

Appendix 3 - Rejected Housing Sites							
HELAA ID	Address	Settle ment Tier	Site Type	Site Source	Proposed Use	Area (Ha)	Assessment Conclusion
High Wycombe Urban Area							
SDL0019	Paddock South of Downley Farm Barns, Downley	1	GF	Developer Promoted Site	Housing	2.16	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SFH0015	Flackwell Heath Football Club, Flackwell Heath	1	GF	Developer Promoted Site	Housing	1.29	Rejected at Stage 2. Site allocated in the DSA as Green Space. See proforma in appendix 4 for further detail. .
SFH0018	Hughes Builders Merchants, Rear of 26-30 Whitepit Lane, Flackwell Heath	1	PDL	Employment Land Review	Housing	0.19	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.
SHW0008	Marlborough Industrial Estate, High Wycombe	1	PDL	Employment Land Review	Housing	0.54	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.
SHW0019	Sands Industrial Estate, High Wycombe	1	PDL	Employment Land Review	Housing	18.90	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.
SHW0043	Rear Of 18 Crendon Street, High Wycombe	1	PDL	Previous planning permission	Housing	0.05	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.
SHW0248	158-160 Kingsmead Road, High Wycombe	1	PDL	Developer Promoted Site	Housing	0.16	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.
SHW0284	192 Hughenden Road High Wycombe	1	PDL	Employment Land Review	Housing	0.11	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.
SHW0331	Desborough Road Car Park and the Kings Centre, Desborough	1	PDL	DSA Site Allocation	Housing	0.35	Rejected at Stage 2. DSA site allocation for mixed use development. Site not currently available. See proforma in Appendix 4 for
SHW0353	The Courtyard, (formerly Merryfields School), Cressex Road, High Wycombe	1	PDL	Buckinghamshire County Council	Housing	0.33	Rejected at Stage 2. Site not currently available. See Appendix 4 for further detail.

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SHW0359	Kingsmead Depot, London Road	1	PDL	Developer Promoted Site	Housing	0.60	Rejected at Stage 2. Site in majority of Flood Zone 3a.
SHW0390	Westwood, High Wycombe	1	PDL	Housing Association	Housing	1.09	Rejected at Stage 2. Site not currently available. See Appendix 4 for further detail.
SHW0393	Car Park Red Lion PH, Castle Stree, High Wycombe	1	PDL	Planning History	Housing	0.40	Rejected at Stage 2. Site not currently available for residential development. See proforma in Appendix 4 for further detail.
SHW0476	144-146 Kingsmead Road, High Wycombe	1	PDL	Planning History	Housing	0.21	Rejected at Stage 2. Site achievability unknown at time of review. Application pending decision after the base date. See proforma in Appendix 4 for further details.
SHW0492	85-93 West Wycombe Road, High Wycombe	1	PDL	Planning History	Housing	0.10	Rejected at Stage 2. Site achievability unknown at time of review. Permission granted since base date for 8 x 2 bed apartments and B1 office building.
SHW0499	RailCo, Boundary Road, Loudwater, High Wycombe	1	PDL	Employment Land Review	Housing	0.96	Rejected at Stage 2 - Site has been cleared from employment use. Site not currently available for redevelopment. See proforma in Appendix 4 for further detail.
SHW0504	154-156 West Wycombe Road High Wycombe	1	PDL	Developer Promoted Site	Housing	0.08	Rejected at Stage 2. Site not currently available. See proforma in Appendix 4 for further detail.
SHW0529	Land north of Cressex Road, High Wycombe	1	PDL	Planning History	Housing	1.18	Rejected at Stage 2. Site not currently available for re-development. See proforma in Appendix 4 for further detail.
SHW0532	Railway Place/Saffron Road (Car Park), High Wycombe	1	PDL	Planning History	Housing	0.48	Rejected at Stage 2. Site not currently available for re- development. See proforma Appendix 4 for further detail.
SHW0555	Southern De La Rue premises, Coates Lane, High Wycombe, HP13 5EZ	1	PDL	Employment Land Review	Housing	0.71	Rejected at Stage 1. Site in ongoing employment use. See Employment Land Review.

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SHW0558	Land off Lane End Road, Adjoining Sands Industrial Estate, Sands, High Wycombe	1	PDL	Developer Promoted Site	Housing	0.81	Rejected at Stage 1. No exceptional circumstances for Green Belt release. See Green Belt Assessment Part 2, Appendix 1.
SHW0560	Revola site, Clay Lane, High Wycombe	1	PDL	Developer Promoted Site	Housing	0.43	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.
SHW0563	Wycombe General Hospital, High Wycombe	1	PDL	DSA Site Allocation	Housing	6.69	Rejected at Stage 1 - Redevelopment would result in net loss, below HELAA threshold of 5 dwellings.
SHW0565	Burrows House, Jubilee Road, Downley, High Wycombe	1	PDL	Housing Association	Housing	0.36	Rejected at Stage 1 - Redevelopment would result in net loss, below HELAA threshold of 5 dwellings.
SHW0570	197 Desborough Avenue, High Wycombe	1	PDL	Employment Review	Housing	0.03	Rejected at Stage 1 - Redevelopment would result in net loss, below HELAA threshold of 5 dwellings.
SHW0579	Mentmore, The Greenway, High Wycombe	1	PDL	Developer Promoted Site	Housing	0.09	Rejected at Stage 1. Site size too small, below HELAA threshold of 5 dwellings.
SHW0581	Seymour House, Copyground Court, High Wycombe,	1	PDL	Employment Review	Housing	0.09	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.
SHW0585	62 West Wycombe Road, High Wycombe	1	PDL	Developer Promoted Site	Housing	0.05	Rejected at Stage 1. Site size too small, below HELAA threshold of 5 dwellings.
SHW0601	Empire Cinemas, Crest Road, High Wycombe	1	PDL	Developer Promoted Site	Housing	0.09	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.
SHW0602	21 Amersham Hill, High Wycombe	1	PDL	previous planning history	Housing	0.07	Rejected at Stage 1. Site size too small, below HELAA threshold of 5 dwellings.
SHW0604	193-195 Hughenden Avenue (car park), High Wycombe	1	PDL	Developer Promoted Site	Housing	0.05	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.

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SHW0606	1 - 3 Priory Avenue, High Wycombe	1	PDL	Developer Promoted Site	Housing	0.08	Rejected at Stage 1. Planning permission for HMO.
SHW0609	Phoenix House, Desborough Road, High Wycombe	1	PDL	Developer Promoted Site	Housing	0.19	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.
SHW0611	Compair (south) previously Timber Yard, Bellfield Road, High Wycombe	1	PDL	Employment Land review	Housing	0.25	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.
SHW0612	Leigh Street Employment Area (south west), Kitchener Road, High Wycombe	1	PDL	Employment Land review	Housing	0.69	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.
SHW0619	The Berber Business Centre, Kitchener Road, High Wycombe	1	PDL	Developer Promoted Site	Housing	0.30	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.
SHW0630	Wycombe General Hospital (south), High Wycombe	1	PDL	Site Allocations	Housing	1.10	Rejected at Stage 1 - Below HELAA threshold of 5 dwellings. Redevelopment would result in net loss.
SHW0631	58-60 Deeds Grove, High Wycombe	1	PDL	previous planning history	Housing	0.08	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.
SHW0638	Back of Hughenden (proposed backland development)	1	PDL	Local Plan Proposal	Housing	2.55	Accepted at Stage 1. Site is in multiple ownership. See proforma in Appendix 4 for further detail.
SHZ0030	Land Off Penn Road, Hazlemere (Rose Avenue estate)	1	GF	Developer Promoted Site	Housing	7.85	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1. Major development in the AONB. See AONB Site Assessment Report.
SHZ0041	Queensway Open Space, Queensway, Hazlemere, High Wycombe	1	GF	Council Owned Land	Housing	4.86	Rejected at Stage 2. Site not currently available for residential development. See proforma in appendix 4 for further detail. . Local Plan allocation for cemetery.

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HELAA ID	Address	Settle ment Tier	Site Type	Site Source	Proposed Use	Area (Ha)	Assessment Conclusion
SHZ0044	Land fronting Penn Road at Hazlemere Golf Club	1	GF	Green Belt Review	Housing	0.95	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1. Major development in the AONB. See AONB Site Assessment Report.
SHZ0045	Common Wood House and Land Adjacent to Penn Road	1	GF	Developer Promoted Site	Housing	1.29	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SLW0025	Burleighfield House (Burleighfield Lodge), London Rd, Loudwater, High Wycombe, Bucks	1	Mixed	Developer Promoted Site	Housing	2.66	Rejected at Stage 1 - PDL area on going employment site. No exceptional circumstances for green belt release for greenfield area. See Green Belt Assessment Appendix 1.
SLW0028	Queensmead House, Queensmead road, Loudwater	1	PDL	Developer Promoted Site	Housing	0.41	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.
SWC0048	Penn School Church Road Penn	1	PDL	Developer Promoted Site	Housing	3.12	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWC0051	Land at Grange Farm	1	GF	Green Belt Review	Housing	3.11	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWC0065	Amersham and Wycombe College, Spring Lane, Flackwell Heath	1	PDL	Developer Promoted Site	Housing	2.04	Rejected at Stage 2. Site not currently available for residential development. See proforma in appendix 4 for further detail. .
SWC0077	Tycoed, Sandpit Lane, Tylers Green, HP10 8HD	1	PDL	Employment Land Review	Housing	1.46	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWC0085	land off Hammersley Lane, Penn	1	GF	Green Belt Review	Housing	1.25	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.

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SWE0005	Land at Grange Road, Widmer End	1	GF	Green Belt Review	Housing	0.76	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWE0006	Primrose Farm, Widmer End, High Wycombe	1	GF	Green Belt Review	Housing	34.60	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWG0020	Glory Park, High Wycombe	1	PDL	Developer Promoted Site	Housing	4.90	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review. Recent appeal refused for housing development.
Princes Risborough & Monks Risborough							
SPR0097	Sunnymede, Longwick Road, Princes Risborough	2	GF	Developer Promoted Site	Housing	0.80	Rejected at Stage 1. Site not within or adjoining a settlement.
SPR0098	Hypnos, Longwick Road, Princes Risborough	2	PDL	Employment Land Review	Housing	2.00	Rejected at Stage 1. Ongoing employment site.
SPR0010	Park Mill Farm, Princes Risborough	2	GF	Developer Promoted Site	Housing	24.30	Rejected at Stage 2 - Connectivity constraints. See proforma in Appendix 4 for further detail.
SRD0133	Old Oak Farm, Summerleys Road, Princes Risborough	2	GF	Developer Promoted Site	Housing	18.00	Rejected at Stage 1. Site not within or adjoining a settlement.
SPR0037	Land between Longwick Road and Mill Lane, Princes Risborough	2	GF	Developer Promoted Site	Housing	42.80	Rejected at Stage 2 - Connectivity constraints. See proforma in Appendix 4 for further detail.
SPR0096	Land between Longwick road and railway line, Princes Risborough	2	GF	Developer Promoted Site	Housing	9.10	Rejected at Stage 1. Site not within or adjoining a settlement.
SPR0095	OS Parcel 6342, Longwick road, Princes Risborough	2	GF	Developer Promoted Site	Housing	5.20	Rejected at Stage 1. Site not within or adjoining a settlement.
SPR0094	Land between Alscot Lane and Longwick Road, Princes Risborough	2	GF	Developer Promoted Site	Housing	5.90	Rejected at Stage 1. Site not within or adjoining a settlement.

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SPR0051	BCC Highways Depot, Corporation Yard, Longwick Road, Princes Risborough.	2	PDL	Developer Promoted Site	Housing	0.23	Rejected at Stage 2. Site not currently available for residential development. See proforma in appendix 4 for further detail. .
SPR0057	Molins sports Ground, Off Mill Lane, Monks Risborough	2	GF	Developer Promoted Site	Housing	4.24	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SPR0073	Land north of Mill Lane, Monks Risborough	2	GF	Developer Promoted Site	Housing	3.37	Rejected at Stage 2 - Out side Princes Risborough Expansion Area. See proforma in Appendix 4 for further detail.
SPR0078	Land at Aylesbury Road, Monk Risborough	2	GF	Developer Promoted Site	Housing	2.20	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SPR0081	Land East of Lower Icknield Way, Monks Risborough	2	GF	Developer Promoted Site	Housing	20.34	Rejected at Stage 2. Site not currently suitable for residential development. See proforma in appendix 4 for further detail. .
SPR0087	OS Parcel 7376, Princes Risborough	2	GF	Green Belt Review	Housing	7.40	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SPR0091	Culverton Farm, Wycombe Road, Princes Risborough	2	GF	Developer Promoted Site	Housing	2.77	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0153	Peters Lane, Monks Risborough	2	GF	Developer Promoted Site	Housing	0.58	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
Marlow							
SMA0029	Alfred Davis Ground (Marlow FC) Oak Tree Road Marlow	2	GF	Developer Promoted Site	Housing	1.61	Rejected at Stage 2. Site allocated in the DSA as Green Space. See proforma in appendix 4 for further detail. .
SMA0050	Liston Road Road Car Park, Marlow	2	PDL	DSA Site Allocation	Housing	0.39	Rejected at Stage 2. Site not currently available for development. See proforma in appendix 4 for further detail. .

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SMA0054	Land South of Chalkpit Lane, Marlow	2	GF	Developer Promoted Site	Housing	0.26	Rejected at Stage 2. Site not currently available for development. See proforma in appendix 4 for further detail.
SMA0061	Hanging Hill Allocation, Off Berwick Road, Marlow	2	GF	Developer Promoted Site	Housing	3.37	Rejected at Stage 2. Site allocated in the DSA as Green Space. See proforma in appendix 4 for further detail.
SMA0070	Dean Street Carpark, Marlow	2	PDL	DSA Site Allocation	Housing	0.28	Rejected at Stage 2. Site not currently available for re- development. See proforma in appendix 4 for further detail.
SMA0075	Cavendish Court, Beaumont Rise, Marlow	2	PDL	Developer Promoted Site	Housing	0.14	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.
SMA0083	Land to the north of Chalkpit Lane, Woodside Farm, Marlow	2	GF	Developer Promoted Site	Housing	4.55	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Part 1.
SMA0085	Land to the east of Oak Tree Road, Marlow	2	GF	Developer Promoted Site	Housing	4.42	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1. Major development in the AONB. See AONB Site Assessment Report.
SMA0086	Land to the west of Oak Tree Road, Marlow	2	GF	Developer Promoted Site	Housing	4.54	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1. Major development in the AONB. See AONB Site Assessment Report.
SMA0087	Land east of Wiltshire Road, Marlow	2	GF	Developer Promoted Site	Housing	9.14	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Part 1.
SMA0088	Land east of A404, Marlow	2	GF	Developer Promoted Site	Housing	3.44	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Part 1.

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SMA0089	Land west of Winchbottom Lane, Marlow	2	GF	Developer Promoted Site	Housing	0.75	Rejected at Stage 2. Site not currently available. See proforma in appendix 4 for further detail.
SMA0096	New Court / Liston Court, Marlow	2	PDL	Developer Promoted Site	Housing	0.74	Rejected at Stage 2. Site not currently available. See proforma in appendix 4 for further detail.
SMA0101	Wethered House, Draymans Lane, Marlow SL7 2AF	2	PDL	Developer Promoted Site	Housing	0.10	Rejected at Stage 2. Site not currently available. See proforma in appendix 4 for further detail.
SMA0107	Land at Riverwoods Drive, Marlow	2	PDL	Developer Promoted Site	Housing	0.93	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.
Bourne End and Wooburn							
SBE0008	Land ar Fieldhead Gardens, Bourne End	4	GF	Developer Promoted Site	Housing	0.32	Rejected at Stage 2. Site allocated in the DSA as Green Space. See proforma in appendix 4 for further detail.
SBE0031	Wharf Business Centre, Wharf Lane, Bourne End	4	BF	Employment Land Review	Housing	0.24	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.
SBE0035	Well End Farm, Well End, Bourne End	4	GF	Developer Promoted Site	Housing	0.37	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.
SBE0043	Land south of Marlow Road, Well End	4	GF	Developer Promoted Site	Housing	6.82	Rejected at Stage 2. Site allocated in the DSA as Green Space. See proforma in appendix 4 for further detail.
SBE0048	Land East of Chapman Lane, Bourne End	4	GF	Developer Promoted Site	Housing	9.21	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SBE0049	Land off Northern Heights, Bourne End	4	GF	Developer Promoted Site	Housing	2.84	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.

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SBE0052	Hollands Farm (south), Bourne End	4	GF	Developer Promoted Site	Housing	25.27	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SBE0053	Hollands Farm (west), Bourne End	4	GF	Developer Promoted Site	Housing	8.57	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SBE0054	Hollands Farm (east), Bourne End	4	GF	Developer Promoted Site	Housing	9.28	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWB0018	The Swilley, Wooburn Green	1	PDL	Developer Promoted Site	Housing	21.44	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWB0021	Lincoln House, Wooburn	1	PDL	Developer Promoted Site	Housing	0.18	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.
SWB0022	Land off Whitepit Lane, Wooburn	1	GF	Developer Promoted Site	Housing	103.46	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWC0069	Harvest Hill and Branch Lane, Hedsor and Bourne End	2	GF	Developer Promoted Site	Housing	1.09	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWC0070	Land north of Heath End Road	2	GF	Developer Promoted Site	Housing	13.53	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWC0080	Land to West of Hedsor Lodge, Harvest Hill, Hedsor	2	PDL	Developer Promoted Site	Housing	0.52	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWC0081	Land off Hedsor Footpath, Harvest Hill, Hedsor	2	GF	Developer Promoted Site	Housing	0.25	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.

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SWC0092	Land off Hawks Hill, Bourne End	2	GF	Developer Promoted Site	Housing	2.34	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWG0026	Land at Old Moor Lane, Wooburn Moor	2	GF	Developer Promoted Site	Housing	4.19	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWG0027	Land at Southside Farm, Whitehill, London Road, Wooburn Moor, High Wycombe	2	PDL	Developer Promoted Site	Housing	4.26	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWG0028	Land at Holtspur Avenue, Wooburn Green	2	GF	Developer Promoted Site	Housing	14.64	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWG0029	Land east of Manor Gardens, Wooburn Green	2	GF	Developer Promoted Site	Housing	0.58	Rejected at Stage 2. Site allocated in the DSA as Green Space. See proforma in appendix 4 for further detail. .
Lane End							
SLE0010	Land south of Park Lane, Lane End, HP14 3NN	3	GF	Developer Promoted Site	Housing	4.38	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SLE0011	Land to the rear of Old Sun Close	3	GF	Developer Promoted Site	Housing	0.86	Rejected at stage 2 due to AONB constraints. See proforma and AONB Report for further details.
SLE0013 + SLE0020	Land east of Sidney House, Lane End	3	GF	Developer Promoted Site	Housing	0.54	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings when taking into account net dwellings.
SLE0015	Martins Field, Moor Common, Lane End, Bucks	3	GF	Developer Promoted Site	Housing	0.56	Rejected at stage 2 due to AONB constraints. See proforma and AONB Report for further details.

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SLE0018	Land off Simmons Way, Lane End	3	GF	Developer Promoted Site	Housing	9.80	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1. Major development in the AONB. See AONB Site Assessment Report.
SLE0019	Land off Park Lane, East of Lane End	3	GF	Developer Promoted Site	Housing	0.45	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SLE0023	Land to the rear of Tylers Corner and Hide Away, Ditchfield Common	3	GF	Developer Promoted Site	Housing	0.68	Rejected at stage 2 due to AONB constraints. See proforma and AONB Report for further details.
SLE0024	Land to the rear of Spindleberry, Ditchfield Common	3	GF	Developer Promoted Site	Housing	0.37	Rejected at stage 2 due to AONB constraints. See proforma and AONB Report for further details.
SLE0025	Land to the rear of Lane End Conference Centre, Church Road	3	GF	Developer Promoted Site	Housing	9.88	Rejected at stage 2 due to AONB constraints. See proforma and AONB Report for further details.
SLE0026	Land off Ellis Way, Lane End	3	GF	Developer Promoted Site	Housing	1.48	Rejected at Stage 2 - Site not suitable due to arboricultural constraints. See proforma in appendix 4 for further detail.
SLE0029	Land off Church Road, Lane End	3	GF	Officer identified	Housing	1.88	Rejected at stage 2 due to AONB constraints. See proforma and AONB Report for further details.
SLE0030	Lane to the South of Clinkard Place, Lane End	3	GF	Officer identified	Housing	0.87	Rejected at stage 2 due to AONB constraints. See proforma and AONB Report for further details.
SLE0031	Lane End Playing Fields, The Row, Lane End	3	GF	Developer Promoted Site	Housing	4.11	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Part 1.
SLE0032	Land to the rear of Lammas Way	3	GF	Developer Promoted Site	Housing	1.02	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Part 1.

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SLE0033	Land off Ellis Way (include orchard)	3	GF	Developer Promoted Site	Housing	0.82	Rejected at stage 2 due to AONB constraints. See proforma and AONB Report for further details.
Stokenchurch							
SRD0120	Eastwood Farm New Road Stokenchurch	5	GF	Developer Promoted Site	Housing	0.18	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SSC0031	Bangalore House, Falcon Court, Wycombe Road, Stokenchurch	3	PDL	Developer Promoted Site	Housing	0.50	Rejected at Stage 2. Site not currently available for residential development. See proforma in appendix 4 for further detail.
SSC0036	Fane's Field and M40 Barnfield site, Stokenchurch	3	GF	Developer Promoted Site	Housing	18.13	Rejected at Stage 2 - Site not suitable due to AONB constraints. See proforma in appendix 4 for further detail.
SSC0038	Land to the rear of Wormsley Crescent, Stokenchurch	3	GF	Developer Promoted Site	Housing	2.15	Rejected at Stage 2 - Site not suitable due to AONB constraints. See proforma in appendix 4 for further detail.
SSC0039	Land north of The Ridgeway, Ibstone Road, Stokenchurch	3	GF	Developer Promoted Site	Housing	1.32	Rejected at Stage 2 - Site not suitable due to AONB constraints. See proforma in appendix 4 for further detail.
SSC0040	Land to the south of Wormsley Lodge Wellground, Stokenchurch	3	GF	Developer Promoted Site	Housing	1.46	Rejected at Stage 2 - Site not suitable due to AONB constraints. See proforma in appendix 4 for further detail.
SSC0041	Wallace Hill Farm, Wellground, Stokenchurch	3	GF	Developer Promoted Site	Housing	1.45	Rejected at Stage 2 - Site not suitable due to AONB constraints. See proforma in appendix 4 for further detail.
SSC0045	Land to the east of Tower Farm, Oxford Road, Stokenchurch	3	GF	Developer Promoted Site	Housing	4.13	Rejected at Stage 2 - Site not suitable due to AONB constraints. See proforma in appendix 4 for further detail.
SSC0046	Land between Coopers Court Farm and M40, Stokenchurch	3	GF	Developer Promoted Site	Housing	0.84	Rejected at Stage 2 - Site not suitable due to AONB constraints. See proforma in appendix 4 for further detail.

Appendix 3 - Rejected Housing Sites							
HELAA ID	Address	Settle ment Tier	Site Type	Site Source	Proposed Use	Area (Ha)	Assessment Conclusion
SSC0047	The Paddock, Stokenchurch	3	GF	Developer Promoted Site	Housing	0.84	Rejected at Stage 1. No exceptional circumstances for Green Belt release. See Green Belt Assessment Part 2, Appendix 1.
SSC0049	Land at Wood Farm (Wider Area)	4	GF	Developer Promoted Site	Housing	4.54	Rejected at Stage 2 - Site not suitable due to AONB constraints. See proforma in appendix 4 for further detail.
SSC0048	Land to the west of Tower Farm, Oxford Road	3	GF	Developer Promoted Site	Housing	6.18	Rejected at Stage 2 - Site not suitable due to AONB constraints. See proforma in appendix 4 for further detail.
SSC0050	Little Studdridge, Stokenchurch	3	GF	Developer Promoted Site	Housing	6.79	Rejected at Stage 2 - Site not suitable due to AONB constraints. See proforma in appendix 4 for further detail.
Naphill and Walters Ash							
SNH0014	Land to front of Great Moseley Farm, 198 Main Road, Naphill,	3	GF	Developer Promoted Site	Housing	0.24	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SNH0016	Land with frontage to Main road and Stocking Lane, Naphill	3	GF	Developer Promoted Site	Housing	14.60	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SNH0017	Coombe Farm, land at Naphill	3	GF	Developer Promoted Site	Housing	12.23	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWA0007	RAF Walters Ash and Land north of OS parcel 770	3	GF	Developer Promoted Site	Housing	30.77	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
Kimble							
SRD0197	Land rear of The Firs, Risborough Road, Little Kimble	4	GF	Great Kimble Landscape Assessment	Housing	2.5	Rejected at Stage 2 - Connectivity constraints. See proforma in Appendix 4 for further detail.
SRD0182	Land south east of Grove Lane, Kimble	4	GF	Great Kimble Landscape Assessment	Housing	1.43	Rejected at Stage 2 - Significant landscape constraints. See proforma in Appendix 4 for further detail.

Appendix 3 - Rejected Housing Sites							
HELAA ID	Address	Settle ment Tier	Site Type	Site Source	Proposed Use	Area (Ha)	Assessment Conclusion
SRD0184	Land at Birdbrook, Marsh Road, Kimble	4	mixed	Great Kimble Landscape Assessment (June 2017)	Housing	1.11	Rejected at Stage 2 - Significant landscape constraints. See proforma in Appendix 4 for further detail.
SRD0185	Land at Grove Farm incl. Grove Farm House, Kimble	4	Mixed	Great Kimble Landscape Assessment (June 2017)	Housing	4.31	Rejected at Stage 2 - Significant landscape constraints. See proforma in Appendix 4 for further detail.
SRD0189	OS Parcel 0052, Grove Lane, Kimble	4	GF	Great Kimble Landscape Assessment (June 2017)	Housing	8.29	Rejected at Stage 2 - Significant landscape constraints. See proforma in Appendix 4 for further detail.
SRD0192	Land to the rear of Hill View and Bridge Street, Great Kimble	4	GF	Great Kimble Landscape Assessment (June 2017)	Housing	4.21	Rejected at Stage 2 - Landscape assessment concluded Medium/low development capacity. See proforma in Appendix 4 for further detail.
SRD0193	Land to the rear of Marsh Road, Little Kimble	4	GF	Great Kimble Landscape Assessment (June 2017)	Housing	1.97	Rejected at Stage 2. Connectivity constraints. See proforma in Appendix 4 for further detail.
SRD0194	OS Parcel 2265, Marsh Road, Little Kimble	4	GF	Great Kimble Landscape Assessment (June 2017)	Housing	3.35	Rejected at Stage 2 - Landscape assessment concluded medium/low development capacity. See proforma in Appendix 4 for further detail.
SRD0195	Land adjacent to Kimble Court, Marsh Road, Little Kimble	4	GF	Great Kimble Landscape Assessment (June 2017)	Housing	1.64	Rejected at Stage 2. Connectivity constraints. See proforma in Appendix 4 for further detail.
SRD0199	Land adjacent to Horsetone Cottages, Kimblewick Road, Kimblewick	4	GF	Great Kimble Landscape Assessment (June 2017)	Housing	0.85	Rejected at Stage 2 - Landscape assessment concluded Medium/low development capacity. See proforma in Appendix 4 for further detail.

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HELAA ID	Address	Settle ment Tier	Site Type	Site Source	Proposed Use	Area (Ha)	Assessment Conclusion
SRD0186	OS Parcel 4062, Station Road, Kimble	4	GF	Developer Promoted Site	Housing	0.64	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0187	OS Parcel 5461, Ellesborough Road, Kimble	4	GF	Developer Promoted Site	Housing	1.55	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0188	OS Parcel 5745, Station Road, Kimble	4	GF	Developer Promoted Site	Housing	0.71	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
Longwick							
SLK0007	Land off Bar Lane, Longwick	4	GF	Developer Promoted Site	Housing	0.85	Rejected at Stage 2 - Site unsuitable for residential development. Site not allocated in Neighbourhood Plan. See proforma in appendix 4 for further detail.
SLK0009	Land north of Rose Farm, Longwick	4	GF	Developer Promoted Site	Housing	1.74	Rejected at Stage 2 - Site unsuitable for residential development. Site not allocated in Neighbourhood Plan. See proforma in appendix 4 for further detail.
SLK0012	Remainder of Rose Farm, Longwick	5	GF	Developer Promoted Site	Housing	3.20	Rejected at Stage 2 - Site unsuitable for residential development. Site not allocated in Neighbourhood Plan. See proforma in appendix 4 for further detail.
SLK0015	Land fronting A4129, Longwick	4	GF	Developer Promoted Site	Housing	0.50	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.
Rural Areas							
SBE0057	Abbotsbrook, Land rear of railway line adjacent to Little Marlow footpath	4	GF	Developer Promoted Site	Housing	17.40	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.

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HELAA ID	Address	Settle ment Tier	Site Type	Site Source	Proposed Use	Area (Ha)	Assessment Conclusion
SGK0005	Hoppers Farm Cockpit Road Great Kingshill Buckinghamshire HP15 6ES	1	GF	Developer Promoted Site	Housing	2.79	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Part 1.
SGK0009	Land to the rear of Spurlands End Road, Great Kingshill	5	GF	Developer Promoted Site	Housing	4.81	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SGK0010	Land at Cherry Tree Farm, Missenden Road, Great Kingshill	4	GF	Developer Promoted Site	Housing	0.52	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SMB0010	Furze Farm, Burford Close, Marlow Bottom	3	GF	Developer Promoted Site	Housing	1.56	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SMB0011	Land west of Marlow Bottom (Kingsley Drive)	3	GF	Developer Promoted Site	Housing	3.82	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0072	Former BOCM Site Risborough Road Stoke Mandeville	?	PDL	Developer Promoted Site	Housing	8.84	Rejected at Stage 2. Site not currently available for residential development. See proforma in appendix 4 for further detail. .
SRD0145	Land adjacent to Saunderton Lodge, Wycombe Road, Saunderton	6	GF	Developer Promoted Site	Housing	19.46	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0147	Askett Nurseries, Aylesbury Road, Askett, HP27 9LY	6	GF	Developer Promoted Site	Housing	2.27	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0149	Land at entrance of Studley Green Farm, Wycombe Road, Studley Green	6	GF	Developer Promoted Site	Housing	0.43	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0150	Fawley Court, Fawley	6	GF	Developer Promoted Site	Housing	1.31	Rejected at Stage 1 - Unsustainable location, not within or located near to a settlement. See Settlement Hierarchy
SRD0151	Land at Hillcroft, Loosley Row, Lacey Green, Bucks	4	GF	Developer Promoted Site	Housing	0.25	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.

Appendix 3 - Rejected Housing Sites							
HELAA ID	Address	Settle ment Tier	Site Type	Site Source	Proposed Use	Area (Ha)	Assessment Conclusion
SRD0156	Hopkins Yard and Long Lea Meadow, Hughenden Valley	4	PDL	Developer Promoted Site	Housing	1.79	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0157	North Field, Speen Road, Upper North Dean	5	GF	Developer Promoted Site	Housing	0.85	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0158	Clappers, Cryers Hill Road, Cryers Hill	6	GF	Developer Promoted Site	Housing	1.09	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0159	Valley Road, Hughenden Valley	4	GF	Developer Promoted Site	Housing	11.70	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0160	Slough Lane, Saunderton	6	GF	Developer Promoted Site	Housing	6.08	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0163	Land adjoining Chiltern House, Stocking Lane, Hughenden Valley	4	GF	Developer Promoted Site	Housing	10.26	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0165	Land west of Bella Vista, City Road, Radnage, HP14 4DX	5	GF	Developer Promoted Site	Housing	0.70	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0166	Land West of Wycombe Road, Saunderton	6	GF	Developer Promoted Site	Housing	1.04	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0167	Chalkshire Road, Butlers Cross	6	GF	Developer Promoted Site	Housing	0.58	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0168	Coldharbour Farm, Cryers Hill	6	GF	Developer Promoted Site	Housing	10.81	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0170	Land south of Molins, Saunderton	6	GF	Developer Promoted Site	Housing	9.88	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.

Appendix 3 - Rejected Housing Sites							
HELAA ID	Address	Settle ment Tier	Site Type	Site Source	Proposed Use	Area (Ha)	Assessment Conclusion
SRD0171	Land east of West Yard, Saunderton	6	GF	Developer Promoted Site	Housing	4.56	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0176	Land at junction of Chalkshire Road / Risborough Road, Butlers Cross	6	GF	Developer Promoted Site	Housing	0.67	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0178	Land to the south west side of Wycombe Road, Studley Green	6	GF	Developer Promoted Site	Housing	1.03	Rejected at Stage 1. No exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SRD0179	Land to the south of Bledlow Road, Saunderton	6	GF	Developer Promoted Site	Housing	3.85	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Part 1.
SRD0180	Land adjacent to Beechwood Farm, Speen	6	GF	Developer Promoted Site	Housing	0.32	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Part 1.
SRD0181	Car park, Flowers Bottom Lane, Speen	6	PDL	Developer Promoted Site	Housing	0.09	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Part 1.
SWC0071	Land to the east of A404, Merton Dell Farm, Monkton Lane, Little Marlow	2	GF	Developer Promoted Site	Housing	1.97	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWC0072	Land to the west of A404, Merton Dell Farm, Monkton Lane, Little Marlow	2	GF	Developer Promoted Site	Housing	32.27	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWC0073	Land south west of Pump Lane North at The Old Nursery	2	GF	Developer Promoted Site	Housing	1.56	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWC0074	Walled garden, Westhorpe Caravan park	2	GF	Developer Promoted Site	Housing	0.40	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWC0075	Marlow Garden Centre, Pump Lane South, Little Marlow SL7 3RB	2	PDL	Developer Promoted Site	Housing	1.10	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.

Appendix 3 - Rejected Housing Sites							
HELAA ID	Address	Settle ment Tier	Site Type	Site Source	Proposed Use	Area (Ha)	Assessment Conclusion
SWC0076	Land known as Burrough Grove, Little Marlow	2	GF	Developer Promoted Site	Housing	0.36	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWC0084	Harleyford Manor, Harleyford Estate, Marlow	2	PDL	Developer Promoted Site	Housing	0.45	Rejected at Stage 2 - Site not currently considered deliverable. See proforma in appendix 4 for further detail. .
SWC0086	Little Marlow Gravel Pits (PDL section)	2	PDL	Developer Promoted Site	Housing	49.49	Rejected at Stage 2. Site not currently available for residential development. See proforma in appendix 4 for further detail. .
SWC0087	Land between Woodside and Woodlands, Marlow Common road, Marlow Common	2	GF	Developer Promoted Site	Housing	0.18	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWC0089	Land between Elmtrees Park and Wilton Farm Cottages, Little Marlow	2	GF	Developer Promoted Site	Housing	3.78	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWC0090	Land at Wilton Farm, Little Marlow	2	GF	Developer Promoted Site	Housing	6.24	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.
SWC0091	Land to the rear of Viewpoint, Fern Lane, Little Marlow	2	GF	Developer Promoted Site	Housing	0.64	Rejected at Stage 1 - no exceptional circumstances for green belt release. See Green Belt Assessment Appendix 1.