belt
	SLE0033	Land off Ellis Way (include orchard)	Major development in the AONB.
ASH2	SLE0034	Land north of Marlow Road, Lane End (Green Belt)	Not capable of removal from the Green Belt, major development in the AONB.
	SLE0018	Land off Simmons Way, Lane End (Green Belt)	Not capable of removal from the Green Belt.
	SBE0054	Hollands farm (east), Bourne End	Not capable of removal from the Green Belt.
<b>Stokenchurch</b>			
	SRD0120	Eastwood Farm New Road Stokenchurch (Green Belt)	Not capable of removal from the Green Belt, major development in the AONB.
	SSC0025	Stokenchurch County First School, Slade Road, Stokenchurch	Planning permission.
	SSC0036	Fane's Field and M40 Barnfield site, Stokenchurch	Major development in the AONB.
	SSC0047 / SSC0044	The Paddock, Stokenchurch (Green Belt)	Not capable of removal from the Green Belt.
	SSC0050	Little Studridge, Stokenchurch	Major development in the AONB.
<b>Naphill and Walters Ash</b>			

Alt SA ID	HELAA ID	Address	Reason
	SNH0014	Land to front of Great Moseley Farm, 198 Main Road, Naphill (Green Belt)	Not capable of removal from the Green Belt.
	SNH0016	Land with frontage to Main road and Stocking Lane, Naphill (Green Belt)	Not capable of removal from the Green Belt, major development in the AONB.
	SNH0017	Coombe Farm, land at Naphill (Green Belt)	Not capable of removal from the Green Belt, major development in the AONB.
<b>Kimble</b>			
	SRD0192	Land to the rear of Hill View and Bridge Street, Great Kimble	Major development in the AONB.
	SRD0194	OS Parcel 2265, Marsh Road, Little Kimble	Major development in the AONB.
	SRD0186	OS Parcel 4062, Station Road, Kimble (Green Belt)	Not capable of removal from the Green Belt.
	SRD0187	OS Parcel 5461, Ellesborough Road, Kimble (Green Belt)	Not capable of removal from the Green Belt.
	SRD0188	OS Parcel 5745, Station Road, Kimble (Green Belt)	Not capable of removal from the Green Belt.
<b>Longwick</b>			
	SLK0004	Land at Thame road / off Bar Lane, Longwick	Planning permission.
	SLK0015	Land fronting A4129, Longwick	Site is below HELAA threshold of 5 dwellings.
ASH5	SLK0016	Land at Lower Icknield Way, Longwick	Non-sustainable location.
	SLK0006	Barn Road, Longwick	Neighbourhood Plan Allocation
	SLK0008	Rose Farm, Longwick	Neighbourhood Plan Allocation
<b>Rural Areas</b>			
	SRD0013	Bledlow Homes, Bledlow Ridge Road, Bledlow	Planning permission.
	SRD0136	West Yard, Saunderton	Planning permission.
	SRD0144	Former Wycliffe Centre, Horsleys Green	Planning permission.
	SWC0068	Water Research Centre Laboratories, Medmenham	Planning permission.
	SGK0005	Hoppers Farm Cockpit Road Great Kingshill Buckinghamshire HP15 6ES (Green Belt)	Not capable of removal from the Green Belt
	SGK0009	Land to the rear of Spurlands End Road, Great Kingshill (Green Belt)	Not capable of removal from the Green Belt, major development in the AONB.
	SGK0010	Land at Cherry Tree Farm, Missenden Road, Great Kingshill (Green Belt)	Not capable of removal from the Green Belt

<b>Alt SA ID</b>	<b>HELAA ID</b>	<b>Address</b>	<b>Reason</b>
	SMB0011	Land west of Marlow Bottom (Kingsley Drive) (Green Belt)	Not capable of removal from the Green Belt
	SRD0072	Former BOCM Site Risborough Road Stoke Mandeville	Site not currently available.
	SRD0145	Land adjacent to Saunderton Lodge, Wycombe Road, Saunderton (Green Belt)	Not capable of removal from the Green Belt
	SRD0147	Askett Nurseries, Aylesbury Road, Askett, HP27 9LY (Green Belt)	Not capable of removal from the Green Belt
	SRD0149	Land at entrance of Studley Green Farm, Wycombe Road, Studley Green (Green Belt)	Not capable of removal from the Green Belt
	SRD0150	Fawley Court, Fawley	Non-sustainable location.
	SRD0151	Land at Hillcroft, Loosley Row, Lacey Green, Bucks (Green Belt)	Not capable of removal from the Green Belt
	SRD0156	Hopkins Yard and Long Lea Meadow, Hughenden Valley (Green Belt)	Not capable of removal from the Green Belt
	SRD0157	North Field, Speen Road, Upper North Dean (Green Belt)	Not capable of removal from the Green Belt
	SRD0158	Clappers, Cryers Hill Road, Cryers Hill (Green Belt)	Not capable of removal from the Green Belt
	SRD0159	Valley Road, Hughenden Valley (Green Belt)	Not capable of removal from the Green Belt, major development in the AONB.
	SRD0160	Slough Lane, Saunderton (Green Belt)	Not capable of removal from the Green Belt
	SRD0163	Land adjoining Chiltern House, Stocking Lane, Hughenden Valley (Green Belt)	Not capable of removal from the Green Belt, major development in the AONB.
	SRD0165	Land west of Bella Vista, City Road, Radnage, HP14 4DX (Green Belt)	Not capable of removal from the Green Belt
	SRD0166	Land West of Wycombe Road, Saunderton (Green Belt)	Not capable of removal from the Green Belt
	SRD0167	Chalkshire Road, Butlers Cross (Green Belt)	Not capable of removal from the Green Belt
	SRD0168	Coldharbour Farm, Cryers Hill (Green Belt)	Not capable of removal from the Green Belt, major development in the AONB.
	SRD0170	Land south of Molins, Saunderton (Green Belt)	Not capable of removal from the Green Belt
	SRD0171	Land east of West Yard, Saunderton (Green Belt)	Not capable of removal from the Green Belt
	SRD0176	Land at junction of Chalkshire Road / Risborough Road, Butlers Cross (Green Belt)	Not capable of removal from the Green Belt
	SRD0178	Land to the south west side of Wycombe Road, Studley Green (Green Belt)	Not capable of removal from the Green Belt
	SRD0179	Land to the south of Bledlow Road, Saunderton (Green Belt)	Unsustainable location
	SRD0180	Land adjacent to Beechwood Farm, Speen (Green Belt)	Not capable of removal from the Green Belt

<b>Alt SA ID</b>	<b>HELAA ID</b>	<b>Address</b>	<b>Reason</b>
	SRD0181	Car park, Flowers Bottom Lane, Speen (Green Belt)	Not capable of removal from the Green Belt
	SWC0071	Land to the east of A404, Merton Dell Farm, Monkton Lane, Little Marlow (Green Belt)	Not capable of removal from the Green Belt
	SWC0072	Land to the west of A404, Merton Dell Farm, Monkton Lane, Little Marlow (Green Belt)	Not capable of removal from the Green Belt
	SWC0073	Land south west of Pump Lane North at The Old Nursery (Green Belt)	Not capable of removal from the Green Belt
	SWC0074	Walled garden, Westhorpe Caravan park (Green Belt)	Not capable of removal from the Green Belt
	SWC0075	Marlow Garden Centre, Pump Lane South, Little Marlow SL7 3RB (Green Belt)	Not capable of removal from the Green Belt
	SWC0076	Land known as Burrough Grove, Little Marlow (Green Belt)	Not capable of removal from the Green Belt
	SWC0084	Harleyford Manor, Harleyford Estate, Marlow	Site is not considered deliverable.
	SWC0086	Little Marlow Gravel Pits (PDL section)	Site is not currently available.
	SWC0087	Land between Woodside and Woodlands, Marlow Common road, Marlow Common (Green Belt)	Not capable of removal from the Green Belt
	SWC0089	Land between Elmtrees Park and Wilton Farm Cottages, Little Marlow (Green Belt)	Not capable of removal from the Green Belt
	SWC0090	Land at Wilton Farm, Little Marlow (Green Belt)	Not capable of removal from the Green Belt
	SWC0091	Land to the rear of Viewpoint, Fern Lane, Little Marlow (Green Belt)	Not capable of removal from the Green Belt
ASH3	SRD0201	Monks Hill, Bledlow	Non-sustainable location.
ASH10	SRD0126	Former Molins Factory Site (larger area) (Green Belt)	Neighbourhood Plan Allocation

Table VII2: Sites appraised in the Regulation 19 SA and WDLP10.21

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
<b>HIGH WYCOMBE</b>					
1	SHW0428	HW4 Abbey Barn North, High Wycombe	R19 DNLP SA Initial SA	<b>Fits with preferred option</b> The SA gives a major negative for the fact that the site contains best and most versatile agricultural land. It scores a major positive in terms of being a major housing site (100 dwellings or more). It scores a minor positive in terms of water and flooding, place-making, health, distance to employment and protecting employment sites. It scores a minor negative in terms of transport and accessibility.	<b>Site selected</b> Greenfield site not in Greenbelt or AONB and no areas of medium or high fluvial flood risk. Adjoins a tier 1 settlement. Landscape and ecology constraints that reduce capacity but do not reduce suitability. Site available within plan period and access achievable without ransom. Reserve site in adopted Core Strategy for development and covered by adopted development brief. Site has been assessed as viable.
2	SHW0429 SHW0651	HW5 Abbey Barn South and Wycombe Summit, High Wycombe	R19 DNLP SA Initial SA	<b>Fits with preferred option</b> The SA gives the site a major positive in recognition of site being a major site (100 dwellings or more) but a major negative for the fact that the site contains best and most versatile agriculture land and because it doesn't meet any of the distance criteria in terms of its accessibility to services and facilities. The site scores a minor positive in terms of water and flooding; place-making; health; distance to employment and loss of existing employment. It scores a minor negative in terms of landscape and countryside and transport.	<b>Site selected</b> Greenfield site not in Greenbelt or AONB and no areas of medium or high fluvial flood risk. Adjoins a tier 1 settlement. Landscape constraints that reduce capacity but do not reduce suitability. Whole site in single ownership and available within plan period. Identified as a reserve site for development in the adopted Core Strategy and covered by adopted development brief. Site has been assessed as viable.

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
3	SHW0004	HW6 Gomm Valley and Ashwells, High Wycombe	R19 DNLP SA Initial SA	<p><b>Fits with preferred option</b></p> <p>This site scores a major positive for population and housing for being a major site (100 or more dwellings), and also for health (site is within 400m of a green space, open countryside and/or green infrastructure, or a PRoW leading to open countryside), it also scores minor positive for water and flooding, transport, place-making, distance to employment, and loss of existing employment. The site does however score major negative for biodiversity and geodiversity (development has the potential for a residual major negative effect on a nationally designated site, mitigation is likely to be difficult or expensive), and also for being the best use of land/soil (site is the best and most versatile agricultural land). It also scores minor negative for landscape and countryside, and accessibility.</p>	<p><b>Site selected</b></p> <p>Greenfield site not in Greenbelt or AONB and no areas of medium or high fluvial flood risk. Adjoins a tier 1 settlement. Landscape and ecology constraints that reduce capacity but do not reduce suitability. Site available within plan period. Reserve site in adopted Core Strategy for development and covered by adopted development brief. Site has been assessed as viable.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
4	SHW0283 SHW0634	HW7 Land At Terriers Farm, Kingshill Road, High Wycombe, HP13 5BB	R19 DNLP SA Initial SA	<p><b>Fits with preferred option</b></p> <p>This site scores a major positive for population and housing for being a major site (100 or more dwellings), and also for health (site is within 400m of a green space, open countryside and/or green infrastructure, or a PRoW leading to open countryside), it also scores minor positive for water and flooding, transport, place-making, and loss of existing employment. The site does however score major negative for being the best use of land/soil (site is the best and most versatile agricultural land). It also scores minor negative for landscape and countryside, heritage and townscape, accessibility, and distance to employment.</p>	<p><b>Site selected</b></p> <p>Greenfield site not in Greenbelt or AONB and no areas of medium or high fluvial flood risk. Adjoins a tier 1 settlement. Landscape and ecology constraints that reduce capacity but do not reduce suitability. Site available within plan period. Reserve site in adopted Core Strategy for development and covered by adopted development brief. Site has been assessed as viable.</p>
5	SHZ0035 (Including SWC0093, SWC0094, SWC0095, SWC0096, SWC0097, SWC0098 and SWC0099)	HW8 Land off Amersham Road including Tralee Farm, Hazlemere	R19 DNLP SA Initial SA	<p><b>Fits with preferred option</b></p> <p>This site scores a major positive for being a major housing site (100 dwellings or more). It scores a minor negative in terms of biodiversity and geodiversity; landscape and countryside; best use of land, including soil and distance to employment. It scores a minor positive in terms of water and flooding; transport; accessibility; place-making; health and loss of existing employment.</p>	<p><b>Site selected.</b></p> <p>Greenfield site adjoining a tier 1 settlement. Adjoins the AONB, but does not unacceptably affect the setting of the AONB. Not in an area of medium or high fluvial flood risk. Site considered in Green Belt review part 2: site performs weakly against greenbelt purposes and is capable of removal from the greenbelt and otherwise developable. Site is considered available within the plan period and has been assessed as being viable. There are exceptional circumstances for removing the site from the greenbelt.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
6	SHW0638	HW15 Land to the rear of Hughenden Road (backland)	R19	<p><b>Fits with preferred option</b></p> <p>The site scores a major positive for the best use of land (site is entirely brownfield/urban), for accessibility (800m from a school and GP, and 1km from a retail/town centre), and for distance to employment (within 1km of the town centre). The site scores major negative for water and flooding, as 10% or more of the area is in fluvial FZ3. The site scores minor positive for landscape, heritage, transport, population and housing, place-making, health, and loss of existing employment.</p>	<p><b>Note:</b> This site was selected by the Council for inclusion in the submission plan, but the Council has subsequently agreed to a modification to the plan to delete this allocation, in light of flood risk objections from the EA.</p>
7	SHW0633	HW9 Part of Greens Farm, Glynswood, Green Hill, High Wycombe	R19 DNLP SA	<p><b>Fits with preferred option</b></p> <p>The site scores a major positive because it is located within 1km of a designated Town or District Centre and business or industrial park. Minor positives for transport; population and housing; place-making; health; and loss of existing employment. It scores a minor negative for landscape and countryside; best use of land, including soil and accessibility.</p>	<p><b>Site selected</b></p> <p>Greenfield site adjoining a tier 1 settlement. Within the AONB but not major development, and no unacceptable impacts. No areas of medium or high fluvial flood risk. Site considered in Green Belt review part 2: site performs weakly against greenbelt purposes and is capable of removal from the greenbelt and otherwise developable. Site is considered available within the plan period and considered viable (through assessment of notional site typologies). There are exceptional circumstances for removing the site from the greenbelt.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
8	SHW0524	HW12 Remainder of Leigh Street employment area, Desborough Road, High Wycombe	R19 DNLP SA	<b>Fits with preferred option</b> The site scores a major positive on account of the fact that the site is entirely brownfield land or classed as urban; is a major housing site (100 dwellings or more); is within 800m from a school, 1km from a retail/ town centre and 800m from a GP; the site is within 400m of a green space, open countryside and/ or GI and 400m of a public ROW providing connectivity to the open countryside and the site is within 1km of a designated Town or District Centre and business or industrial park. The site scores a major negative on account of the fact that development of the site has the potential for a residual major negative effect on the significance of a nationally designated heritage asset or its setting. Mitigation is likely to be difficult or expensive. It scores a minor negative for the loss of existing employment and minor positives for landscape and countryside; transport; place-making and provision of employment.	<b>Site selected.</b> Brownfield site in a tier 1 settlement. No medium or high fluvial flood risk. Employment Land Review recommended the release of this part of the site for housing led regeneration. Site is considered available within the plan period and considered viable, as planning permission granted for the majority of the site.
9	SHW0416	HW13 Former Bassetsbury Allotments, Bassetsbury Lane, High Wycombe	R19 DNLP SA	<b>Fits with preferred option</b> The site scores a major negative in terms of flooding. It is adjacent to a conservation area where development has the potential for a residual minor long-term negative effect on the historic environment. Mitigation could reduce the significance of negative effects but this is uncertain at this stage. Scores a negative for loss of agricultural land and also in terms of accessibility.	<b>Site selected.</b> Vacant allotments in a tier 1 settlement. Part of the site falls within Flood Zone 2 but passes the sequential test. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
10	SHW0436	CP4 Garages between Chiltern Avenue and Rutland Avenue, High Wycombe	R19 DNLP SA	<p><b>Fits with preferred option</b></p> <p>Major positive for its very low risk from flooding (i.e. in FZ1) and the fact that the site is entirely brownfield or classed as urban and also that the site is within 400m of a green space, open countryside and/ or GI and 400m of a public ROW providing connectivity to the open countryside. There are no major or minor negatives recorded for the site. The sites scores a minor positive for landscape and countryside; transport; population and housing; accessibility; place-making; distance to employment and loss of existing employment.</p>	<p><b>Site selected.</b></p> <p>Brownfield site in a tier 1 settlement. No medium or high fluvial flood risk. Suitable for housing led regeneration. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).</p>
11	SHW0526	CP4 Garages at Havenfield Road, High Wycombe, HP12 4ST	R19 DNLP SA	<p><b>Fits with preferred option</b></p> <p>The site scores a major negative in terms of the fact that it doesn't meet any of the distance criteria in terms of its accessibility to services and facilities. It scores major positives for its very low risk of flooding i.e. in FZ1; it being entirely a brownfield site or classes and urban and being within 400m of a green space, open countryside and/ or GI and 400m of a public ROW providing connectivity to the open countryside. It scores a minor positive for landscape and countryside; transport; population and housing; place-making; distance to employment and loss of existing employment.</p>	<p><b>Site selected.</b></p> <p>Brownfield site in a tier 1 settlement. No medium or high fluvial flood risk. Suitable for housing led regeneration. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
12	SHW0584	CP4 1-9 Shaftesbury Street, High Wycombe, HP11 2NA	R19 DNLP SA	<p><b>Fits with preferred option</b></p> <p>The site scores a major positive for its very low risk from flooding (i.e. in FZ1); the site is entirely brownfield or classed as urban; is within 800m from a school, 1km from a retail/ town centre and 800m from a GP and is within 1km of a designated Town or District Centre and business or industrial park. The site scores minor positives for landscape and countryside; transport; population and housing; place-making; health and loss of existing employment.</p> <p>The site has a low flood risk and is brownfield land. It is accessible to facilities and services and close to existing sources of employment.</p>	<p><b>Site selected.</b></p> <p>Brownfield site in a tier 1 settlement. No medium or high fluvial flood risk. Suitable for housing led regeneration. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).</p>
13	SHW0020	CP4 Dashwood Avenue, High Wycombe	R19 DNLP SA	<p><b>Fits with preferred option</b></p> <p>The site scores a major positive for being the best use of land/soil (site is entirely brownfield/urban), accessibility (within 800m of a school and GP, and within 1km of a town/district centre), and also distance to employment (within 1km of a town/district centre and/or a business/industrial park). It scores a minor positive for landscape, heritage and townscape, water and flooding, transport, population and housing, place-making, and health. It also scores a minor negative in the loss of existing employment. This site does not score a major negative against any of the SA objectives.</p>	<p><b>Site selected</b></p> <p>Brownfield site in a tier 1 settlement. No significant medium or high fluvial flood risk. Employment Land Review recommended release for housing led regeneration. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
14	SHW0210	CP4 34 Dashwood Avenue, High Wycombe, HP12 3DX	R19 DNLP SA	<p><b>Fits with preferred option.</b></p> <p>The site scores a major positive water and flooding (site is at very low risk of flooding), for being the best use of land/soil (site is entirely brownfield/urban), accessibility (within 800m of a school and GP, and within 1km of a town/district centre), and also for distance to employment (within 1km of a town/district centre and/or a business/industrial park). It scores a minor positive for landscape, transport, population and housing, place-making, and health. It also scores a minor negative in the loss of existing employment. This site does not score a major negative against any of the SA objectives.</p>	<p><b>Site selected</b></p> <p>Brownfield site in a tier 1 settlement. No significant medium or high fluvial flood risk. Employment Land Review recommended release for housing led regeneration. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).</p>
15	SHW0466	CP4 Garages at Tyzack Road, High Wycombe	R19 DNLP SA	<p><b>Fits with preferred option</b></p> <p>The SA gives the site a major positive for its very low risk from flooding (i.e. in FZ1) and also for the fact that the site is entirely brownfield or classed as urban. It scores a minor positive for landscape and countryside; transport; population and housing; place-making; health and loss of existing employment. It scores a minor negative in terms of accessibility and distance to employment.</p>	<p><b>Site selected</b></p> <p>Brownfield site in a tier 1 settlement. No medium or high fluvial flood risk. Suitable for housing led regeneration. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).</p>

<b>SA ID (R19)</b>	<b>HELAA ID</b>	<b>Address / Policy</b>	<b>SA'd where?</b>	<b>Findings of the SA (reg 19 or post-reg 19)</b>	<b>Summary reason for Site selection/ rejection</b>
16	SHW0420	CP4 Land to the rear of Quebec Road, High Wycombe	R19 DNLP SA	<b>Fits with preferred option</b> The site doesn't have any high positives or negatives. It has a single negative for best use of agricultural land and accessibility and a minor positive for landscape and countryside, water and flooding, transport, population and housing, place making, health, distance to employment and protecting employment sites.	<b>Site selected</b> Vacant land in a tier 1 settlement. No medium or high fluvial flood risk. Suitable for housing led regeneration. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).
17	SHW0402	CP4 Frank Hudson Furniture Factory, Rosebery Avenue, High Wycombe	R19 DNLP SA	<b>Fits with preferred option</b> This site scores a major positive for being the best use of land/soil (site is entirely brownfield/urban), it also scores minor positive for landscape and countryside, transport, population and housing, place-making, health, distance to employment, for the loss of existing employment. It does score a minor negative for accessibility, and it does not score major negative for any of the SA objectives.	<b>Site selected</b> Brownfield site in a tier 1 settlement. No medium or high fluvial flood risk. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
18	SHW0406	CP4 Ogilvie Road, High Wycombe	R19 DNLP SA	<p><b>Fits with preferred option</b></p> <p>This site scores a major positive for being the best use of land/soil (site is entirely brownfield/urban), accessibility (site is within 800m of a school and GP, and within 1km of a town/district centre), and also for distance from employment (site is within 1km of a town/district centre and/or a business/industrial park). It also scores minor positive for landscape and countryside, water and flooding, transport, population and housing, place-making, health, distance to employment, and loss of existing employment. The site scores minor negative for loss of existing employment, and does not score major negative for any of the SA objectives.</p>	<p><b>Site selected</b></p> <p>Brownfield site in a tier 1 settlement. No medium or high fluvial flood risk. Employment Land Review recommended release for housing led regeneration. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).</p>
19	SHW0421	CP4 Netley Works, 89 Queens Road	R19 DNLP SA	<p><b>Fits with preferred option</b></p> <p>The site scores a major positive in best use of land/soil (by being entirely brownfield/urban), accessibility (by being within 800m from a school/GP, and 1km of a town centre), and for distance to employment (within 1km of town centre). It scores minor positive for landscape, transport, population and housing, place-making, and health. It scores minor negative for loss of existing employment.</p>	<p><b>Site selected</b></p> <p>Brownfield site in a tier 1 settlement. No medium or high fluvial flood risk. Employment Land Review recommended release for housing led regeneration. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
20	SHW0359	Kingsmead Depot, London Road	R19 DNLP SA	<p><b>Does not fit with preferred option</b></p> <p>The site scores major positive for being the best use of land/soil (by being entirely brownfield/urban). It does, however, score major negative for water and flooding (as at least 10% is included in FZ3). Site scores minor positive for landscape, transport, population and housing, place-making, health, distance to employment, and loss of existing employment. It scores minor negative for accessibility.</p>	<p><b>Site rejected</b></p> <p>Brownfield public car park and depot located in a tier 1 settlement. The majority of the site is located within fluvial flood zone 3 and fails the exceptions test. It is also designated as part of a green space in DSADPD DM12. It is therefore considered unsuitable and is not currently available.</p>
21	SHW0559	HW11 Clay Lane, Booker, High Wycombe	R19	<p><b>Fits with preferred option</b></p> <p>The site scores a major negative because it doesn't meet any of the distance criteria in terms of its accessibility to services and facilities. The site scores major positives for being at a very low risk of flooding i.e. in FZ1) and because it is within 400m of a green space, open countryside and/ or GI and 400m of a public ROW providing connectivity to the open countryside. Might need to be a bit careful about what we say here as only scores a minor negative for landscape despite its proximity to the AONB. The site scores a minor negative for landscape and countryside; best use of land, including soil and transport. It scores a minor positive for population and housing; place-making; distance to employment and loss of existing employment.</p>	<p><b>Site selected</b></p> <p>Greenfield site well related to a tier 1 settlement. Adjoins the AONB, but does not unacceptably affect the setting of the AONB. No areas of medium or high floodrisk. Site considered in Green Belt review part 2: site performs weakly against green belt purposes and is capable of removal from the greenbelt (in combination with other sites and areas nearby). Otherwise developable. Site is considered available within the plan period and considered viable (through assessment of notional site typologies). There are exceptional circumstances for removing the site from the greenbelt.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
22	SWC0012	CP4 Westside Fruit / The Apple Orchard, Clay Lane, Booker	R19	<p><b>Fits with preferred option</b></p> <p>This site scored a major negative in terms of its not meeting any of the distance criteria in terms of accessibility to services and facilities. It scores major positives for being entirely brownfield land or classed as urban and being within 400m of a green space, open countryside and/ or GI and 400m of a public ROW providing connectivity to the open countryside and a minor negative in terms of access to public transport. It scored a minor negative for transport. Minor positives for landscape and countryside; heritage and townscape; population and housing; place-making; distance to employment and loss of existing employment.</p>	<p><b>Site selected</b></p> <p>Mainly PDL site well related to a tier 1 settlement. Adjoins the AONB, but does not unacceptably affect the setting of the AONB. No areas of medium or high floodrisk. Site considered in Green Belt review part 2: site performs weakly against green belt purposes and is capable of removal from the greenbelt (in combination with other sites and areas nearby). Otherwise developable. Site is considered available within the plan period and considered viable (through assessment of notional site typologies). There are exceptional circumstances for removing the site from the greenbelt.</p>
24	SHZ0005	HW14 Highbury Works/Hazleme re Coach Works, Chestnut Lane, Hazlemere, High Wycombe	R19	<p><b>Fits with preferred option</b></p> <p>The site scores a major positive because it is the site is entirely brownfield or classed as urban. It scores a major negative in terms of its not meeting any of the distance thresholds to existing areas of employment. It scores a minor positive for loss of existing employment and minor positives for landscape and countryside; water and flooding; transport; population and housing; accessibility; place-making; health and provision of employment.</p>	<p><b>Site selected</b></p> <p>Brownfield site in a tier 1 settlement. No medium or high fluvial flood risk. Suitable for housing led regeneration. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
25	SHW0390	Westwood, High Wycombe	R19	<p><b>Does not fit with preferred option</b></p> <p>The site scores major positive for being the best use of land/soil (by being entirely brownfield/urban), and also for health (is within 400m of green space, open countryside and/or green infrastructure, and PRoW). However it scores a major negative for accessibility (is not within 800m of a school or GP, or within 1km of a town centre). The site scores minor positive in landscape, water and flooding, transport, population and housing, place-making, distance to employment, and loss of existing employment.</p>	<p><b>Site rejected</b></p> <p>In a tier 1 settlement. No medium or high fluvial flood risk. Suitable for housing led regeneration. Site not available</p>
26	SHW0550	Sunnyside and St Johns House, High Wycombe	R19	<p><b>Fits with preferred option</b></p> <p>The site scores major positive for being the best use of land/soil (by being entirely brownfield/urban), and also for health (is within 400m of green space, open countryside and/or green infrastructure, and PRoW). It also scores minor positive for landscape, water and flooding, transport, population and housing, place-making, and loss of employment. The site scores minor negative on accessibility and distance to employment.</p>	<p><b>Site selected</b></p> <p>Brownfield site in a tier 1 settlement. No medium or high fluvial flood risk. Suitable for housing led regeneration. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
27	SHW0499	RailCo, Boundary Road, Loudwater, High Wycombe	R19 DNLP SA	<p><b>Does not fit with preferred option</b></p> <p>The site scores major positive for being the best use of land/soil (by being entirely brownfield/urban), however, it scores major negative for water and flooding (at least 10% is within fluvial FZ3). It also scores minor positive for landscape, heritage, transport, population and housing, accessibility, place-making, health, distance to employment, and loss of existing employment.</p>	<p><b>Site rejected</b></p> <p>Brownfield site in a tier 1 settlement. No medium or high fluvial flood risk. Employment Land Review recommended to keep for employment use. Not available.</p>
28	SHW0529	HW16 Land north of Cressex Road, High Wycombe	R19	<p><b>Fits with preferred option</b></p> <p>The site scores major positive for water and flooding (at very low risk from flooding), and health (is within 400m of green space, open countryside and/or green infrastructure, and PRow). However the site scores major negative in accessibility (is not within 800m of a school or GP, or within 1km of a town centre). It scores minor positive for transport, population and housing, place-making, distance to employment, and loss of existing employment. It also scores minor negative for being best use of land/soil.</p>	See SHW0001 / HW16 Wycombe Air Park

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
106	SHW0561	CP4 Notcutts Garden Centre, Clay Lane, High Wycombe	R19 DNLP SA	<p><b>Fits with preferred option</b></p> <p>The site scores a major negative because it doesn't meet any of the distance criteria in terms of its accessibility to services and facilities. It scores a major positive on account of it being within 400m of a green space, open countryside and/ or GI and 400m of a public ROW providing connectivity to the open countryside. The site scores a minor negative for best use of land, including soil and transport and a minor positive for landscape and countryside; water and flooding; population and housing; place-making; distance to employment and loss of existing employment.</p>	<p><b>Site selected</b></p> <p>PDL site well related to a tier 1 settlement, adjoining the AONB. No areas of medium or high floodrisk. Site considered in Green Belt review part 2, site performs weakly against green belt purposes as part of a larger area is capable of removal from the greenbelt (in combination with sites and areas nearby) and otherwise developable. Landscape assessment identifies acceptable impact on the landscape including the setting of the AONB. Site is considered available within the plan period and considered viable through assessment of notional site typologies. There are exceptional circumstances for removing the site from the greenbelt.</p>
107	SHW0564	CP4 Delafield Heights North (Longland Way / Pettifer Way (North)(also known as Castlefield Estate)), High Wycombe	R19 DNLP SA	<p><b>Fits with preferred option</b></p> <p>The site scores a major positive for being entirely brownfield or classed and also because the site is within 400m of a green space, open countryside and/ or GI and 400m of a public ROW providing connectivity to the open countryside is located close to green infrastructure. The site scores minor positives for landscape and countryside; water and flooding; transport; population and housing; accessibility; place-making; distance to employment and loss of existing employment. No negatives are recorded in the SA for the site.</p>	<p><b>Site selected.</b></p> <p>Brownfield site in a tier 1 settlement. No medium or high fluvial flood risk. Suitable for housing led regeneration. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
110	SHW0400	CP4 Delafield Heights South (Longland Way / Pettifer Way (South) (previously known as Flats off Chairborough Road)), High Wycombe	R19 DNLP SA	<b>Fits with preferred option</b> The site scores a major positive for being the best use of land/soil (entirely brownfield/urban), and health (within 400m of a green space, open countryside and/or green infrastructure, and PRoW). It scores a minor positive for landscape, transport, population and housing place-making, distance to employment, and loss of existing employment. It also scores a minor negative in accessibility.	<b>Site selected</b> Brownfield site in a tier 1 settlement. No medium or high fluvial flood risk. Suitable for housing led regeneration. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).
111	SWC0070	Land north of Heath End Road	R19 Initial SA	<b>Does not fit with preferred option</b> This site scores a major negative in terms of best use of land in that the site contains best and most versatile agricultural land. The site scores a major positive in terms of population and housing in recognition of site being a major site (100 dwellings or more). The site scores a minor negative for landscape and countryside and a minor positive for water and flooding transport, accessibility, place-making, health, distance to employment and loss of existing employment.	<b>Site rejected</b> Greenfield site well related to a tier 3 settlement, adjoins the AONB, but does have unacceptable impact on setting of the AONB. Site not in an area of medium or high fluvial flood risk. Site is in the green belt and was assessed in part 2 assessment and found to fulfil green belt purposes and did not score weakly against these purposes is not otherwise developable. There are no exceptional circumstances for removing the site from the greenbelt.

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
113	SWC0100	Land north of Sandpits Lane (Tremartyn, Hammersley Lane)	R19	<p><b>Does not fit with preferred option</b></p> <p>The site scores a major positive for being within 400m of a green space, open countryside and/ or GI and 400m of a public ROW providing connectivity to the open countryside. It scores a minor negative for landscape and countryside; heritage and townscape; best use of land, including soil and distance to employment. It scores a minor positive in terms of water and flooding; transport; population and housing; accessibility; place-making and loss of existing employment.</p>	<p><b>Site rejected</b></p> <p>Greenfield site well related to a tier 1 settlement, adjoins the AONB and no medium or high fluvial flood risk. Site considered in Green Belt review part 2, identified that site performs weakly against greenbelt purposes and is capable of removal from the greenbelt. Site is not considered available. No exceptional circumstances to remove the site from the green belt.</p>
118	SWG0026	Land at Old Moor Lane, Wooburn Moor	R19	<p><b>Does not fit with preferred option</b></p> <p>This site scores a major negative because it doesn't meet any of the distance criteria in terms of its accessibility to services and facilities. It scores major positives for its very low risk from flooding (i.e. in FZ1) and being within 400m of a green space, open countryside and/ or GI and 400m of a public ROW providing connectivity to the open countryside. It scores minor negatives for heritage and townscape; best use of land including soil and transport. It scores minor positives for population and housing; place-making; distance to employment and loss of existing employment.</p>	<p><b>Site rejected</b></p> <p>Site is greenfield site, well related to a tier 1 settlement, not in or adjoining the AONB and no medium or high fluvial flood risk, adjoins Conservation Area. Site is in the green belt and was assessed in part 2 assessment and found to fulfil green belt purposes and did not score weakly against these purposes, plays an important role in maintaining separation between High Wycombe and Beaconsfield. Site is not capable of removal from the green belt and is otherwise not developable. Landscape assessment identifies unacceptable landscape impact. No exceptional circumstances to justify removal of the site from the green belt.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
131	SWC0085	Land off Hammersley Lane	R19	<p><b>Does not fit with preferred option</b></p> <p>The site scores a major positive for water and flooding (at very low risk of flooding), and health (is within 400m of a green space, open countryside and/or green infrastructure, or a PRoW). It also scores a minor positive for transport, population and housing, accessibility, place-making, and loss of existing employment. The site scores a minor negative for landscape, being the best use of land/soil, and distance to employment.</p>	<p><b>Site rejected</b></p> <p>Site is grounds of a school well related to a tier 1 settlement, in the AONB and no medium or high fluvial flood risk. Site is in the green belt and was assessed in part 2 assessment and found to fulfil green belt purposes and not capable of removal from green belt and not otherwise developable. No exceptional circumstances to justify removal of the site from the green belt.</p>
144	SHW0462+646	HW10 Land Horns Lane, Booker	R19 DNL SA	<p><b>Fits with preferred option</b></p> <p>Major negative in terms of not meeting any of the distance criteria in terms of its accessibility to services and facilities. The SA gives the site a major positive for its very low risk from flooding (i.e. in FZ1). The site scores a minor negative for best use of land, including soil and minor positives for transport; population and housing; place-making; health; distance to employment and loss of existing employment.</p>	<p><b>Site selected</b></p> <p>Greenfield site well related to a tier 1 settlement, not in or adjoining the AONB. No areas of medium or high floodrisk. Site considered in Green Belt review part 2, site performs weakly against green belt purposes and is capable of removal from the greenbelt and otherwise developable. Site is considered available within the plan period and considered viable through assessment of notional site typologies. There are exceptional circumstances for removing the site from the greenbelt.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
158 ASH14	SLW0031 (part)	Burleighfield House, Loudwater	WDLP 10.21	<b>Does not fit with preferred option</b> This site scores a major positive for its very low risk from flooding (i.e. in FZ1). It scores minor negatives for landscape and countryside; making the best use of land, including soil and accessibility. It scores a minor positive in terms of transport; population and housing; place-making; health; distance to employment and loss of existing employment.	<b>Site rejected</b> Mixed greenfield and PDL site well related to a tier 1 settlement. Site not in an area of medium or high fluvial flood risk. Site is in the green belt and was assessed using the Green Belt part 2 process in alternative sites assessment (WDLP10.21) and found to fulfil green belt purposes and did not score weakly against these purposes. There are no exceptional circumstances for removing the site from the greenbelt.
116	SLW0025	Burleighfield House (Burleighfield Lodge), London Road, Loudwater	The appraisal of this site was carried out prior to consultation but was omitted in error within Appendix III of the SA Report. Appraisal is in WDLP10.21.	<b>Does not fit with preferred option</b> The site scores a major negative for the fact that it contains best and most versatile agricultural land and not meeting any of the distance criteria in terms of accessibility to services and facilities. It scores major positives for being a major housing site (100 or more dwellings) and also for being within 400m of a green space, open countryside and/ or GI and 400m of a public ROW providing connectivity to the open countryside. It scores a minor negative for landscape and countryside. It scores a minor positive for water and flooding; transport; place-making; distance to employment and loss of existing employment.	<b>Site rejected</b> Greenfield site well related to a tier 1 settlement, adjoins the AONB, but does not have unacceptable impact on setting of the AONB. Site not in an area of medium or high fluvial flood risk. Site is in the green belt and was assessed in the Green Belt part 2 assessment and found to fulfil green belt purposes and did not score weakly against these purposes and is not otherwise developable. There are no exceptional circumstances for removing the site from the greenbelt.

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
<b>PRINCES RISBOROUGH</b>					
29	SPR0035	PR13 Land fronting New Road	R19	<p><b>Fits with preferred option</b></p> <p>This site scores major positive for being the best use of land/soil (entirely brownfield/urban), and accessibility (within 800m of school and GP and within 1km of town centre), and also distance to employment (within 1km of town/district centre and/or business/industrial park). It also scores minor positive for landscape, heritage, water and flooding, transport, population and housing, place-making, health, provision of employment, and loss of existing employment. The sites does not score negative against any of the criteria.</p>	<p><b>Site selected</b></p> <p>Centrally located brownfield site in a tier 2 settlement. Identified for retail led regeneration to support the expansion of the town.</p>
30	SPR0034	PR14 Land south of Horns Lane	R19	<p><b>Fits with preferred option</b></p> <p>This site scores major positive for being the best use of land/soil (entirely brownfield/urban), and accessibility (within 800m of school and GP and within 1km of town centre), and also distance to employment (within 1km of town/district centre and/or business/industrial park). It also scores minor positive for landscape, heritage, water and flooding, transport, population and housing, place-making, health, provision of employment, and loss of existing employment. The sites does not score negative against any of the criteria.</p>	<p><b>Site selected</b></p> <p>Centrally located brownfield site in a tier 2 settlement. Identified for retail led regeneration to support the expansion of the town.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
39	SPR0073/S PR0037a	PR3 Mill Lane/ Land north of Longwick Road	R19 P RTP	This site scores major positive for population and housing by being a major site (100 or more dwellings), and for health (within 400m of green space, open countryside and/or green infrastructure, or a PRoW), and also distance to employment (within 1km of town/district centre and/or business/industrial park). It does however score a major negative for best use of land/soil, as it contains the best and most versatile agricultural land. The site scores minor positive for water and flooding, accessibility, place-making, and loss of existing employment. It scores minor negative against landscape, heritage, and transport.	see SPR0073 (rejected) and SPR0037 (part selected) below
41	SPR0036 and SPR0082	PR11 Land off Poppy Road incl. 108 Wycombe Road	R19	<b>Fits with preferred option</b> This site scores a major negative because of the fact that the site is 10% or more in fluvial FZ3, or is partly in FZ3 and has more than 10% of medium or high surface water flood risk in FZ3 and also it doesn't meet any of the distance criteria for health and would result in the loss of green space/ open countryside/ green infrastructure. The site scores a minor negative for biodiversity and geodiversity; making the best use of land, including soil and accessibility. It scores a minor positive in terms of transport; population and housing, place-making and loss of existing employment.	<b>Site selected</b> Greenfield site well related to a tier 2 settlement, partly within the AONB but not major development and no unacceptable impacts including on the AONB and its setting. Includes an area of medium and high flood risk: site passes sequential and exceptions test. Site includes priority habitat which overlaps the areas of flood risk, reduces the capacity of site but not overall suitability. Site considered in Green Belt review part 2, identified that site performs weakly against greenbelt purposes and is capable of removal from the greenbelt and otherwise developable. Site is considered available within the plan period and considered viable through assessment of notional site typologies. There are exceptional circumstances for removing the site from the greenbelt.

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
42	SPR0036/S PR0082/SP R0091	Culverton Farm, Princes Risborough	R19	<p>The site scores a major positive for population and housing by being a major site (100 or more dwellings), and also for distance to employment (within 1km of town/district centre and/or business/industrial park). However the site scores major negative for water and flooding (10% or more is within fluvial FZ3), making the best use of land/soil (best and most versatile agricultural land), and health (is not within 400m of green space, open countryside and/or green infrastructure, or a PRoW). It does score minor positive for transport, place-making, and loss of existing employment. It also scores minor negative for biodiversity and geodiversity, and accessibility.</p>	<p>Site as a whole rejected (see SPR0036 and SPR0082 for accepted part) SPR0091 rejected because of significant harm to the AONB, therefore site is not otherwise developable. Therefore there are no exceptional circumstances for removal of this site (SPR0091) from the greenbelt. Green Belt and AONB site containing extensive traditional farm buildings adjoining a tier 2 settlement. Significant harm to the AONB. No extensive areas of medium or high fluvial flood risk. Site considered in Green Belt review part 2: site performs weakly against greenbelt purposes BUT was not otherwise capable of removal from the greenbelt OR otherwise developable. There are no exceptional circumstances for removing the site from the greenbelt.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
115	SPR0032	PR16 Land at Princes Risborough Railway Station	R19	<p><b>Fits with preferred option</b></p> <p>This site scores a major negative in terms of water and flooding because the site is 10% or more in fluvial FZ3, or is partly in FZ3 and has more than 10% of medium or high surface water flood risk in FZ3. It scores major positives for the fact that the site is entirely brownfield or classed as urban and for levels of employment as the site is within 1km of a designated Town or District Centre and business or industrial park. It scores a minor negative for accessibility to services and facilities. It scores minor positives for landscape and countryside; transport; population and housing; place-making; health; provision of employment and loss of existing employment.</p> <p>Site is a brownfield site close to a town and so scores a major positive for making the best use of soil and also distance to existing employment uses. Part of the site is in fluvial flood zone 3 and the site scores a major negative as a result.</p>	<p><b>Site selected.</b></p> <p>Brownfield site adjacent to the railway station in a tier 2 settlement. Parts of the site affected by medium/high flood risk – sequential/exceptions tests passed. Employment Land Review recommended release for housing led regeneration. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
133	SPR0086	PR3 Land south of Mill Lane and B4009 (note - there is an error in the address - site is in fact north of Mill Lane)	R19 P RTP	The site scores a major positive for water and flooding (at very low risk of flooding), however it scores a major negative for landscape and countryside (development has potential for a negative effect on the landscape, even with mitigation), for being the best use of land/soil (site is best and most versatile agricultural land), and for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre). It does score minor positive for population and housing, health, and loss of existing employment. The site also scores minor negative for heritage, transport, place-making, and distance to employment.	<p><b>Princes Risborough Expansion Area</b></p> <p>Site rejected as a free standing allocation but is selected as part of the allocated Princes Risborough expansion area. (In this case it is allocated in part for housing, part strategic open space, and part strategic buffer.)</p> <p>Greenfield site not well related to any settlement as a freestanding site. Not in green belt or AONB. In close proximity to the AONB but no unacceptable impact on the setting. No areas of medium or high fluvial flood risk.</p> <p>In order to optimally maximise the levels of sustainable housing growth at Princes Risborough, and to facilitate the delivery of infrastructure to support this, the site was considered further in the more strategic context of the expansion of the town as part of the comprehensive development of the Princes Risborough Expansion Area.</p> <p>Consideration of this wider context has resulted in this site forming the edge of the proposed housing area with a transition to strategic open space (and the wider countryside beyond).</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
134	SPR0037	PR3 Land North of Lower Icknield Road	R19 P RTP	The site scores a major positive for population and housing by being a major site (100 or more dwellings), accessibility (is within 800m of a school and GP, and is within 1km of a town/district centre), health (is within 400m of a green space, open countryside and/or green infrastructure, or PRow), and distance to employment (is within 1km of a town/district centre and/or a business/industrial park). However it scores a major negative for heritage and townscape (development has the potential for a residual major negative effect on the significance of a nationally designated heritage asset, mitigation is likely to be difficult or expensive), and also for being the best use of land/soil (by being the best and most versatile agricultural land). Site has minor positive scoring for water and flooding, place-making, and loss of existing employment. It also has minor negative scoring for landscape and countryside, and also for transport.	<p><b>Princes Risborough Expansion Area</b></p> <p>Site rejected as a free standing allocation but is selected as part of the allocated Princes Risborough expansion area.</p> <p>Greenfield site not well related to any settlement as a freestanding site. Not in green belt or AONB. In close proximity to the AONB but no unacceptable impact on the setting. No extensive areas of medium or high fluvial flood risk.</p> <p>In order to optimally maximise the levels of sustainable housing growth at Princes Risborough, and to facilitate the delivery of infrastructure to support this, the site was considered further in the more strategic context of the expansion of the town as part of the comprehensive development of the Princes Risborough Expansion Area.</p> <p>Consideration of this wider context has resulted in this site being selected as part of the allocated Princes Risborough expansion area.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
135	SPR0010	PR3 Land at Park Mill Farm, Princes Risborough	R19  P RTP	This site scores a major positive for population and housing by being a major site (100 or more dwellings), health (by being within 400m of green space, open countryside and/or green infrastructure, or a PRoW), and also distance to employment (is within 1km of town/district centre and/or a business/industrial park). However the site scores major negative for being the best use of land/soil (by being the best and most versatile agricultural land). It also scores minor positive for accessibility, place-making, and loss of existing employment. The site also scores a minor negative for transport.	<p><b>Princes Risborough Expansion Area</b></p> <p>Site rejected as a free standing allocation but is selected as part of the allocated Princes Risborough expansion area.</p> <p>Greenfield site in close proximity to a tier 2 settlement but poorly connected at present. Not in green belt or AONB. In close proximity to the AONB but no unacceptable impact on the setting. No areas of medium or high fluvial flood risk.</p> <p>In order to optimally maximise the levels of sustainable housing growth at Princes Risborough, and to facilitate the delivery of infrastructure to support this, the site was considered further in the more strategic context of the expansion of the town as part of the comprehensive development of the Princes Risborough Expansion Area.</p> <p>Consideration of this wider context has resulted in this site being selected as part of the allocated Princes Risborough expansion area.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
143	SPR0073	Land north of Mill Lane, Princes Risborough	R19 P RTP	This site scores a major positive for health (is within 400m of a green space, open countryside and/or green infrastructure, or a PRoW), however it also scores a major negative for accessibility (is not within 800m of a school or GP, and is not within 1km of a town/district centre). It does score a minor positive for water and flooding, population and housing, place-making, and loss of existing employment. It also scores a minor negative for landscape and countryside, heritage and townscape, for being the best use of land/soil, transport, and distance to employment.	<p><b>Site rejected</b></p> <p>Greenfield site well related to tier 2 settlement, not in green belt or AONB, but in close proximity to the AONB. No areas of medium or high flood risk, but significant areas of surface water flooding. In order to deliver sustainably higher levels of housing growth on this side of Princes Risborough the site should be considered in the more strategic context of the expansion of the town. Consideration of this wider context and drainage constraints has resulted in this site falling outside of the preferred option for the expansion area and forms part of an important buffer between Princes Risborough and, Askett and Smoky Row.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
150	SRD0133	PR3 Oak Tree Farm, Princes Risborough	R19  P RTP	This site scores a major positive for population and housing by being a major site (100 or more dwellings), for health (by being within 400m of a green space, open countryside and/or green infrastructure, or PRoW), and also for distance to employment (is within 1km of a town/district centre and/or a business/industrial park). The site does however score a major negative for being the best use of land/soil (by being the best and most versatile agricultural land). It also scores a minor positive for water and flooding, accessibility, and loss of existing employment. The site scores a minor negative for landscape and countryside, heritage and townscape, transport, and place-making.	<p><b>Princes Risborough Expansion Area</b></p> <p>Site rejected as a free standing allocation but is selected as part of the allocated Princes Risborough expansion area.</p> <p>Greenfield site not well related to any settlement as a freestanding site. Not in green belt or AONB. In close proximity to the AONB but no unacceptable impact on the setting. No extensive areas of medium or high fluvial flood risk.</p> <p>In order to optimally maximise the levels of sustainable housing growth at Princes Risborough, and to facilitate the delivery of infrastructure to support this, the site was considered further in the more strategic context of the expansion of the town as part of the comprehensive development of the Princes Risborough Expansion Area.</p> <p>Consideration of this wider context has resulted in this site being selected as part of the allocated Princes Risborough expansion area.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
151	SPR0094	PR3 Land west of Alscot Lane, Princes Risborough	R19  P RTP	The site scores a major positive for water and flooding (at very low risk of flooding), for population and housing by being a major site (100 or more dwellings), and for health (is within 400m of a green space, open countryside and/or green infrastructure, or a PRoW). However it scores major negative for heritage and townscape (development has the potential for a residual major negative effect on the significance of a nationally designated heritage asset, mitigation is likely to be difficult or expensive). It also scores major negative for being the best use of land/soil (by being the best and most versatile agricultural land), and for accessibility (by not being within 800m of a school or GP, and is not within 1km of a town/district centre). It scores a minor positive for distance to employment, and loss of existing employment, however it scores minor negative for landscape and countryside, transport, and place-making.	<p><b>Princes Risborough Expansion Area</b></p> <p>Site rejected as a free standing allocation but is selected as part of the allocated Princes Risborough expansion area.</p> <p>Greenfield site not well related to any settlement as a freestanding site. Not in green belt or AONB. In close proximity to the AONB but no unacceptable impact on the setting. No extensive areas of medium or high fluvial flood risk.</p> <p>In order to optimally maximise the levels of sustainable housing growth at Princes Risborough, and to facilitate the delivery of infrastructure to support this, the site was considered further in the more strategic context of the expansion of the town as part of the comprehensive development of the Princes Risborough Expansion Area.</p> <p>Consideration of this wider context has resulted in this site being selected as part of the allocated Princes Risborough expansion area.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
152	SPR0095	PR3 OS Parcel 6342, Longwick Road	R19  P RTP	This site scores a major positive for water and flooding (at very low risk of flooding), for population and housing by being a major site (100 or more dwellings), and also for health (is within 400m of a green space, open countryside and/or green infrastructure, or a PRoW). However it scores a major negative for being the best use of land/soil (by being the best and most versatile agricultural land), and also for accessibility (site is not within 800m of a school or GP, and is not within 1km of a town/district centre). It does score a minor positive for distance to employment, and loss of existing employment. It also scores minor negative for landscape and countryside, heritage and townscape, transport, and place-making.	<p><b>Princes Risborough Expansion Area</b></p> <p>Site rejected as a free standing allocation but is selected as part of the allocated Princes Risborough expansion area.</p> <p>Greenfield site not well related to any settlement as a freestanding site. Not in green belt or AONB. In close proximity to the AONB but no unacceptable impact on the setting. No extensive areas of medium or high fluvial flood risk.</p> <p>In order to optimally maximise the levels of sustainable housing growth at Princes Risborough, and to facilitate the delivery of infrastructure to support this, the site was considered further in the more strategic context of the expansion of the town as part of the comprehensive development of the Princes Risborough Expansion Area.</p> <p>Consideration of this wider context has resulted in this site being selected as part of the allocated Princes Risborough expansion area.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
153	SPR0096	PR3 Land between Longwick Road and railway line, Princes Risborough	R19  P RTP	The site scores a major positive for population and housing by being a major site (100 or more dwellings), and also for health (is within 400m of a green space, open countryside and/or green infrastructure, or PRoW). However it scores a major negative for landscape and countryside (development has the potential for a negative effect on the landscape, even with mitigation), for being the best use of land/soil (by being the best and most versatile agricultural land), and also for accessibility (site is not within 800m of a school or GP, and is not within 1km of a town/district centre). It does score a minor positive for water and flooding, distance to employment, and loss of existing employment. However it also scores a minor negative for biodiversity and geodiversity, heritage and townscape, transport, and place-making.	<p><b>Princes Risborough Expansion Area</b></p> <p>Site rejected as a free standing allocation but is selected as part of the allocated Princes Risborough expansion area.</p> <p>Greenfield site not well related to any settlement as a freestanding site. Not in green belt or AONB. In close proximity to the AONB but no unacceptable impact on the setting. No extensive areas of medium or high fluvial flood risk.</p> <p>In order to optimally maximise the levels of sustainable housing growth at Princes Risborough, and to facilitate the delivery of infrastructure to support this, the site was considered further in the more strategic context of the expansion of the town as part of the comprehensive development of the Princes Risborough Expansion Area.</p> <p>Consideration of this wider context has resulted in this site being selected as part of the allocated Princes Risborough expansion area.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
154	SPR0097	PR3 Land at Sunnymede, Longwick Road	R19  P RTP	This site scores a major positive for water and flooding (at very low risk of flooding), for accessibility (site is within 800m of a school and GP, and is within 1km of a town/district centre), for health (site is within 400m of a green space, open countryside and/or green infrastructure, or PRoW), and also for distance to employment (site is within 1km of a town/district centre and/or a business/industrial park). However the site scores a major negative for being the best use of land/soil (by being the best and most versatile agricultural land). The site scores a minor positive for landscape and countryside, heritage and townscape, population and housing, and loss of existing employment. However it scores minor negative for transport and place-making.	<p><b>Princes Risborough Expansion Area</b></p> <p>Site rejected as a free standing allocation but is selected as part of the allocated Princes Risborough expansion area.</p> <p>Greenfield site not well related to any settlement as a freestanding site. Not in green belt or AONB. In close proximity to the AONB but no unacceptable impact on the setting. No extensive areas of medium or high fluvial flood risk.</p> <p>In order to optimally maximise the levels of sustainable housing growth at Princes Risborough, and to facilitate the delivery of infrastructure to support this, the site was considered further in the more strategic context of the expansion of the town as part of the comprehensive development of the Princes Risborough Expansion Area.</p> <p>Consideration of this wider context has resulted in this site being selected as part of the allocated Princes Risborough expansion area.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
155	SPR0081	Land east of Lower Icknield Way, Princes Risborough	R19 P RTP	<p>This site scores major negative for landscape and countryside (development has the potential for a negative effect on the landscape, even with mitigation), heritage and townscape (development has the potential for a residual major negative effect on the significance of a nationally designated heritage asset or its setting, mitigation is likely to be difficult or expensive), for being the best use of land/soil (by being the best and most versatile agricultural land), and also for accessibility (site is not within 800m of a school or GP, and is not within 1km of a town/district centre). It does however score a major positive for water and flooding (at very low risk of flooding), for population and housing by being a major site (100 or more dwellings), and for health (site is within 400m of a green space, open countryside and/or green infrastructure, or a PRoW). It also scores a minor positive for loss of existing employment, but also scores a minor negative for transport, place-making, and distance to employment.</p>	<p><b>Princes Risborough Expansion Area</b></p> <p><b>Site rejected.</b></p> <p>Greenfield site not well related to any settlement as a freestanding site. Not in green belt or AONB. In close proximity to the AONB but no unacceptable impact on the setting. No areas of medium or high flood risk, but significant areas of surface water flooding.</p> <p>In order to optimally maximise the levels of sustainable housing growth at Princes Risborough, and to facilitate the delivery of infrastructure to support this, the site was considered further in the more strategic context of the expansion of the town as part of the comprehensive development of the Princes Risborough Expansion Area.</p> <p>Consideration of this wider context has resulted in this site falling partly within a zone allocated for strategic open space and partly outside of the preferred option for the expansion area. It forms part of an important buffer between Princes Risborough and, Askett and Smokey Row.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
<b>PRINCES RISBOROUGH OPTIONS</b>			Due to the cumulative and nested nature of the SA, there is a sense in which the reasonable alternative strategies for Princes Risborough then become 'sites' for the district wide appraisal. As such they are included here for completeness.		
N/A	PR Option 1	Growth Option 1 - Low growth	NA	No major positives or negatives on the sustainability topics and objectives. Minor positive for housing, community and well-being, economy and employment. Minor negative for natural resources.	Rejected as 'a site' for the district wide Local Plan by dint of not being the most sustainable growth option for Princes Risborough. In summary, option 1 was rejected as it failed to maximise the opportunities for sustainable growth in the context of an emerging district wide plan which was falling short of meeting full OAN.
N/A	PR Option 2	Option 2 - Moderate growth	NA	No major positives or negatives on the sustainability topics and objectives. Minor positive for housing, community and well-being, economy and employment. Minor negative for landscape, historic environment and natural resources.	Rejected as 'a site' for the district wide Local Plan by dint of not being the most sustainable growth option for Princes Risborough. In summary, option 2 was rejected as it failed to maximise the opportunities for sustainable growth in the context of an emerging district wide plan which was falling short of meeting full OAN.
N/A	PR Option 3	Option 3 - Moderate - high growth	NA	Major negatives for landscape (SA obj. 2), historic environment and natural resources (SA obj. 3). Major positives for housing (SA obj 8), community and well-being (SA objs. 9, 10 and 11) and economy and employment (SA obj. 12, 13, 14 and 15). Minor positives for transport and traffic. Minor negative for biodiversity and geodiversity.	This option was selected as the optimal sustainable scale of growth for the town having regards to the balance of harm and benefits.

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
N/A	PR Option 4	Option 4 - High growth	NA	Major negatives for landscape (SA obj. 2), historic environment and natural resources (SA obj. 3). Major positives for housing (SA obj 8), community and well-being (SA objs. 9, 10 and 11) and economy and employment (SA obj. 12, 13, 14 and 15). Minor positives for transport and traffic. Minor negative for biodiversity and geodiversity.	Rejected as 'a site' for the district wide Local Plan by dint of not being the most sustainable growth option for Princes Risborough. In summary, option 4 was rejected due to the degree of landscape and other harm and also as growth at this scale could not be delivered in the plan period.
<h1>MARLOW</h1>					
43	SMA0044	CP4 Foxes Piece, Marlow	R19 DNLP	<b>Fits with preferred option</b> The site scores a major positive for making the best use of land as the site is entirely brownfield or classed as urban; accessibility to services and facilities as it is within 800m from a school, 1km from a retail/ town centre and 800m from a GP and also levels of employment as it is within 1km of a designated Town or District Centre and business or industrial park. It scores minor positive for landscape and countryside; heritage and townscape; transport; population and housing; place-making; health and loss of existing employment.	<b>Site selected</b> Brownfield site in a tier 2 settlement. No medium or high fluvial flood risk. Suitable for housing led regeneration. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
44	SMA0105	MR6 Land adjacent to 89 Seymour Court Road, Marlow	R19 DNLP	<p><b>Fits with preferred option.</b></p> <p>This site scores a major positive for water and flooding because of its very low risk from flooding (i.e. in FZ1) and also for making the best use of land because the site is entirely brownfield or classed as urban. It scores a minor negative for landscape and countryside and a minor positive for transport, population and housing, accessibility, place-making, health, distance to employment and loss of existing employment.</p>	<p><b>Site selected</b></p> <p>Greenfield site well related to a tier 2 settlement, within the AONB but not major development and no unacceptable impacts. No areas of medium or high floodrisk. Site considered in Green Belt review part 2, identified that site performs weakly against greenbelt purposes and is capable of removal from the greenbelt and otherwise developable. Site is considered available within the plan period and considered viable through assessment of notional site typologies. There are exceptional circumstances for removing the site from the greenbelt.</p>
45	SMA0029	Marlow Football Club	R19	<p><b>Does not fit with preferred option</b></p> <p>This site scores a major positive for being the best use of land/soil (is entirely brownfield/urban), for accessibility (site is within 800m of a school and GP, and also within 1km of a town/district centre), and also for distance to employment (site is within 1km of a town/district centre and/or an industrial/business park). The site also scores minor positive for transport, population and housing, place-making, health, and loss of existing employment. This site does not score negatively against any of the objectives.</p>	<p><b>Site rejected</b></p> <p>The site is within a tier 2 settlement but is allocated in the retained DSADPD as protected green space.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
160 ASH24	SMA0110	Land north of Berwick Road, Marlow	WDLP10.2 1	<b>Does not fit with preferred option.</b> This sites scores minor positives for transport, population and housing, accessibility, place-making, health, distance to employment and loss of existing employment. It scores minor negatives for landscape and countryside, heritage and townscape and best use of land.	<b>Site rejected</b> Greenfield site well related to a tier 2 settlement, within the AONB and not in an area of medium or high fluvial flood risk. Site is considered in the alternative sites work (WDLP 10.21) using the Green Belt Part 2 methodology and found to fulfil green belt purposes and did not score weakly against these purposes and is not otherwise developable due to significant landscape constraints. There are no exceptional circumstances for removing the site from the greenbelt.
<b>BOURNE END AND WOOBURN</b>					
46	SBE0050	CP4 Windrush House, Bourne End	R19 DNLN	<b>Fits with preferred option.</b> The site scores a major positive in terms of its accessibility to existing services and facilities being within 800m from a school, 1km from a retail/ town centre and 800m from a GP. It scores a minor negative for making the best use of land, including soil and a major negative in terms of transport; population and housing; place-making; health; distance to employment and loss of existing employment.	<b>Site selected.</b> Brownfield site in a tier 2 settlement. No medium or high fluvial flood risk. Suitable for housing led regeneration. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
47	SBE0033	BE1 Slate Meadow, Bourne End	R19 DNLP	<p><b>Fits with preferred option.</b></p> <p>This sites scores a major positive for housing delivery (100 dwellings or more) and also for accessibility to services and facilities as it is within 800m from a school, 1km from a retail/ town centre and 800m from a GP. The site scores a major negative in terms of making the best use of land, including soil, as the site contains best and most versatile agriculture land. It scores a minor negative for water and flooding and a minor positive for transport; place-making; health; distance to employment and loss of existing employment.</p>	<p><b>Site selected.</b></p> <p>Greenfield site not in Greenbelt or AONB. Limited areas of medium and high flood risk - sequential and exceptions tests passed. Adjoins a tier 1 settlement. Landscape and flood constraints that reduce capacity but do not reduce suitability. Site available within plan period. Reserve site in adopted Core Strategy for development and covered by adopted development brief. Site has been assessed as viable.</p>
48	SBE0028 +SBE0027	BE2 Hollands Farm (north), Bourne End and Jacksons Field	R19 DNLP	<p><b>Fits with preferred option.</b></p> <p>This site scores a major positive for accessibility to services and facilities because it is within 800m from a school, 1km from a retail/ town centre and 800m from a GP. It scores a major negative in terms of making the best us of land, including soil, because the site contains best and most versatile agricultural land. It scores a minor negative in terms of landscape and countryside and heritage and townscape. It scores a minor positive in terms of transport; population and housing; place-making; health; distance to employment and loss of existing employment.</p>	<p><b>Site selected.</b></p> <p>Greenfield site well related to a tier 2 settlement, adjoins a Conservation Area but impact can be mitigated. Site contains small amount of medium and high flood risk, but passes sequential and exceptions test. Site considered in Green Belt review part 2, identified that site performs weakly against greenbelt purposes and is capable of removal from the greenbelt and otherwise developable. Site is considered available within the plan period and has been assessed as being viable. There are exceptional circumstances for removing the site from the greenbelt.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
49	SBE0008	Land at Fieldhead Gardens, Bourne End	R19	<p><b>Fits with preferred option.</b></p> <p>This site scores a major positive for water and flooding (at very low risk of flooding), and also for accessibility (site is within 800m of a school and GP, and also within 1km of a town/district centre). It scores minor positive for transport, population and housing, place-making, health, distance to employment, and loss of existing employment. It does score minor negative for being the best use of land/soil, although there are no other negative scores recorded.</p>	<p><b>Site rejected</b></p> <p>Green space designation in adopted DSA plan.</p>
50	SBE0049	Land off Northern Heights, Bourne End	R19 DNLP	<p><b>Does not fit with preferred option.</b></p> <p>This site scores a major positive for water and flooding (has very low risk of flooding), and scores minor positive for transport, population and housing, accessibility, place-making, health, distance to employment, and loss of existing employment. This site does score major negative for being the best use of land/soil (due to being the best and most versatile agricultural land), it does not have any other negative scoring.</p>	<p><b>Site rejected</b></p> <p>Greenfield site well related to a tier 2 settlement, not in or adjoining the AONB and no medium or high fluvial flood risk. Site considered in Green Belt review part 2, identified that site performs weakly against greenbelt purposes and is capable of removal from the greenbelt. Site is not considered available within the plan period and therefore otherwise not developable. No exceptional circumstances to remove the site from the green belt.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
51	SBE0053	Hollands Farm (west), Bourne End	R19	<p><b>Does not fit with preferred option.</b></p> <p>This site scores major negative for heritage and townscape (development has the potential for residual major negative effect on the significance of a nationally designated heritage asset, mitigation is likely to be difficult or expensive), and also water and flooding (10% or more of the site is in fluvial FZ3). The site does score major positive for population and housing due to being a major site (100 or more dwellings), and scores minor positives for place-making, health, distance to employment, and loss of existing employment. It also scores minor negative for landscape and countryside, for being the best use of land/soil, transport, and accessibility.</p>	<p><b>Site rejected</b></p> <p>Greenfield site well related to a tier 2 settlement, not in or adjoining the AONB. Whole of the site is in fluvial flood zone 3 and has significant adverse impact on the Conservation Area. Site considered in Green Belt review part 2, identified that site performs weakly against greenbelt purposes, however it is not otherwise developable. There are no exceptional circumstances to remove this area from the green belt.</p>
52	SWB0021	Lincoln House, Wooburn	R19 DNLP	<p><b>Does not fit with preferred option.</b></p> <p>Site scores minor positives for transport, population and housing, place-making, health, distance to employment, and loss of existing employment. It also scores minor negatives for being the best use of land/soil, and accessibility. This site does not score major positive/negative on any of the SA objectives.</p>	<p><b>Site rejected</b></p> <p>Site suitable but not included in the plan - too small for allocation - capacity fewer than 5 dwellings</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
53	SWG0029	Land east of Manor Gardens, Wooburn Green	R19	<p><b>Does not fit with preferred option.</b></p> <p>This site scores a minor positive for transport, population and housing, accessibility, place-making, health, distance to employment, and loss of existing employment. It scores minor negative for heritage and townscape, water and flooding, and for being the best use of land/soil. This site does not score major positive/negative on any of the SA objectives.</p>	<p><b>Site rejected</b></p> <p>Green space designation in adopted DSA plan.</p>
54	SBE0043	Abbotsbrook, Well End	R19	<p><b>Does not fit with preferred option.</b></p> <p>This site scores a major positive for population and housing by being a major site (100 or more dwellings), however it scores a major negative for heritage and townscape (development has potential for a residual major negative effect on the significance of a nationally designated heritage asset, mitigation is likely to be difficult or expensive). It also scores minor positive for accessibility, place-making, health, and loss of existing employment; and scores minor negative for landscape and countryside, water and flooding, for being the best use of land/soil, transport, and distance to employment.</p>	<p><b>Site rejected</b></p> <p>Green space designation in adopted DSA plan.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
117	SWB0018	The Swilley, Wooburn Green	R19	<p><b>Does not fit with preferred option.</b></p> <p>This site scores a major positive for water and flooding for its very low risk from flooding (i.e. in FZ1); for population and housing in recognition of site being a major site (100 dwellings or more) and also for health on account of it being within 400m of a green space, open countryside and/ or GI and 400m of a public ROW providing connectivity to the open countryside. It scores a minor negative for biodiversity and geodiversity; landscape and countryside; heritage and townscape; best use of land, including soil and accessibility. It scores minor positives for transport; place-making; distance to employment and loss of existing employment.</p>	<p><b>Site rejected</b></p> <p>Greenfield site well related to a tier 2 settlement, not in or adjoining the AONB and not in an area of medium or high fluvial flood risk. Site was assessed in the Green Belt part 2 assessment which found the site fulfils green belt purposes, did not score weakly against these purposes and is not otherwise developable due to significant landscape constraints. There are no exceptional circumstances for removing the site from the greenbelt.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
132	SBE0057	Abbotsbrook, Land rear of railway line adjacent to Little Marlow	R19	<p><b>Does not fit with preferred option.</b></p> <p>This site scores a major positive for population and housing by being a major site (100 or more dwellings), for accessibility (by being within 800m of a school and GP, and within 1km of a town/district centre), and also for health (site is within 400m of a green space, open countryside and/or green infrastructure, or a PRow). However the site scores major negative for heritage and townscape (development has the potential for a residual major negative effect on the significance of a nationally designated heritage asset, mitigation is likely to be difficult or expensive), for water and flooding (10% or more is within fluvial FZ3), and for being the best use of land/soil (as it is the best and most versatile agricultural land). Site also scores minor positive for transport, place-making, distance to employment, and loss of existing employment. This site also scores a minor negative for landscape and countryside.</p>	<p><b>Site rejected</b></p> <p>Greenfield site well related to a tier 2 settlement, not in or adjoining the AONB. Almost the whole site is within high fluvial flood risk. Site was assessed in the Green Belt part 2 assessment which found the site to fulfil green belt purposes and did not score weakly against these purposes and is not otherwise developable due to significant flooding constraints. There are no exceptional circumstances for removing the site from the greenbelt.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
156 ASH1	SWB0023	Land at Whitepit Lane, Wooburn	WDLP10.2 1	<b>Does not fit with preferred option.</b> This sites scores a major positive for its very low risk from flooding (i.e. in FZ1). It scores a minor negative for making the best use of land, including soil. It scores minor positives for transport; population and housing; accessibility; place-making; health; distance to employment and loss of existing employment.	<b>Site rejected</b> Site is part PDL and well related to a tier 1 settlement, not in or adjoining the AONB and not in an area of medium or high fluvial flood risk. Site was assessed in the alternative sites work (WDLP10.21) with the Green Belt part 2 methodology which found the site to fulfil green belt purposes and did not score weakly against these purposes and is not capable of removal from the green belt. There are no exceptional circumstances for removing the site from the greenbelt.
157 ASH7	SWC0092	Land at Hawks Hill, Bourne End (Former Orchard)	WDLP10.2 1	<b>Does not fit with preferred option.</b> The site scores a minor negative for landscape and countryside; best use of land and accessibility. It scores a minor positive for water and flooding; transport; population and housing; place-making; health; distance to employment and loss of existing employment.	<b>Site rejected</b> Site is greenfield land and well related to a tier 2 settlement, not in or adjoining the AONB and not in an area of medium or high fluvial flood risk. Site was assessed as part of SBE0027 and SBE0028 in the Green Belt part 2 assessment which found that it scored weakly and was capable for removal from the green belt as part of a larger area. Site was assessed individually in the alternative sites work (WDLP10.21) which found that the site was not found to be otherwise developable due to significant biodiversity impact.

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<b>LANE END</b>					
95	SLE0011	Land to the rear of Old Sun Close, Lane End	R19	<b>Does not fit with preferred option.</b> This site scores a major positive for water and flooding (at very low risk of flooding), and health (site is within 400m of a green space, open countryside and/or green infrastructure, or PRoW), however it scores major negative against heritage and townscape (development would likely result in residual major negative effect on a nationally designated heritage asset, mitigation is likely to be difficult or expensive). This site scores minor positive on population and housing, accessibility, place-making, distance to employment, and loss of existing employment. It also scores minor negative for landscape and countryside, for being the best use of land/soil, and for transport.	<b>Site rejected</b> Part greenfield part garden site adjoining a tier 3 settlement. Within the AONB - not identified as major development but unacceptable impacts on AONB landscape, conservation area and Listed Buildings. No areas of medium or high flood risk. Landlocked site with no access. Site availability unknown.
96	SLE0015	Martins Field, Moor Common, Lane End	R19	<b>Does not fit with preferred option</b> This site scores a major positive for water and flooding (at very low risk of flooding), and scores minor positive for population and housing, health, distance to employment, and loss of existing employment. This site also scores minor negative for landscape and countryside, heritage and townscape, for being the best use of land/soil, transport, accessibility and place-making. This sites not score major negative against any of the SA objectives.	<b>Site Rejected</b> House and large gardens close to a tier 3 settlement - but poorly related. Within the AONB - not identified as major development but unacceptable impacts on AONB landscape. No areas of medium or high flood risk. Site availability unknown

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
97	SLE0017	Land south of Finings Road, Lane End (whole site)	R19	<p><b>Fits with preferred option.</b></p> <p>This site scores a major positive for water and flooding (at very low risk of flooding), and for health (site is within 400m of a green space, open countryside and/or green infrastructure, or PRoW). Site scores a minor positive for population and housing, place-making, distance to employment, and loss of existing employment. It also scores a minor negative for the best use of land/soil, transport, and accessibility. This site does not score major negative against any of the SA objectives.</p>	<p><b>Site rejected</b></p> <p>Greenfield site adjoining a tier 3 settlement. Within the AONB - not identified as major development but unacceptable impacts on landscape. No areas of medium or high flood risk. Site availability unknown.</p>
98	SLE0017a	Land south of Finings Road, Lane End (reduced area) RUR1	R19	<p><b>Fits with preferred option.</b></p> <p>This site scores a major positive for water and flooding as it is at very low risk from flooding (i.e. in FZ1) and also for health because it is within 400m of a green space, open countryside and/ or GI and 400m of a public ROW providing connectivity to the open countryside. It scores minor negatives for best use of land, transport and accessibility and minor positives for population and housing, place-making, distance to employment and loss of existing employment.</p>	<p><b>Site selected</b></p> <p>Greenfield site adjoining a tier 3 settlement. Within the AONB - not identified as major development and no unacceptable impacts on AONB landscape. No areas of medium or high flood risk. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
99	SLE0023	Land to the rear of Tylers Corner and Hide Away, Ditchfield Common	R19	<p><b>Does not fit with the preferred option.</b></p> <p>This site scores a major positive for water and flooding (at very low risk of flooding), and scores minor positive for population and housing, place-making, health, distance to employment, loss of existing employment. This site does score a major negative for heritage and townscape (development has potential for residual major negative effect on a nationally designated heritage asset, mitigation is likely to be difficult or expensive), and scores minor negative for landscape and countryside, for being the best use of land/soil, transport, and accessibility.</p>	<p><b>Site rejected</b></p> <p>Greenfield site adjoining a tier 3 settlement. Within the AONB - not identified as major development but unacceptable impacts on landscape. No areas of medium or high flood risk. Site availability unknown.</p>
100	SLE0024	Land to the rear of Spindleberry, Ditchfield Common	R19	<p><b>Does not fit with the preferred option.</b></p> <p>This site scores major positive for water and flooding (at very low risk of flooding), and scores minor positive for population and housing, place-making, health, distance to employment, and loss of existing employment. This site does, however, score major negative for heritage and townscape (development has potential for residual major negative effect on a nationally designated heritage asset, mitigation is likely to be difficult and expensive), it also scores minor negative for landscape and countryside, for being the best use of land/soil, transport, and accessibility.</p>	<p><b>Site rejected</b></p> <p>Greenfield site adjoining a tier 3 settlement. Within the AONB - not identified as major development but unacceptable impacts on landscape. No areas of medium or high flood risk. Site availability unknown.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
101	SLE0026a	Land off Ellis Way (reduced area)	R19 DNLP	<b>Does not fit with the preferred option.</b> This site scores minor positive for water and flooding, population and housing, accessibility, place-making, health, distance to employment, and loss of existing employment. It also scores minor negative for heritage and townscape, for being the best use of land/soil, and transport. This site does not score major positive/negative for any of the SA objectives.	<b>Site rejected</b> Greenfield site adjoining a tier 3 settlement. Within the AONB - not identified as major development but unacceptable impacts on ecology and landscape. No areas of medium or high flood risk.
102	SLE0026	Land off Ellis Way (whole site)	R19	<b>Does not fit with the preferred option.</b> This site scores minor positive for population and housing, accessibility, place-making, health, distance to employment, and loss of existing employment. It also scores minor negative for biodiversity and geodiversity, heritage and townscape, for being the best use of land/soil, and transport. This site does not score major positive/negative for any of the SA objectives.	<b>Site rejected</b> Greenfield site adjoining a tier 3 settlement. Within the AONB - not identified as major development but unacceptable impacts on ecology and landscape. No areas of medium or high flood risk.
103	SLE0027	RUR2 Land between Chalky Field and Marlow Road, Lane End RUR2	R19 DNLP	<b>Fits with the preferred option.</b> This site scores minor positives for population and housing, health, distance to employment and loss of existing employment. It scores minor negatives for best use of land, transport, place-making and health.	<b>Site selected</b> Greenfield site adjoining a tier 3 settlement. Within the AONB - not identified as major development and no unacceptable impacts on AONB landscape. No areas of medium or high flood risk. Site is considered available within the plan period and considered viable (through assessment of notional site typologies).

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
104	SLE0013/S LE0020	RUR3 Sidney house and land to the rear of Sidney House, Lane End RUR3	R19 DNLP	<p><b>Fits with the preferred option</b></p> <p>This site scores strongly negative for health (is not within 400m of a green space, open countryside and/or green infrastructure, or a PRoW leading to the open countryside), and minor negatives for being the best use of land/soil, transport, and accessibility. The site does however score minor positive for landscape and countryside, heritage and townscape, water and flooding, population and housing, place-making, provision of employment, distance to employment, and loss of existing employment. This site does not score major positive for any of the SA objectives.</p>	<p><b>Site selected</b></p> <p>Site is part urban brownfield and part greenfield and green belt. Whole is AONB - not major development and no unacceptable landscape impacts. Within a tier 3 settlement. Site considered in Green Belt review part 2: site performs weakly against greenbelt purposes and is capable of removal from the greenbelt and otherwise developable. Site is considered available within the plan period and considered viable (through assessment of notional site typologies). There are exceptional circumstances for removing the relevant portion of the site from the greenbelt.</p>
105	SLE0030	Land to the South of Clinkard Place, Lane End	R19	<p><b>Does not fit with preferred option.</b></p> <p>This site scores a major positive for water and flooding (it is at very low risk of flooding), and minor positives for population and housing, place-making, health, distance to employment, and loss of existing employment. The site scores minor negative for landscape and countryside, heritage and townscape, for being the best use of land/soil, transport, and accessibility. This site does not score major negative for any of the SA objectives.</p>	<p><b>Site rejected</b></p> <p>Greenfield site adjoining a tier 3 settlement. Within the AONB - not identified as major development but unacceptable impacts on AONB landscape. No areas of medium or high flood risk. Site availability unknown.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
106	SLE0019	Land off Park Lane, Lane End	R19	<p><b>Does not fit with preferred option.</b></p> <p>This site scores a major positive for water and flooding as it is a very low risk from flooding (i.e. in FZ1). It scores a minor positive for population and housing; place-making; health; distance to employment and loss of existing employment. It scores a minor negative for best use of land, transport and accessibility.</p>	<p><b>Site rejected</b></p> <p>Site is greenfield and well related to a tier 3 settlement. Site is within the AONB and not in an area of medium or high fluvial flood risk. Site was assessed in the Green Belt part 2 assessment and was found to fulfil green belt purposes and did not score weakly against these purposes. There are no exceptional circumstances for removing the site from the greenbelt.</p>
145	SLE0010	Land south of Park Lane, Lane End	R19	<p><b>Does not fit with preferred option.</b></p> <p>It scores a minor negative for best use of land, transport and also accessibility. It scores a minor positive for water and flooding; population and housing; place-making; health; distance to employment and loss of existing employment.</p>	<p><b>Site rejected</b></p> <p>Site is greenfield and well related to a tier 3 settlement. Site is within the AONB and not in an area of medium or high fluvial flood risk. Site was assessed in the Green Belt part 2 assessment and was found to fulfil green belt purposes and did not score weakly against these purposes. Site is not otherwise developable due to significant landscape constraints. There are no exceptional circumstances for removing the site from the greenbelt.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
<b>NAPHILL AND WALTERS ASH</b>					
59	SNH0019	Land at Clappins Lane, Naphill RUR7	R19 DNL	<p><b>Fits with preferred option.</b></p> <p>The site scores a major negative in terms of accessibility to services and facilities in that it doesn't meet any of the distance criteria. It scores minor negatives for landscape and countryside, best use of land and distance to employment. It scores a minor positive in terms of transport, population and housing, place-making, health and loss of existing employment.</p>	<p><b>Site selected</b></p> <p>Greenfield site well related to a tier 3 settlement, within the AONB but not major development and no unacceptable impacts. No areas of medium or high floodrisk. Site considered in Green Belt review part 2, identified that site performs weakly against greenbelt purposes and is capable of removal from the greenbelt and otherwise developable. Site is considered available within the plan period and considered viable through assessment of notional site typologies. There are exceptional circumstances for removing the site from the greenbelt.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
<b>STOKENCHURCH</b>					
77	SSC0034 and SSC0049	Wood Farm, Stokenchurch (wider site)	R19	<b>Does not fit with preferred option.</b> This site scores a major positive for population and housing for being a major site (100 or more dwellings), however it also scores a major negative for landscape and countryside (development has the potential for a negative effect on the landscape, even with mitigation), and also for heritage and townscape (development has the potential for a residual major negative effect on a nationally designated heritage asset, mitigation is likely to be difficult and expensive). The site scores minor positive for water and flooding, accessibility, place-making, health, distance to employment, and loss of existing employment. It also scores a minor negative for being the best use of land/soil, and for transport.	<b>Site rejected.</b> Site is existing farm yard and buildings and farmland, not in the Green belt and no areas of medium or high fluvial flood risk. Site in the AONB and assessed as having significant landscape impact, no formal assessment of whether it is major development in the AONB, but likely to be major development in the AONB. Eastern part of site in the setting of a Grade 2 Listed Church and likely to have adverse impacts on this.
78	SSC0034 west	RUR9 Wood Farm (west), Stokenchurch (Land to the East of tower Farm) RUR9	R19	<b>Fits with preferred option.</b> This site scores a major positive for water and flooding (at very low risk of flooding), and a minor positive for landscape and countryside, heritage and townscape, for being the best use of land/soil, population and housing, place-making, health, distance to employment, and loss of existing employment. The site also scores a minor negative for transport and accessibility, but does not score a major negative on any of the SA objectives.	<b>Site selected</b> Site is existing farm yard and buildings, not in the Green belt and no areas of medium or high fluvial flood risk. Site in the AONB, assessed as not being major development and no unacceptable impacts on the AONB and heritage issues not relevant for smaller site (is part of a larger promoted site). Site is considered available within the plan period and considered viable through assessment of notional site typologies.

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
79	SSC0049 east	Wood Farm (east), Stokenchurch	R19	<p><b>Does not fit with preferred option.</b></p> <p>Site scores a major negative for heritage and townscape (development has the potential for a residual major negative effect on a nationally designated heritage asset, mitigation is likely to be difficult or expensive), and also scores a minor negative for being the best use of land/soil, and for transport. The site scores a minor positive for water and flooding, population and housing, accessibility, place-making, health, distance to employment, and loss of existing employment. This site does not score a major positive for any of the SA objectives.</p>	<p><b>Site Rejected</b></p> <p>Site is greenfield land, not in the Green belt and no areas of medium or high fluvial flood risk. Site in the AONB and assessed as having significant landscape impact. Site is poorly related to existing village.</p>
80	SSC0035 SSC0037 SSC0005	RUR8 Land south of Mill Road, Stokenchurch (reduced)	R19	<p><b>Fits with preferred option.</b></p> <p>This site scores a major positive for water and flooding (at very low risk of flooding), and also minor positive for population and housing, place-making, health, distance to employment, and loss of existing employment. The site scores a major negative for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre), and also a minor negative for landscape and countryside and transport.</p>	<p><b>Site selected</b></p> <p>Site is a mix of greenfield and previously developed land, adjoining a tier 3 settlement. Site not in the greenbelt and not in area of medium or high fluvial flood risk. Site in the AONB, assessed as not being major development in the AONB and impact is acceptable. Access constraints can be overcome as agreed by highways authority. Direct pedestrian access to village and facilities available via footbridge. Site is considered available within the plan period and considered viable through assessment of notional site typologies.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
81	SSC0035	Land off Mill Road, Stokenchurch	R19	<p><b>Fits with preferred option.</b></p> <p>The site scores a major negative for accessibility to services and facilities because it doesn't meet any of the distance criteria in terms of its accessibility to services and facilities. It scores a major positive in terms of water and flooding for it's for its very low risk from flooding (i.e. in FZ1). It scores a minor negative for landscape and countryside and also transport. It scores a minor positive for population and housing; place-making; health; distance to employment and loss of existing employment</p>	Part of RUR 8 (see above)
82	SSC0037	Salvage Yard, Stokenchurch	R19	<p><b>Fits with preferred option.</b></p> <p>The site scores a major negative for accessibility to services and facilities because it doesn't meet any of the distance criteria in terms of its accessibility to services and facilities. It scores a major positive in terms of water and flooding for it's for its very low risk from flooding (i.e. in FZ1). It scores a minor negative for transport. It scores a minor positive for landscape and countryside, heritage and townscape; population and housing; place-making; health; distance to employment and loss of existing employment.</p>	Part of RUR 8 (see above)

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
83	SSC0005	Land adjacent to 14 Mill Road, Stokenchurch	R19	<p><b>Fits with preferred option.</b></p> <p>The site scores a major negative for accessibility to services and facilities because it doesn't meet any of the distance criteria in terms of its accessibility to services and facilities. It scores a major positive in terms of water and flooding for its very low risk from flooding (i.e. in FZ1). It scores a minor negative for making the best use of land and transport. It scores a minor positive for landscape and countryside, heritage and townscape; population and housing; place-making; health; distance to employment and loss of existing employment.</p>	Part of RUR 8 (see above)
84	SSC0038	Land to the rear of Wormsley Crescent, Stokenchurch	R19	<p><b>Does not fit with preferred option.</b></p> <p>This site scores a major positive for water and flooding (at very low risk of flooding), and a minor positive for population and housing, place-making, health, distance to employment, and loss of existing employment. The site scores a major negative for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre), and also a minor negative for being the best use of land/soil and transport.</p>	<p><b>Site rejected</b></p> <p>Considered comprehensively with RUR8 Site is greenfield and well related to a tier 3 settlement, it is within the AONB and is not in an area of medium or high fluvial flood risk. Considered cumulatively with RUR8 it was found to be major development in the AONB.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
85	SSC0039	Little Studridge, Stokenchurch (wider area)	R19	<p><b>Does not fit with preferred option.</b></p> <p>This site scores a major positive for population and housing for being a major site (100 or more dwellings), however it scores a major negative for landscape and countryside (development has the potential for a negative effect on the landscape, even with mitigation), and also for accessibility (site is not within 800m of a GP or school, or within 1km of a town/district centre). It scores a minor positive for water and flooding, place-making, health, distance to employment, and loss of existing employment. It also scores a minor negative for heritage and townscape, for being the best use of land/soil, and for transport.</p>	<p><b>Site rejected</b></p> <p>Greenfield site close to a tier 3 settlement - but poorly related. Not in an area of medium or high fluvial flood risk. Within the AONB and considered to be major development with an unacceptable landscape impact. (This is in part informed by consideration of planning application 17/05663/OUT.)</p>
86	SSC0039a	Land north of the Ridgeway, Ibstone Road (reduced area)	R19	<p><b>Does not fit with preferred option.</b></p> <p>This site scores a major positive for water and flooding (at very low risk of flooding), and a minor positive for population and housing, health, distance to employment, and loss of existing employment. However the site scores a major negative for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre). It also scores a minor negative landscape and countryside, for being the best use of land/soil, and transport.</p>	<p><b>Site Rejected</b></p> <p>Greenfield site close to a tier 3 settlement - but poorly related. Within the AONB - not identified as major development but unacceptable impacts on AONB landscape. Considered cumulatively with SSC0039 it was found to be major development in the AONB. No areas of medium or high flood risk. Site availability unknown.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
87	SSC0040	Land to the south of Wormsley lodge, Wellground, Stokenchurch	R19	<p><b>Does not fit with preferred option.</b></p> <p>This site scores a major positive for water and flooding (at very low risk of flooding), and minor positive for population and housing, health, distance to employment, and loss of existing employment. However the site scores major negative for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre), and a minor negative for biodiversity and geodiversity, landscape and countryside, for being the best use of land/soil, transport, and place-making.</p>	<p><b>Site Rejected</b></p> <p>Greenfield site close to a tier 3 settlement - but poorly related. Within the AONB - not identified as major development but unacceptable impacts on AONB landscape. Significant ecology constraints. No areas of medium or high flood risk. Site availability unknown.</p>
88	SSC0041	Wallace Hill Farm, Wellground, Stokenchurch	R19	<p><b>Does not fit with preferred option.</b></p> <p>This site scores a major negative for accessibility (site is not within 800m of a GP or school, or within 1km of a town/district centre), and also minor negatives for landscape and countryside, for being the best use of land/soil, transport, and place-making. The site scores a minor positive for water and flooding, population and housing, health, distance to employment, and also for loss of employment land. This site does not score a major positive against any of the SA objectives.</p>	<p><b>Site Rejected</b></p> <p>Greenfield site close to a tier 3 settlement - but poorly related. Within the AONB - not identified as major development but unacceptable impacts on AONB landscape. Significant ecology constraints. No areas of medium or high flood risk. Site availability unknown.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
89	SSC0048	Land to the west of Tower Farm, Oxford Road, Stokenchurch	R19	<p><b>Does not fit with preferred option.</b></p> <p>This site scores a major positive for water and flooding (at very low risk of flooding), and also for population and housing for being a major site (100 or more dwellings), it does however score a major negative for landscape and countryside (development has the potential for a negative effect on the landscape, even with mitigation). It scores a minor positive for health, distance to employment, and for loss of employment land. The site also scores a minor negative for being the best use of land/soil, transport, accessibility, and health. This site does not score major positive for any of the SA objectives.</p>	<p><b>Site Rejected</b></p> <p>Greenfield site close to a tier 3 settlement - but poorly related. Within the AONB - major development and unacceptable impacts on AONB landscape. No areas of medium or high flood risk. Site identified by the Council for appraisal - no information on availability.</p>
91	SSC0045	Land to the east of Tower Farm, Oxford Road, Stokenchurch	R19	<p><b>Does not fit with preferred option.</b></p> <p>This site scores a major positive for water and flooding (at very low risk of flooding), however the site scores a major negative for landscape and countryside (development has the potential to have a negative effect on the landscape, even with mitigation), and also for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre). It scores a minor positive for population and housing, health, distance to employment and for loss of employment. It also scores a minor negative for being the best use of land/soil, transport, and place-making.</p>	<p><b>Site rejected</b></p> <p>Greenfield site adjoining a tier 3 settlement. Within the AONB - not identified as major development but unacceptable impacts on AONB landscape. No areas of medium or high flood risk. Site identified by the Council for appraisal - no information on availability.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
92	SSC0046	Land between Coopers Court Farm and the M40, Stokenchurch	R19	<b>Does not fit with preferred option.</b> This site scores a major positive for water and flooding (at very low risk of flooding), and minor positives for population and housing, health, distance to employment, and loss of existing employment. The site scores a major negative for accessibility (is not within 800m of a school or GP, or within 1km of a town/district centre), and minor negative for being the best use of land/soil, transport, and place-making.	<b>Site rejected considered cumulatively with RUR8</b> Greenfield site adjoining a tier 3 settlement. Within the AONB - not identified as major development but unacceptable impacts on AONB landscape. No areas of medium or high flood risk. Site availability unknown.
93	SSC0031	Bangalore House, Falcon Court, Wycombe Road, Stokenchurch		<b>Does not fit with preferred option.</b> This site scores a major positive for water and flooding (at very low risk of flooding), and minor positives for being the best use of land/soil, population and housing, accessibility, place-making, health, and loss of existing employment. The site scores a minor negative for transport, and for distance to employment. This site does not score major negative for any of the SA objectives.	<b>Site rejected</b> Site is a large house and gardens in tier 3 settlement within the AONB and Conservation Area. No medium or high flood risk. Significant harm to CA and not available.
<b>LONGWICK</b>					
55	SLK0010	Land off Thame Road to the south of Chestnut Way Junction, Longwick	R19 DNLP	<b>Fits with preferred option.</b> It scores a major positive in terms of water and flooding for its very low risk from flooding (i.e. in FZ1). It scores a minor negative for heritage and townscape; making the best use of land; transport and accessibility. It scores a minor positive for population and housing; place-making; health; distance to employment and loss of existing employment.	Site selected and allocated policy L1 in recently made Neighbourhood Plan (made March 2018). Longwick is not constrained by Green Belt or AONB and the NP adopted the emerging DNLP strategy - see DNLP Policy RUR5. All of the NP site allocation decisions can therefore be taken as being consistent with the DNLP.

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
56	SLK0007	Land off Bar Lane, Longwick	R19 DNLP	<b>Does not fit with preferred option.</b> This site scores a minor positive for water and flooding, population and housing, health, distance to employment, and loss of existing employment. It also scores a minor negative for landscape and countryside, heritage and townscape, for being the best use of land/soil, transport, accessibility, and distance to employment. This site does not score major positive or negative for any of the SA objectives.	Site rejected in recently made Neighbourhood Plan
57	SLK0009	Land north of Rose Farm, Longwick	R19 DNLP	<b>Does not fit with preferred option.</b> This site scores a minor positive for water and flooding, population and housing, place-making, health, and loss of existing employment. It also scores minor negative for heritage and townscape, for being the best use of land/soil, transport, accessibility, and distance to employment. This site does not score major positive or negative for any of the SA objectives.	Site rejected in recently made Neighbourhood Plan
58	SLK0012	Remainder of Rose Farm, Longwick	R19	<b>Does not fit with preferred option.</b> This site scores a major positive for water and flooding (at very low risk of flooding), and a minor positive for population and housing, place-making, health, distance to employment, and for loss of existing employment. However the site scores major negative for being the best use of land/soil (for being the best and most versatile agricultural land), and minor negatives for heritage and townscape, transport, and accessibility.	Site rejected in recently made Neighbourhood Plan

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
<b>KIMBLE</b>					
76	SRD0182	Land south east of Grove Lane, Kimble	R19	This site scores a major positive for water and flooding (at very low risk of flooding), and also for health (site is within 400m of a green space, open countryside and/or green infrastructure, or a PRoW leading to open countryside). It also scores minor positive for transport, population and housing, and loss of existing employment. The site however scores a minor negative for landscape and countryside (development has the potential for a negative effect on the landscape, even with mitigation), and also for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre). It also scores minor negative for heritage and townscape, for being the best use of land/soil, place-making, and distance to employment.	Selection/ Rejection to be undertaken as part of the NP
142	SRD0184	Land at Birdbrook, Marsh Road, Kimble	R19	This site scores major negative for landscape and countryside (development has the potential for a negative effect on the landscape, even with mitigation) and for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre). It also scores minor negative for heritage and townscape, water and flooding, for being the best use of land/soil, and distance to employment. The site scores minor positive for transport, population and housing, place-making, health, and loss of existing employment. This site does not score major positive against any of the SA objectives.	Selection/ Rejection to be undertaken as part of the NP

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
140	SRD0185	Land at Grove Farm incl. Grove Farm House, Kimble	R19	This site scores a major positive for health (site is within 400m of a green space, open countryside and/or green infrastructure, or PRoW leading to open countryside), and also minor positive for water and flooding, transport, population and housing, and loss of existing employment land. The site does however score major negative for landscape and countryside (development has the potential for a negative effect on landscape, even with mitigation), and also for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre). It also scores minor negative for heritage and townscape, for being the best use of land/soil, place-making, and distance to employment.	Selection/ Rejection to be undertaken as part of the NP
68	SRD0189	OS Parcel 0052, Grove Lane, Kimble	R19	This site scores a major positive for water and flooding (at very low risk of flooding), for population and housing for being a major site (100 or more dwellings), and also for health (site is within 400m of a green space, open countryside and/or green infrastructure, or a PRoW leading to open countryside). However it scores a major negative for landscape and countryside (development has the potential for a negative effect on the landscape, even with mitigation), and for being the best use of land/soil (for being the best and most versatile agricultural land). Site scores minor positive for transport and loss of existing employment, and minor negative for heritage and townscape, accessibility, place-making, and distance to employment.	Selection/ Rejection to be undertaken as part of the NP

<b>SA ID (R19)</b>	<b>HELAA ID</b>	<b>Address / Policy</b>	<b>SA'd where?</b>	<b>Findings of the SA (reg 19 or post-reg 19)</b>	<b>Summary reason for Site selection/ rejection</b>
141	SRD0190	Land fronting Kimblewick Road, Kimblewick (Kimble 1a)	R19	The sites scores a major negative for not making the best use of land as it contains best and most versatile agricultural land. It scores a major positive for water and flooding for its very low risk from flooding (i.e. in FZ1) and also for health as the site is within 400m of a green space, open countryside and/ or GI and 400m of a public ROW providing connectivity to the open countryside. It scores minor negatives for transport, accessibility and distance to employment. It scores minor positives for population and housing, place-making and loss of existing employment.	Selection/ Rejection to be undertaken as part of the NP
73	SRD0192	Kimble 4a	R19	This site scores a major positive for water and flooding (at very low risk of flooding), and minor positives for population and housing, place-making, health, and loss of existing employment. It does however score a major negative for being the best use of land/soil (site is the best and most versatile agricultural land), and minor negatives for transport, accessibility, and distance to employment.	Selection/ Rejection to be undertaken as part of the NP
74	SRD0193	Kimble 2a	R19	This site scores a major positive for water and flooding (at very low risk of flooding), and minor positives in population and housing, place-making, and loss of existing employment. It does however score a major negative for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre). It also scores a minor negative for being the best use of land/soil, transport, and distance to employment.	Selection/ Rejection to be undertaken as part of the NP

<b>SA ID (R19)</b>	<b>HELAA ID</b>	<b>Address / Policy</b>	<b>SA'd where?</b>	<b>Findings of the SA (reg 19 or post-reg 19)</b>	<b>Summary reason for Site selection/ rejection</b>
137	SRD0195	Kimble 2b	R19	This site scores a major positive for water and flooding (at very low risk of flooding), and minor positives for transport, population and housing, place-making, health, and loss of existing employment. It does however score a major negative for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre). It also scores minor negative for being the best use of land/soil, and distance to employment.	Selection/ Rejection to be undertaken as part of the NP
138	SRD0196	Land east of Brook Cottage, Risborough Road, Little Kimble (Kimble 7a)	R19	The site scores a major negative for water and flooding as the site is 10% or more in fluvial FZ3, or is partly in FZ3 and has more than 10% of medium or high surface water flood risk in FZ3; the best use of land for the fact that the site contains best and most versatile agricultural land and also accessibility in that the site doesn't meet any of the distance criteria in terms of its accessibility to services and facilities. It scores a major positive in terms of health for the fact that the site is within 400m of a green space, open countryside and/ or GI and 400m of a public ROW providing connectivity to the open countryside. It scores a minor negative for distance to employment and minor positives for transport, population and housing, place-making and loss of existing employment.	Selection/ Rejection to be undertaken as part of the NP

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
139	SRD0197	Kimble 7b	R19	This site scores a major negative for being the best use of land/soil (site is the best and most versatile agricultural land), and also for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre). It also scores minor negative for distance to employment. It does however score a major positive for water and flooding (at very low risk of flooding), and also for health (site is within 400m of a green space, open countryside and/or green infrastructure, or a PRow leading to open countryside). It also scores minor positive for transport, population and housing, place-making, and loss of existing employment.	Selection/ Rejection to be undertaken as part of the NP
148	SRD0198	Land between Bridge Street and Great and Little Kimble footpath 38A, Great and Little Kimble (Kimble 5)	R19	The sites scores a major negative for not making the best use of land as it contains best and most versatile agricultural land. It scores a major positive for water and flooding for its very low risk from flooding (i.e. in FZ1). It scores minor negatives for transport, accessibility, and distance to employment. It scores minor positives for population and housing, place-making; health and loss of existing employment.	Selection/ Rejection to be undertaken as part of the NP

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
149	SRD0199	Kimble 3a	R19	This site scores a major negative for being the best use of land/soil (site is the best and most versatile agricultural land), and also for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre). It also scores minor negative for transport and distance to employment. It does however score a major positive for water and flooding (at very low risk of flooding), and also scores minor positive for population and housing, place-making, health, and loss of existing employment.	Selection/ Rejection to be undertaken as part of the NP
<b>OTHER RURAL SITES</b>					
60	SMA0080	RUR11 Heavens Above, High Heavens Road, Marlow Bottom	R19	<b>Fits with preferred option.</b> The site scores a major negative in terms of accessibility to services and facilities in that it doesn't meet any of the distance criteria. It scores minor negatives for landscape and countryside, best use of land, transport and distance to employment. It scores a minor positive in terms of water and flooding, population and housing, place-making, health and loss of existing employment.	<b>Site selected</b> House and grounds well related to a tier 3 settlement, within the AONB but not major development and no unacceptable impacts. No areas of medium or high floodrisk. Site considered in Green Belt review part 2, identified that site performs weakly against greenbelt purposes and is capable of removal from the greenbelt and otherwise developable. Site is considered available within the plan period and confirmed as being available by beneficiaries of the covenant on the site and considered viable through assessment of notional site typologies. There are exceptional circumstances for removing the site from the greenbelt.

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
61	SWC0082	CP4 Westhorpe House, Westhorpe Park, Little Marlow	R19	<b>Fits with preferred option.</b> The site scores a major negative in terms of accessibility to services and facilities in that it doesn't meet any of the distance criteria and also in terms of place-making in that the site is in a Tier 5 or 6 location unless it is demonstrably for rural exception affordable housing scheme to meet a proven need. It scores minor negatives for landscape and countryside, heritage and townscape, transport and loss of existing employment. It scores minor positives in terms of population and housing, health and distance to employment.	<b>Site selected</b> This is the Listed House and its immediate curtilage. Site is PDL and was identified in the Employment Land Review for release for alternative use. Site has subsequent planning permission for residential c/use. Appropriate development in the green belt.
62	SRD0148 / RUR12	CP4 Uplands House Hotel, Four Ashes Road, Cryers Hill	R19 DNLP	<b>Fits with preferred option.</b> The site scores a major negative in terms of place-making in that the site is in a Tier 5 or 6 location unless it is demonstrably for rural exception affordable housing scheme to meet a proven need. It scores minor negatives for biodiversity and geodiversity, landscape and countryside, heritage and townscape, best use of land, transport, accessibility and distance to employment. It scores a minor positive in terms of water and flooding, population and housing, health and loss of existing employment.	<b>Site selected</b> Site is PDL in the green belt and contains a listed building. Extant planning permission for residential c/use. Appropriate development in the green belt. No unacceptable AONB impacts. Site is available in the plan period and considered viable through assessment of notional site typologies.

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
63	SFH0015	Flackwell Heath Football Club	R19	<b>Does not fit with preferred option.</b> This site scores a major positive for water and flooding (at very low risk of flooding), and also scores minor positive for transport, population and housing, accessibility, place-making, health, distance to employment, and loss of existing employment. The site also scores minor negative for being the best use of land/soil, and does not score major negative for any of the SA objectives.	<b>Site rejected</b> Green space designation in adopted DSA plan.
112	SMB0010	Furze Farm, Burford Close, Marlow Bottom	R19	<b>Does not fit with preferred option.</b> This site scores a major negative for accessibility to services and facilities in that it doesn't meet any of the distance criteria. It scores a major positive for water and flooding for its very low risk from flooding (i.e. in FZ1) and health because the site is within 400m of a green space, open countryside and/ or GI and 400m of a public ROW providing connectivity to the open countryside. It scores minor negatives for landscape and countryside, best use of land, transport and distance to employment. It scores minor negatives for population and housing, place-making and loss of existing employment.	<b>Site rejected</b> Site is greenfield and well related to a tier 3 settlement, it is within the AONB and is not in an area of medium or high fluvial flood risk. Site is in the green belt and was assessed in part 2 assessment and found to fulfil green belt purposes and did not score weakly against these purposes and is not otherwise developable due to significant landscape impact. There are no exceptional circumstances for removing the site from the greenbelt.

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
159 ASH16	SRD0164/S RD0202	Binders Industrial Estate, Cryers Hill	WDLP10.2 1	<b>Does not fit with preferred option.</b> This site scores a major positive in terms of best use of land in that the site is entirely brownfield or classed as urban and also for population and housing in recognition of the site being a major site (100 dwellings or more). It scores minor negatives for transport, accessibility and distance to employment. It scores minor positives for biodiversity and geodiversity, landscape and countryside, heritage and townscape, water and flooding, place-making, health and loss of existing employment.	<b>Site rejected</b> Site is PDL and within the AONB, it is not in an area of medium or high fluvial flood risk. Site was assessed in the alternative sites work (WDLP10.21) using the green belt part 2 methodology and scores relatively weakly against Green Belt purposes. Site was identified for retention for employment in the Employment Land Review. There are no exceptional circumstances to remove this site from the green belt.
<b>EMPLOYMENT SITES</b>					
119	SPR0093	PR9 Land adjacent to Regents Park, Princes Risborough	R19 P RTP	<b>Fits with preferred option.</b> This site scores a major positive for water and flooding (at very low risk of flooding), and also for provision of employment (development could provide 300 or more jobs), it also scores minor positive for health. The does however score major negative for being the best use of land/soil (site is the best and most versatile agricultural land), and minor negative for transport, accessibility, and place-making.	<b>Site selected</b> Site directly adjoins an existing business park. Site is well related to a tier 2 settlement, no areas of medium or high fluvial flood risk. The areas is outside but in close proximity to the AONB. Considered in the Wycombe Commercial Assessment part 1 - Princes Risborough and concluded that should be allocated for employment purposes.

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
120	SHW0648	HW16 Wycombe Air Park 1	R19 DNLP	<p><b>Fits with preferred option.</b></p> <p>This site scores major positive for health (site is within 400m of a green space, open countryside and/or green infrastructure, or a PRoW that leads to open countryside), it also scores minor positive for landscape and countryside, heritage and townscape, water and flooding, for being the best use of land/soil, transport, place-making, and provision of employment. The site does however score major negative for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre), it does not score minor negative against any of the SA objectives.</p>	<p><b>Site selected</b></p> <p>Site is part of an existing airfield with associated buildings. Site is well related to a tier 1 settlement, and adjoins the AONB, no areas of medium or high fluvial flood risk. Site considered in Green Belt review part 2, identified that site performs weakly against greenbelt purposes and is capable of removal from the greenbelt and otherwise developable. Landscape assessment identifies acceptable impact on the landscape including the AONB. Site is considered available within the plan period and has been assessed as being viable and feasible in the context of an operational airfield. There are exceptional circumstances for removing the site from the greenbelt.</p>
121	SHW0649	HW16 Wycombe Air Park 2	R19 DNLP	<p><b>Fits with preferred option.</b></p> <p>This site scores major positive for water and flooding (at very low risk of flooding), health (site is within 400m of a green space, open countryside and/or green infrastructure, or a PRoW leading to open countryside), and also for provision of employment (development could provide 300 or more jobs). It does however score major negative for landscape and countryside (development has the potential for a negative effect on the landscape, even with mitigation), and also for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre). It also scores minor negative for heritage and townscape, for being the best use of land/soil, transport, and place-making. This site does not score minor positive for any of the SA objectives.</p>	<p><b>Site selected</b></p> <p>Site is part of an existing airfield with associated buildings. Site is well related to a tier 1 settlement, and adjoins the AONB, no areas of medium or high fluvial flood risk. Site considered in Green Belt review part 2, identified that site performs weakly against greenbelt purposes and is capable of removal from the greenbelt and otherwise developable. Landscape assessment identifies acceptable impact on the landscape including the AONB. Site is considered available within the plan period and has been assessed as being viable and feasible in the context of an operational airfield. There are exceptional circumstances for removing the site from the greenbelt.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
123	SHW0429a	HW5 Abbey Barn South and Wycombe Summit (employment area), High Wycombe	R19 DNLP	<b>Fits with preferred option.</b> This site scores a major positive for water and flooding (at very low risk of flooding), and minor positives for place-making, health, and provision of employment. It scores a major negative for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre), and minor negative for being the best use of land/soil, and for transport.	<b>Site selected.</b> Selected as part of a housing led allocation. Greenfield site not in Greenbelt or AONB and no areas of medium or high fluvial flood risk. Adjoins a tier 1 settlement. Landscape constraints that reduce capacity but do not reduce suitability. Whole site in single ownership and available within plan period. Identified as a reserve site for development in the adopted Core Strategy and covered by adopted development brief. Overall site has been assessed as viable. Economy Study identified potential for local low profile industrial development to serve the local market. Employment area adjoins Pine Tree development employment area.
124	SSC0043	RUR10 Land to the rear of Stokenchurch Business Park	R19 DNLP	<b>Fits with preferred option.</b> This site scores a major positive for water and flooding (at very low risk of flooding), and minor positives for place-making, health, and provision of employment. The site scores minor negative for landscape and countryside, for being the best use of land/soil, transport, and accessibility. This site does not score major negative for any of the SA objectives.	<b>Site selected</b> Greenfield site adjoining a tier 3 settlement. Within the AONB but not major development, and no unacceptable impacts. No areas of medium or high fluvial flood risk. It is located adjacent to junction 5 of the M40 at the rear of an existing business park. The Commercial Sites Assessment concluded that should be allocated for employment purposes.

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
122	SHW0004a	HW6 Gomm Valley and Ashwells (employment area, High Wycombe	R19 DNLP	<p><b>Fits with preferred option.</b></p> <p>The site scores a major positive in terms of water and flooding for its very low risk from flooding (i.e. in FZ1) and also in terms of a strong and sustainable economy in that it is estimated that employment development at the site could provide 300 jobs or more. It scores a major negative in terms of making the best use of land for the fact that the site contains best and most versatile agricultural land and also for accessibility to services and facilities in that the site doesn't meet any of the distance criteria. It scores minor positives for transport, place-making and health.</p>	<p><b>Site selected.</b></p> <p>Selected as part of a housing led allocation. Greenfield site not in Greenbelt or AONB and no areas of medium or high fluvial flood risk. Adjoins a tier 1 settlement. Landscape and ecology constraints that reduce capacity but do not reduce suitability. Site available within plan period. Reserve site in adopted Core Strategy for development and covered by adopted development brief. Site has been assessed as viable. Overall site has been assessed as viable. Economy Study identified potential for local low profile industrial development to serve the local market.</p>
125	SHW0647	HW17 Land adjoining High Heavens	R19 DNLP	<p><b>Fits with preferred option.</b></p> <p>This site scores a major positive for water and flooding (at very low risk of flooding), and minor positives for health and provision of employment. The site scores a major negative for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre), it also scores minor negative for landscape and countryside, for being the best use of land/soil, transport, and place-making.</p>	<p><b>Site selected</b></p> <p>Mainly greenfield site, close to a tier 1 settlement, and in the AONB, no areas of medium or high fluvial flood risk. Site considered in Green Belt review part 2, identified that site performs weakly against greenbelt purposes and is capable of removal from the greenbelt and otherwise developable. Landscape assessment identifies acceptable impact on the landscape including the AONB. Site is considered available within the plan period and similar sites have been assessed as being viable. There are exceptional circumstances for removing the site from the greenbelt.</p>

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
126	SPR0092	PR10 Land to the north of Lower Icknield Way	R19	<b>Fits with preferred option.</b> This site scores a major positive for health (site is within 400m of a green space, open countryside and/or green infrastructure, or a PRoW leading to open countryside), and minor positives for place-making and health. The site scores a major negative for accessibility (site is not within 800m of a school or GP, or within 1km of a town/district centre), and it scores minor negative for being the best use of land/soil, and transport.	<b>Site selected</b> as part of the strategic expansion of Princes Risborough Greenfield site in close proximity to Longwick (tier 4) and Princes Risborough (tier 2). It lies outside the AONB and Green Belt. No extensive areas medium or high fluvial flood risk. Available in the plan period and high level viability undertaken for new sites in Princes Risborough.
127	SHW0343	HW19 Staples, Queen Alexandra Road (also known as Office Outlet)	R19	<b>Fits with preferred option.</b> This site scores a major positive for being the best use of land/soil (site is entirely brownfield/urban), and scores minor positives for landscape and countryside, heritage and townscape, transport, place-making, health, and provision of employment. The site scores a minor negative for accessibility, and does not score major negative against any of the SA objectives.	<b>Site selected</b> Brownfield site within a tier 1 settlement. Identified through the High Wycombe Town Centre report.
128	SMA0001	MR7 Globe Park (Vacancy)	R19 DNLP	<b>Fits with preferred option.</b> This site scores a major positive for being the best use of land/soil (site is entirely brownfield/urban), and also for provision of employment (development could provide 300 or more jobs. It also scores minor positive for landscape and countryside, heritage and townscape, transport, accessibility, place-making, and health. It does score a minor negative for water or flooding, and does not score a major negative for any of the SA objectives.	<b>Site selected</b> Existing employment site in a tier 2 settlement. No new employment floorspace proposed but aim is to secure the take-up of the existing vacant floorspace.

SA ID (R19)	HELAA ID	Address / Policy	SA'd where?	Findings of the SA (reg 19 or post-reg 19)	Summary reason for Site selection/ rejection
147	BL0001	Land at Westhorpe Park, Marlow Gravel Pits West	R19 Initial SA	<p><b>Does not fit with preferred option.</b></p> <p>This site scored a major negative for landscape and countryside development because the site has the potential for a major negative effect on the landscape; however it is predicted that once mitigation is taken into account, there is still the potential for residual effects to be major. Major negative in terms of accessibility to services and facilities in that it doesn't meet any of the distance criteria. The site scores major positives for health in that the site is within 400m of a green space, open countryside and/ or GI and 400m of a public ROW providing connectivity to the open countryside and also for the strong and sustainable economy in that it is estimated that employment development at the site could provide 300+ jobs. It scores a minor positive for transport. It scores a minor negative for heritage and townscape, best use of land and health.</p>	<p><b>Site rejected</b></p> <p>Site is greenfield site, adjoins a tier 2 settlement and the AONB and small amount of land at medium risk of flooding. Site is in the green belt and was assessed in part 2 assessment and found to fulfil green belt purposes and did not score weakly against these purposes. Site is not capable of removal from the green belt and is otherwise not developable. Landscape assessment identifies harm to the landscape, including the setting of the AONB, which cannot be adequately mitigated. No exceptional circumstances to justify removal of the site from the green belt.</p>

**Table VII3: Sites appraised in earlier iterations of the SA, but not in the Regulation 19 Submission SA (or WDLP10.21)**

Alt SA ID	HELAA ID	Address	Reason
<b>High Wycombe</b>			
DNLP SA - HW12	SHZ0030	Land off Penn Road, Hazlemere	Major development in the AONB.
DNLP SA - HW17	SHW0018	Cressex business park	Inappropriate loss of employment land.
DNLP SA - HW19	SHZ0041	Land at Queensway, Hazlemere	Site is not available.
N/A	SHW0067	46 West Wycombe Road, High Wycombe	Planning permission.
N/A	SHW0589	7-8 High Street, High Wycombe	Planning permission.
N/A	SHW0565	Burrows House, Jubilee Road, Downley	Site is below HELAA threshold of 5 dwellings.
N/A	SHW0419	JC and PC Smith, Princes Gate	Planning permission.
N/A	SLW0028	Queensmead House, Queensmead Road, Loudwater	Site is below HELAA threshold of 5 dwellings.
N/A	SHW0432	Kitchener Works, Kitchener Road, High Wycombe	Planning permission.
N/A	SHW0610	Bartletts (south east), Grafton Street, high Wycombe	Inappropriate loss of employment land.
N/A	SHW0555	Former De La Rue (undeveloped)/Land north of Hughenden Avenue	Inappropriate loss of employment land.
N/A	SHW0014	Gomm Road/Tannery Road Industrial Estate	Inappropriate loss of employment land.
<b>PRINCES RISBOROUGH</b>			
N/A?	SPR0001	Leo Laboratories, Longwick Road, Princes Risborough	Planning permission.
P RTP	SPR0057	Former Molins sports ground, Monks Risborough	Proposed for different use (outdoor sports)
<b>MARLOW</b>			
DNLP SA - MR8	SMA0085/S MA0086	Land at Oak Tree Road, Marlow	Not capable for removal from the Green Belt, major development in the AONB.

Alt SA ID	HELAA ID	Address	Reason
N/A	SMA0096	New Court/Liston Court, Marlow	Site is not currently available.
<b>BOURNE END AND WOOBURN</b>			
N/A	SWG0020	Glory Park, Wooburn Green	Inappropriate loss of employment land.
<b>LANE END</b>			
RUR3 (DNLP)	SLE0013	Sidney house and land to the rear of Sidney House, Lane End	Superseded by Reg 19 SA.
RUR5 (DNLP)	SLE0021	Land at Simmons Way (remainder of Springbank House)	Planning permission.
<b>NAPHILL AND WALTERS ASH</b>			
DNLP SA - RUR10	SWA0007	RAF Walters Ash	Not capable for removal from the Green Belt, major development in the AONB.
<b>STOKENCHURCH</b>			
DNLP SA - RUR12	SSC0005/SSC0035/SSC0037/SSC0038	Land off Mill Road (full site, DNLP version)	Major development in the AONB.
N/A	SSC0023	Land adjacent to Longburrow Hall, Stokenchurch	Planning permission.
<b>OTHER RURAL SITES</b>			
N/A	SRD0008	Coal Yard, Smalldean Lane, Saunderton	Planning permission.
N/A	SFH0018	Rear of 26-30 Whitepit Lane, Flackwell Heath	Site is below HELAA threshold of 5 dwellings.