

ASHLEY GREEN PARISH NEIGHBOURHOOD PLAN

DRAFT GREY BELT STUDY

SEPTEMBER 2025

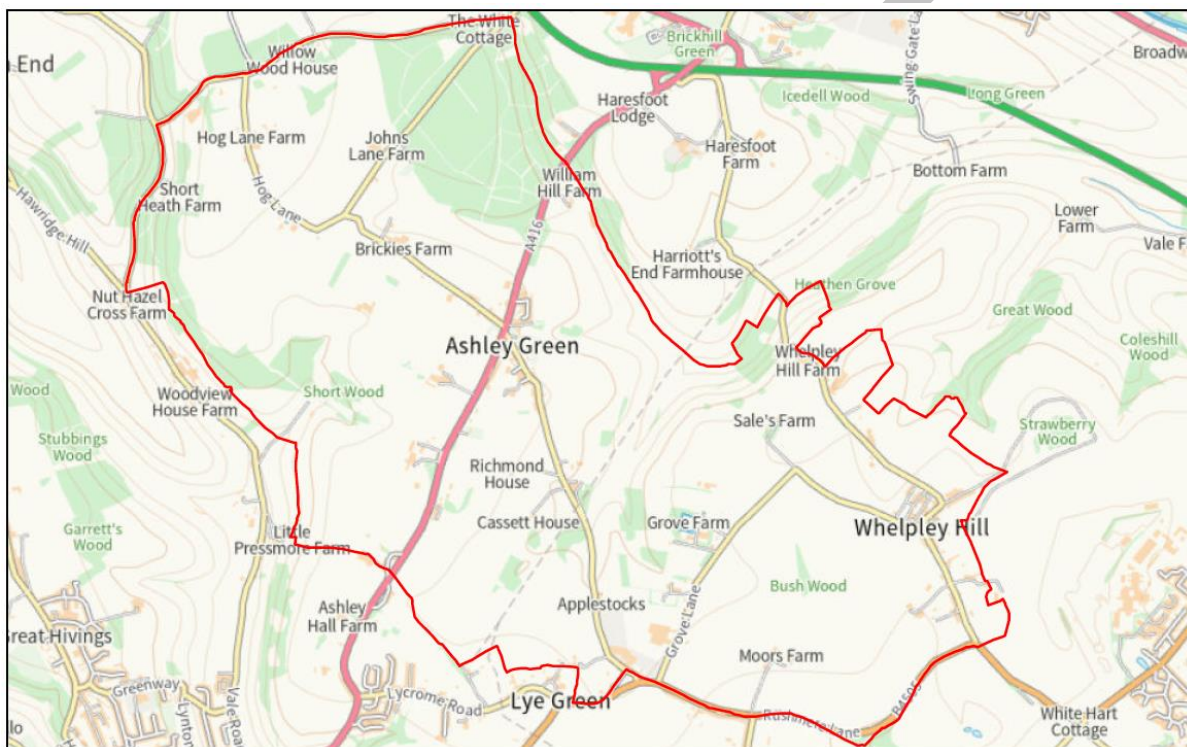
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1 INTRODUCTION & BACKGROUND

1.1 This Study has been commissioned from ONH Planning for Good by Ashley Green Parish Council in Buckinghamshire as part of its Ashley Green Parish Neighbourhood Plan project, the designated area of which is shown on Plan A. It has been prompted by a very significant change to national green belt policy made by the Government in December 2024 and then February 2025, with consequences for this Parish.

1.2 The Parish lies entirely within the Metropolitan Green Belt in the former LPA area of Chiltern DC, now Buckinghamshire, and is two miles north of Chesham and two miles south of Berkhamsted. It has a total population of 980 and 410 households per the 2021 Census. All the Parish settlements are 'washed over' by the green belt, rather than being inset from it.



Plan A: Ashley Green Parish Designated Neighbourhood Area

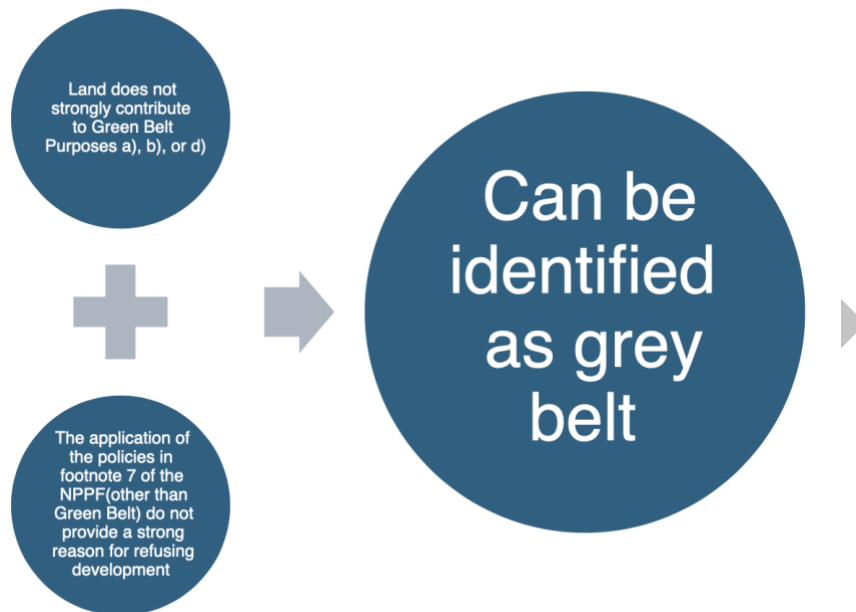
1.3 The change to national green belt policy is best summarised in the following images extracted from the published Planning Practice Guidance. For many decades, policy has deemed any development in the green belt to be 'inappropriate' unless the type of development meets certain limited criteria. To secure planning permission for 'inappropriate' development an applicant has needed to show 'very special circumstances'. In addition, planning authorities have had to show 'exceptional circumstances' if they proposed to release land from the green belt for development.

1.4 Over the years this has been perhaps the highest planning policy obstacle to overcome. It has resulted in places like this Parish seeing far less development, either through planning permissions or land releases, than in most other parts of Buckinghamshire that do not lie in the green belt. The Government considers that this policy approach has prevented housing and other proposals being approved in otherwise sustainable locations for development on land that does not make a strong contribution to the purposes of the green belt.

1.5 It has therefore introduced the definition of the 'grey belt':

“for the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in (NPPF) paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.”

1.6 This definition is illustrated below.



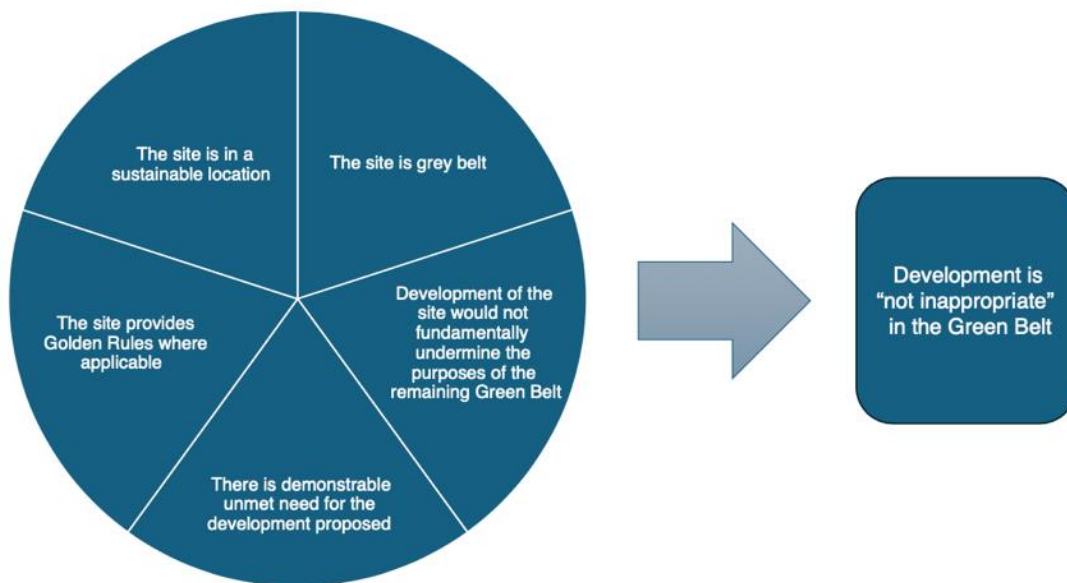
1.7 The relevant green belt purposes are:

- A. to check the unrestricted sprawl of large built up areas, noting that villages should not be considered large built up areas.
- B. to prevent neighbouring towns merging into one another, again noting that this purpose relates to the merging of towns, not villages.
- D. to preserve the setting and special character of historic towns, not villages

1.8 The ‘footnote 7’ reference is to the National Planning Policy Framework, §11 of which lists areas or assets of particular importance as habitats sites, Sites of Special Scientific Interest, Local Green Spaces, a National Landscape, a National Park ... irreplaceable habitats; designated heritage assets ... and areas at risk of flooding ...”.

1.9 For this Parish the new guidance makes clear that the three green belt purposes do not apply to villages and the only ‘footnote 7’ areas/assets are the Chilterns National Landscape on its western edge and a small number of listed buildings. For any development proposal in the Parish, therefore, these fundamental grey belt tests are met.

1.10 However, that does not mean that any proposal will be approved. Although the change has added another means by which development may not automatically be deemed as inappropriate, that is all that it has done. Proposals on grey belt land need to pass four other tests to be deemed ‘not inappropriate’ (see Fig X below).



1.11 Three of those four tests relate to a development site, which is a grain of detail that differs from the much larger parcels of land that planning authorities have traditionally used to assess proposals in the green belt. In terms of the test that a development scheme would not fundamentally undermine the purposes of the remaining green belt, it is difficult to see how a scheme that may be suited in scale to this Parish would not meet that test.

1.12 The sustainable location test requires a judgement on the extent to which the new development would benefit from existing social, green and active travel infrastructure, or would be able to invest in new infrastructure. The 'golden rules' test applies only to major housing development proposals and requires higher affordable housing provision than the policy norm and specific improvements to green spaces and local nature recovery.

1.13 The final test relates to a proposal addressing unmet need. For housing uses this will relate to the planning authority's five year housing land supply position. For proposals comprising a number of different uses, each use must pass the test.

1.14 In applying these tests to this Parish, where all the land is grey belt and the planning authority can only show a 0.7 year housing land supply, planning for which sites may meet the 'sustainable location' and 'golden rules' tests becomes critical. With no plan or independent evidence base, the local community will have to rely on the planning authority and developer to decide on these matters as planning applications are made and determined.

1.15 The Study is structured to set out its objectives and scope (Section 2), to explain its methodology (Section 3) before the assessment itself (Section 4) and then drawing conclusions and making recommendations for the Neighbourhood Plan (section 5). There are a series of plans throughout and an accompanying sites schedule of data included as Appendix A.

2. STUDY OBJECTIVES

2.1 The Study has two objectives:

1. To evidence a Neighbourhood Plan policy seeking to positively manage housing proposals on land that may now be deemed 'grey belt'
2. To evidence representations made by the Parish Council in due course on any planning application submitted for a housing proposal and on any draft Local Plan proposals to release land from the Green Belt for housing development in the Parish.

2.2 To achieve the first objective, the Neighbourhood Plan has two potential policy levers:

- For major housing development proposals (i.e. > 9 homes or > 0.5Ha), it can identify those sites in the grey belt (including previously developed land) that could meet the 'golden rules'
- For major and minor housing development proposals it can identify those sites in the grey belt (including previously developed land) where the proposals may be deemed a 'sustainable location'

2.3 These levers are specific to housing proposals only, as the factors determining what is a sustainable location for other types of development (e.g. solar farms, commercial uses) will vary according to their nature and scale. The golden rule relating to affordable housing provision and the unmet need test for non-housing development are not matters that fall within the scope of this Study.

2.4 To achieve the second objective, the Neighbourhood Plan can define those Grey Belt sites which can deliver a sustainable pattern of development and where development can meet some of the Golden Rules in principle. In doing so, it is accepted that a developer may bring forward a proposal on land not shown to be suitable but where there may be scheme-specific circumstances that justify it.

3 METHODOLOGY

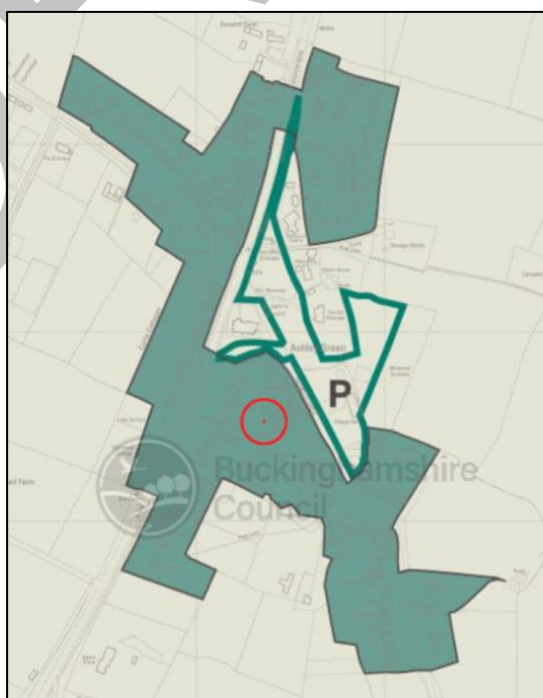
3.1 Given that studying the Grey Belt in this way is in its infancy, a new method has been devised to align with the guidance set out in the Planning Practice Guidance (ID: 64-001-20250225 etc) of February 2025. It seeks to remove as much subjectivity as possible by defining a set of explicit measurable rules that lead to Yes/No answers.

3.2 In essence the method follows a series of simple steps:

- Identifying every settlement and previously developed land (PDL) in the Neighbourhood Area and mapping active travel data (presence and quality) and the location of existing publicly accessible green spaces and community facilities.
- Using that data to carry out an assessment of how sustainable each settlement and PDL site is based on its location.
- For those settlements and PDL sites that are assessed as sustainable locations as a matter of principle, carrying out a further assessment of how the location of land around their immediate edges may lead to housing development proposals being deemed 'not inappropriate' development scheme in the green belt (but going no further than that in assessing other site attributes or planning constraints).

3.3 The Guidance uses the term 'assessment areas' to define the unit of land to be assessed. This study uses the term 'site' as a more understandable term. It is has also assumed that for a site to pass the most fundamental test of sustainability and to present a coherent and well-planned extension to an existing rural settlement, it must adjoin and not be remote from it.

3.4 For those settlements considered 'sustainable locations', the sites have been identified by first defining settlement boundaries. For Ashley Green and Whelpley Hill the boundaries are derived primarily from the Policy GB4 boundaries defined (in green infill) on the Policies Map of the adopted Chiltern Local Plan of 1997 (see Plans B and C below). That policy defines where 'limited housing infilling in villages' is appropriate in those 'washed over' by the Green Belt. The cluster of buildings on Rushmoor off Ashley Green Road/A416 south of the village is also identified in Policy GB4 but is not considered a settlement.

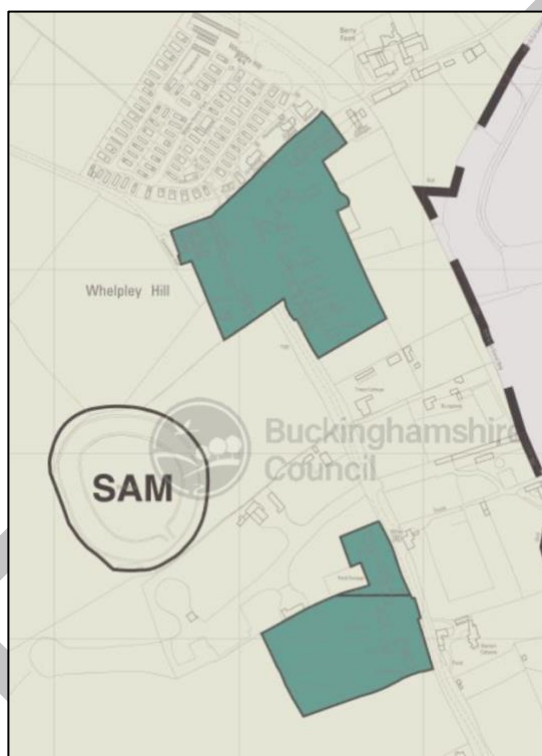


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Plan B: Chiltern District Local Plan Policies Map (Ashley Green)

3.5 The boundary at Ashley Green has been modified for purpose of this Study to include buildings that primarily enclose the village green on its eastern side and development that has been completed around the village edges since the GB4 boundary was last drawn many years ago (see Plan K later). This creates a more coherent settlement form for the purpose of assessing sustainable locations.

3.6 At Whelpley Hill the GB4 boundary covers two parts of the village (see Plan C below). Firstly, given its scale, urban appearance and established population it is considered appropriate to include the Whelpley Hill Park development within the boundary. Secondly, it is considered appropriate to connect the two GB4 areas by drawing the established development sites along the main road within the boundary to form a coherent single village area (see Plan N later).



Plan C: Chiltern District Local Plan Policies Map (Whelpley Hill)

3.7 The sites have been drawn to follow the physical, defensible boundaries of the land, e.g. roads, hedgerows, fences. In some cases, sites are therefore much larger than needed to deliver the scale of housing growth considered appropriate in the Parish. Where such a site has passed all the necessary tests the site boundary has been modified to accommodate a scheme of an appropriate size. The pattern of land ownership is not necessarily relevant, but the most recent LPA Call for Sites data (via the interactive map of 2022) has also been used to help define some boundaries.

3.8 The study output is presented in the form of a digital map and sites schedule (in Appendix A) comprising the assessment of every site.

4 THE ASSESSMENT

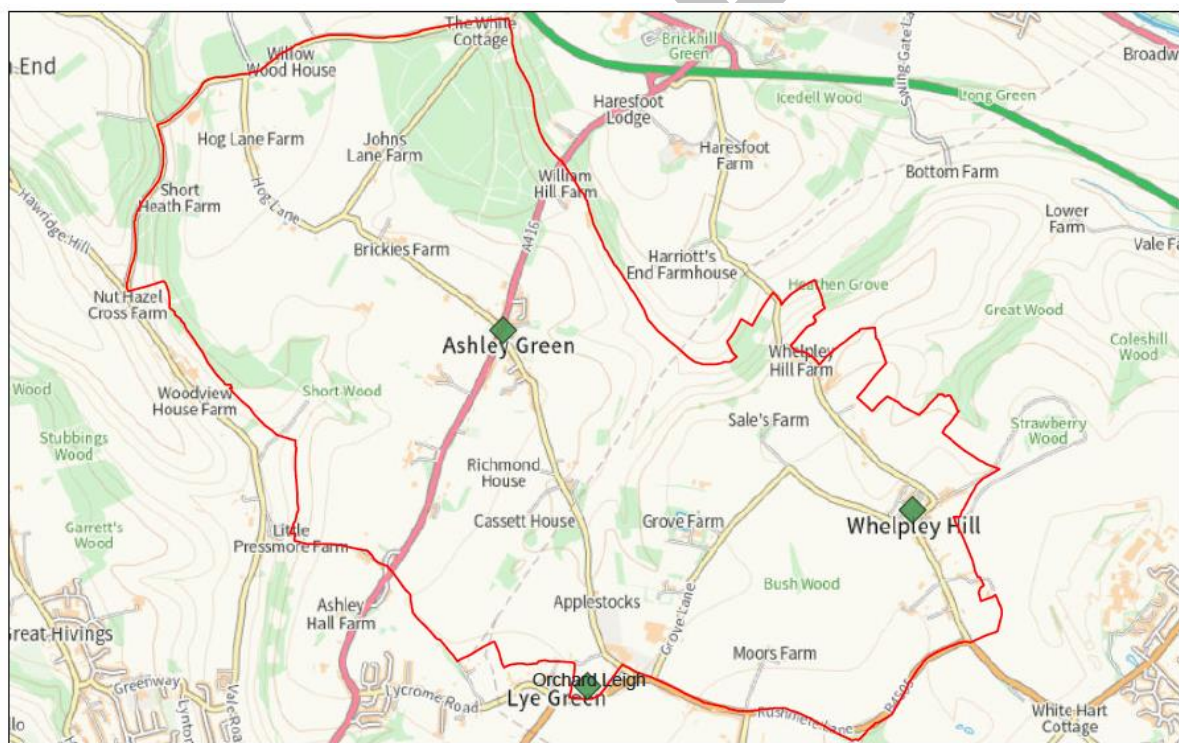
Part One: Background Data

Sustainable Settlements

4.1 The pattern of settlements in the Parish has been mapped (see Plan D). They comprise:

- Ashley Green – a nucleated village of approx. 160 dwellings lying on the A416 at the centre of the Parish of a primarily circular form centred on the A416 junction with Hog Lane and Two Dells Lane
- Whelpley Hill – a linear village of 150 dwellings lying 1 mile east of Ashley Green and 0.5 mile west of the larger village of Bovingdon
- Orchard Leigh – a hamlet lying 0.5 mile south east of Ashley Green where Two Dells Lane meets the B4505 centred on the large Chesham Preparatory School and merging into the sporadic, linear development at Lye Green to its west and east beyond the Parish boundary

4.2 There are other small groups of buildings and farmsteads dotted around the Parish but none that could be defined as settlements for the purpose of this study. All form part of the wider countryside of the Parish.

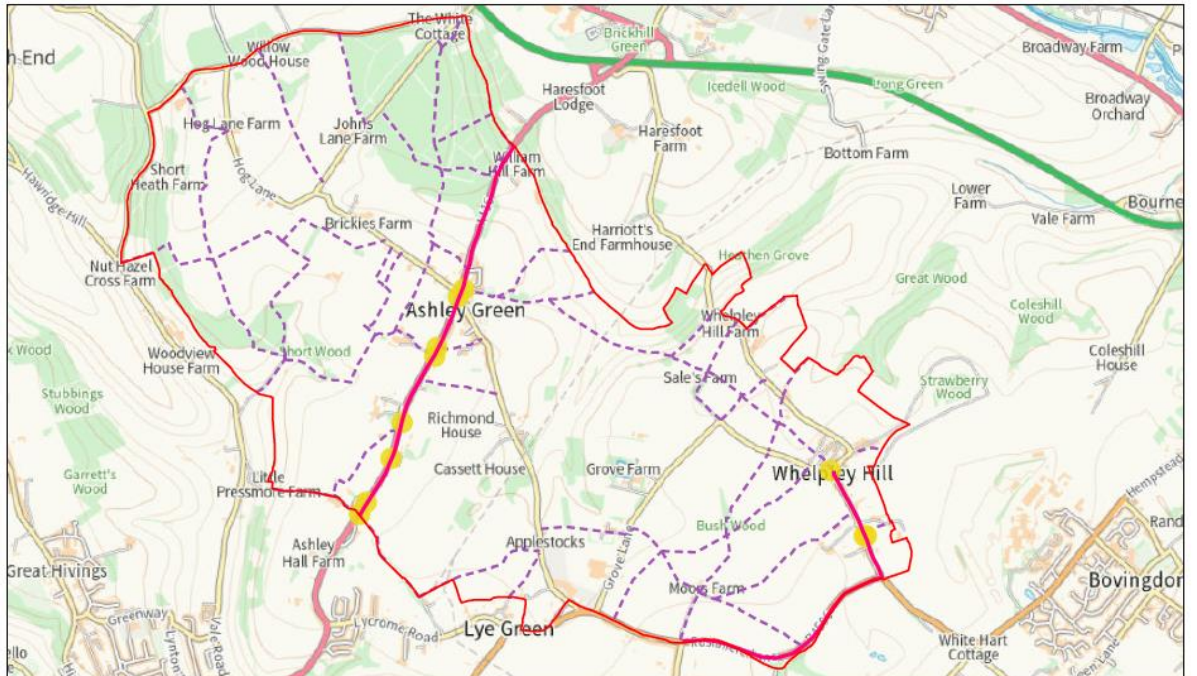


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Plan D: Settlements in Ashley Green Parish

Active Travel Modes & Site Access

4.3 Following the Guidance Notes of the National Model Design Code on active travel (M.2, p11), data has been mapped on the presence of public transport services and other active travel routes in the Parish (see Plan E below) and related to the location of each site.



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— bus routes ● bus stops - - - public rights of way

Plan E: Active Travel Routes & Bus Stops in Ashley Green Parish

4.4 Analysis has been carried out on the quality of the public transport service. Services are deemed high quality if they operate at least every weekday including peak hours (0700 – 0900 and 1600 – 1900) at an hourly frequency and include at least a Saturday service. Bus stop locations are noted and related to the mapped satisfactory active travel routes, which comprise Public Rights of Way (PROW) and other publicly accessible footpaths and well-maintained pavements that are over-looked. It is noted that the Guidance also advises that pavements are well-lit but this is often not a feature of most rural villages and so is not part of the definition of a quality active travel route used in the Study.

4.5 The following active travel modes and routes have been identified and analysed:

- The No. 354 bus service running along the A416 through the centre of Ashley Green connecting the large towns of Chesham to the south and Berkhamsted to the north – it runs Mon–Sat with hourly services at peak hours with a number of bus stops in the village
- The new No. 1A bus service introduced this summer (August 2025) running through Whelpley Hill between Chesham Broadway and Hemel Hempstead – it runs Mon–Sat with an hourly timetable covering the peak periods, day times and Saturdays

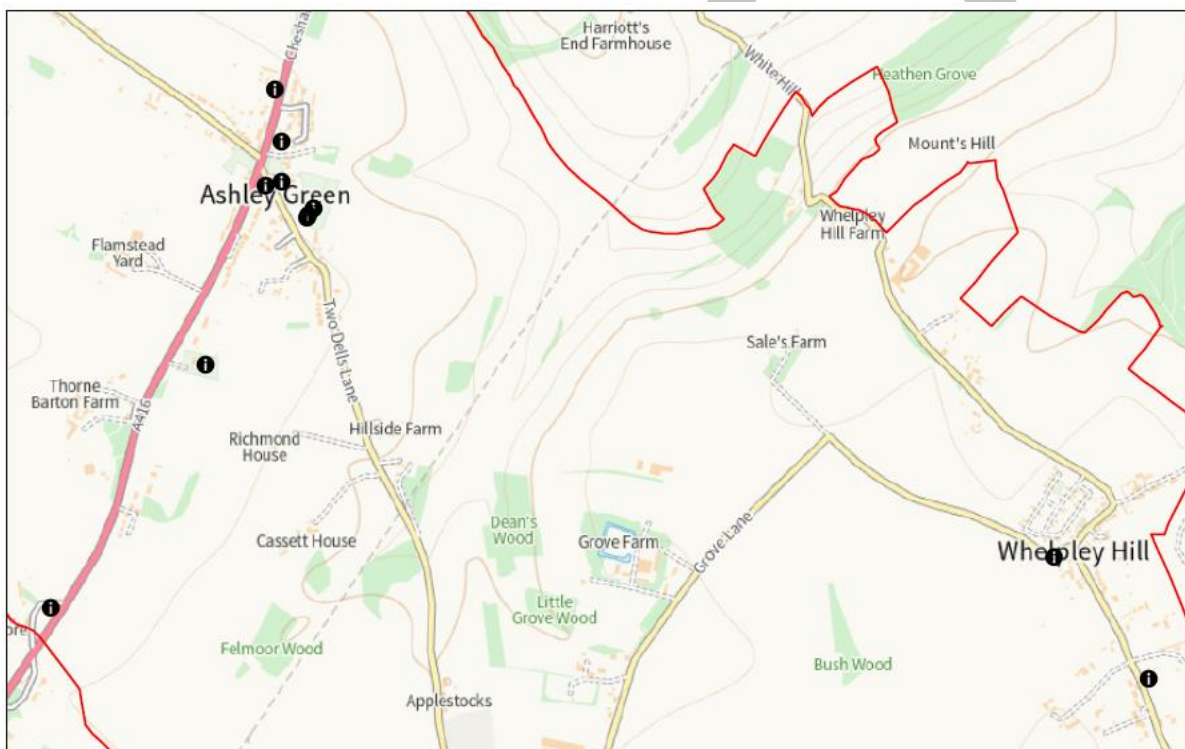
4.6 The sites schedule records if the centre point of the site lies within a 400m quality walking distance of a bus stop on a satisfactory active travel route, or where in the absence of such, it may be practical to deliver a new route as part of a development scheme.

4.7 Analysis has also been carried out to determine how the site can be satisfactorily accessed for vehicles from a local road for a scheme of the scale considered suitable in the villages. For some 'landlocked' sites, this may be possible through another site. It has been assumed that sites where access can only be achieved directly on to a strategic road, it is likely the highways authority would object to a new access being made, or to an existing access being upgraded, without significant new junction works. Although unlikely that a scheme of this small scale could fund such works, it is accepted that a proposal may successfully make that case at the planning application stage.

4.8 The sites schedule records if the existing or potential vehicular access arrangements will result in the site being suitably located.

Community Facilities

4.9 Data has been mapped on the presence of publicly operated and accessible community facilities in the Parish (see Plan F below) and related to the location of each site. Private or member-only facilities do not qualify and are therefore not identified.



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Plan F: Community Facilities in Ashley Green Parish

4.10 Analysis has been carried out of the nature and size of each community facility in respect of the extent to which it meets the reasonable needs of a local community in a way that relates well to the size and profile of its population and reduces the need to travel to other settlements.

4.11 The following community facilities have been identified and analysed:

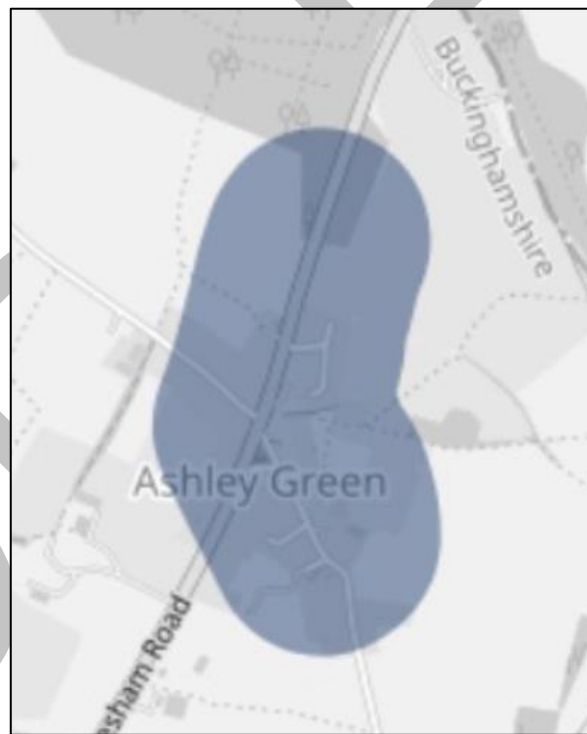
- Ashley Green Memorial Hall – a thriving and recently extended, multi-purpose building and outdoor play area operated by the Ashley Green Community Association and serving not just the village and Parish but also a wider population using the café and play area

- Ashley Green Old School – a thriving series of buildings operated by the Ashley Green Community Association, serving primarily the village and parish but also the wider community
- Whelpley Hill Coronation Hall – a small building serving the community and also thriving
- St. John’s Church – a CofE church serving the village
- The Golden Eagle PH in Ashley Green and The White Hart PH at Whelpley Hill – serving residents of each village and some visitors to the Parish

4.12 The sites schedule records if the centre point of site lies within a 400m walking distance of a community facility using defined active travel routes.

Green Spaces

4.13 The presence of existing public open spaces, or the potential to deliver a new space in a suitable location are further factors. At Ashley Green the village green and The Glebe have been identified by Natural England as a ‘Doorstep’ accessible natural green space of less than 2 Ha in total size lying at the centre of the village, including a car park that serves the Memorial Hall (see Plan G below). These adjoining green spaces are already of a high quality with no requirement for major improvement. There is no existing public open space at Whelpley Hill but future proposals may include new provision.



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*Plan G: Natural England Access to Natural Greenspace Map
(with 200m walking distance zone)*

4.14 The sites schedule records:

- if the village green or the prospective new recreation ground are accessible from each site by a satisfactory active travel mode, by noting if their centre points lie within a 200m quality walking distance or the centre point of that of the site
- where a site lies beyond that distance, if it has a gross site area that is large enough to deliver a new publicly accessible green space (per the PPG definition) on site as part of the scheme that:

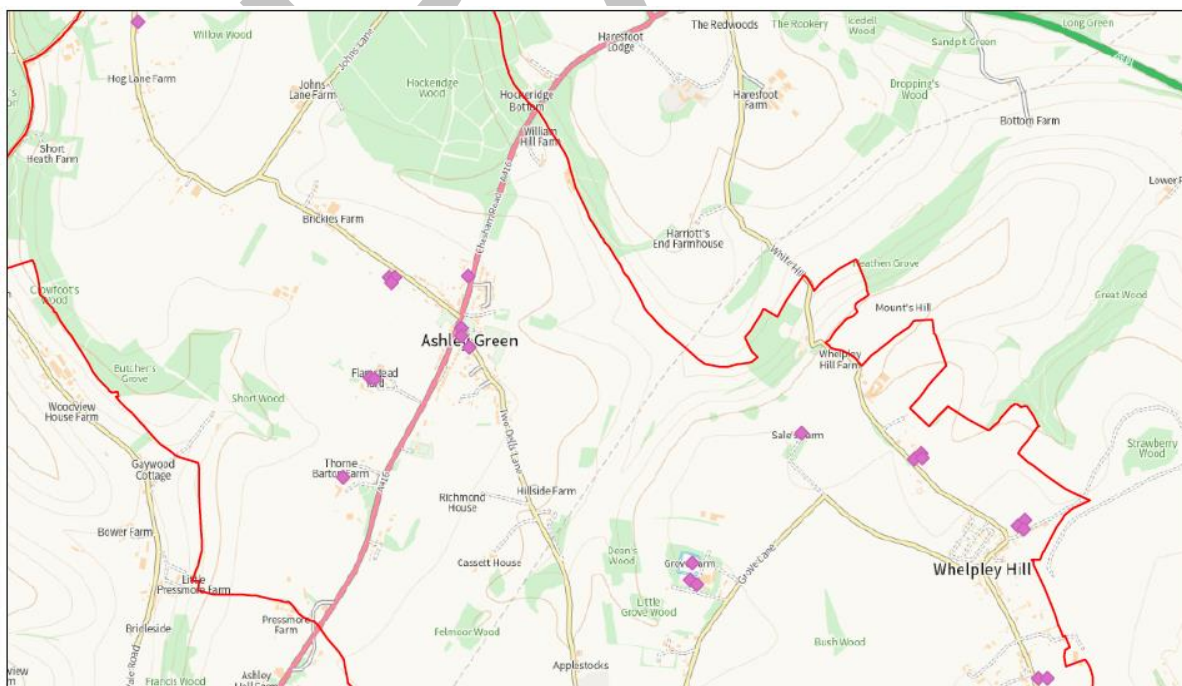
- is of a minimum 0.1 Ha (1,000 sq.m.) to service as a functional green space for the new residents and also other village residents – in practice this means a site of at least 0.77 Ha to be sufficient to accommodate a housing scheme of 20 homes (see later) at a density of 30 dph;
- could form part of its landscape setting;
- has the potential for habitat creation or nature recovery, by noting where it lies within or adjoins land identified as a green infrastructure asset; and
- is or would be accessible by an existing, improved or new active travel mode to a majority of the local community as well as the new residents

4.15 The guidance provides for contributions to be made to off-site improvements in the vicinity rather than on-site provision. Here, given the village already benefits from access to a high quality village green/The Glebe space, there is no rationale for securing funding for further green infrastructure improvements in the village.

Areas & Assets of Particular Importance (Footnote 7)

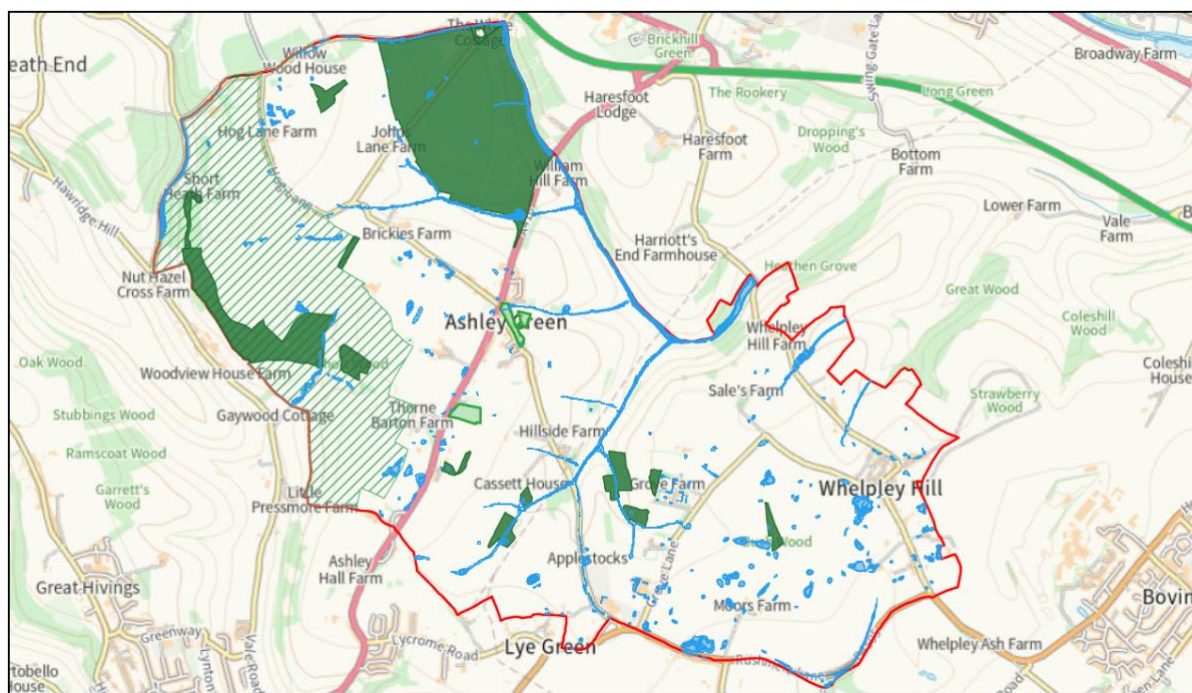
4.16 The following features fall under Footnote 7 of the NPPF (see Plans H and I below):

- The parish contains a small number of listed buildings, many of which are concentrated within the village centre
- A considerable portion of the parish to the west of Ashley Green village lies within the Chilterns National Landscape (formerly AONB)
- Several areas of ancient woodland are distributed across the parish and form part of the Green Infrastructure Network and fall under Irreplaceable Habitats
- The prospective new recreation ground to the south of the Bowls Club, The Glebe and the Village Green is proposed as a Local Green Spaces in the Neighbourhood Plan
- Primarily beyond the immediate settlement area, there are areas which may offer the opportunity for natural flood management processes, these contribute to the overall environmental resilience of the parish



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Plan H: Designated Heritage Assets – Listed Buildings



Plan 1: Other Footnote 7 Land in Ashley Green Parish

Part Two: Analysis & Findings

Settlements

4.17 Although both settlements are small villages, both have access to some local infrastructure, with the potential to improve that access, and are served by quality public transport services connecting them to nearby large towns. In which case, both are considered sustainable locations per the new national green belt policy. Sites around the edges of both have therefore been assessed in this study.

4.18 However, neither are suited to any significant scale of growth based on the inevitable limits to this access and the fact there are much larger and far more sustainable locations close by at the towns of Chesham, Berkhamsted and Hemel Hempstead. The evidence base for the Neighbourhood Plan includes a note on housing supply to inform its approach to managing change in the grey belt. It concludes that both villages may supply approx. 15 - 20 homes (10% - 15% of the 2021 Census number of their households), i.e. a number of minor housing schemes or one or two major housing schemes.

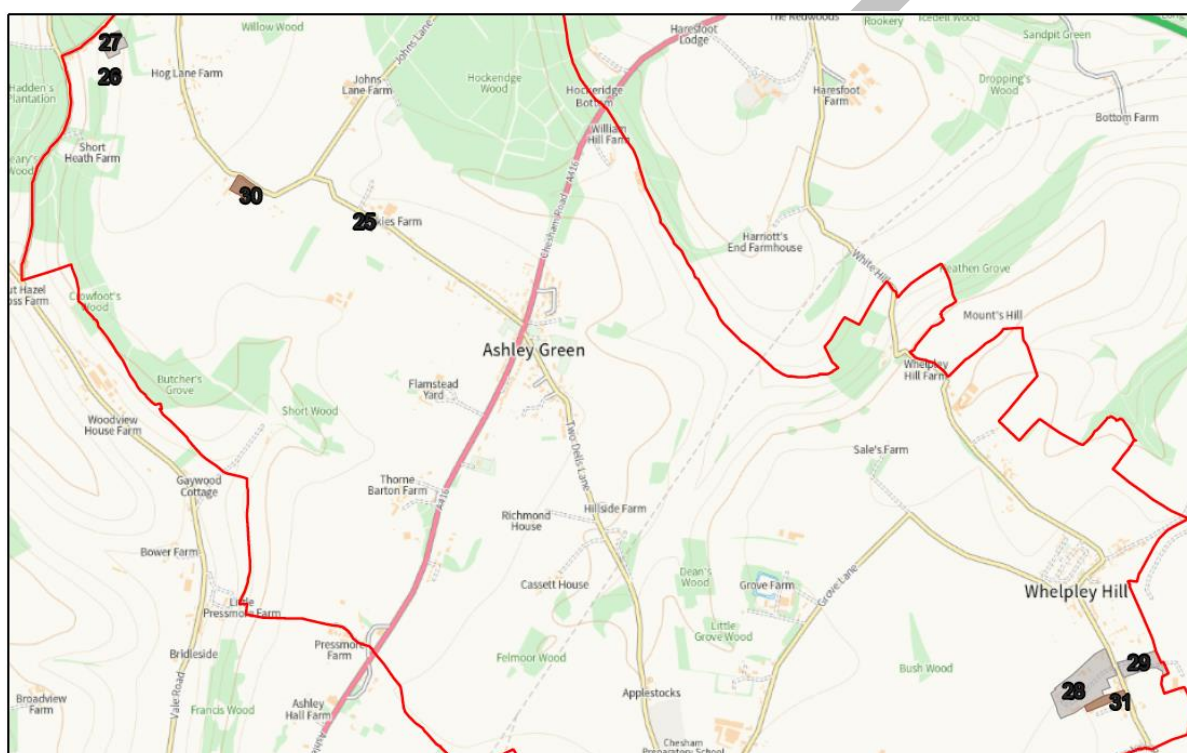
4.19 Moreover, the qualification of Whelpley Hill as a sustainable location is dependent on the delivery by a new housing scheme of a publicly accessible green space, of which there is none at present. Such a green space is considered an essential feature of a sustainable location.

4.20 It is considered that Orchard Leigh is not a sustainable location for housing development given its size, its relative remoteness from the active travel network and its lack of a critical mass of community facilities and services. No sites have therefore been assessed around its edge.

PDL Sites

4.21 The study has identified eight PDL sites drawn from the LPA Brownfield Land Register, supplemented by a desktop survey, a visual survey and local intelligence (see Plan J below – the site numbers are used in the sites schedule in Appendix A).

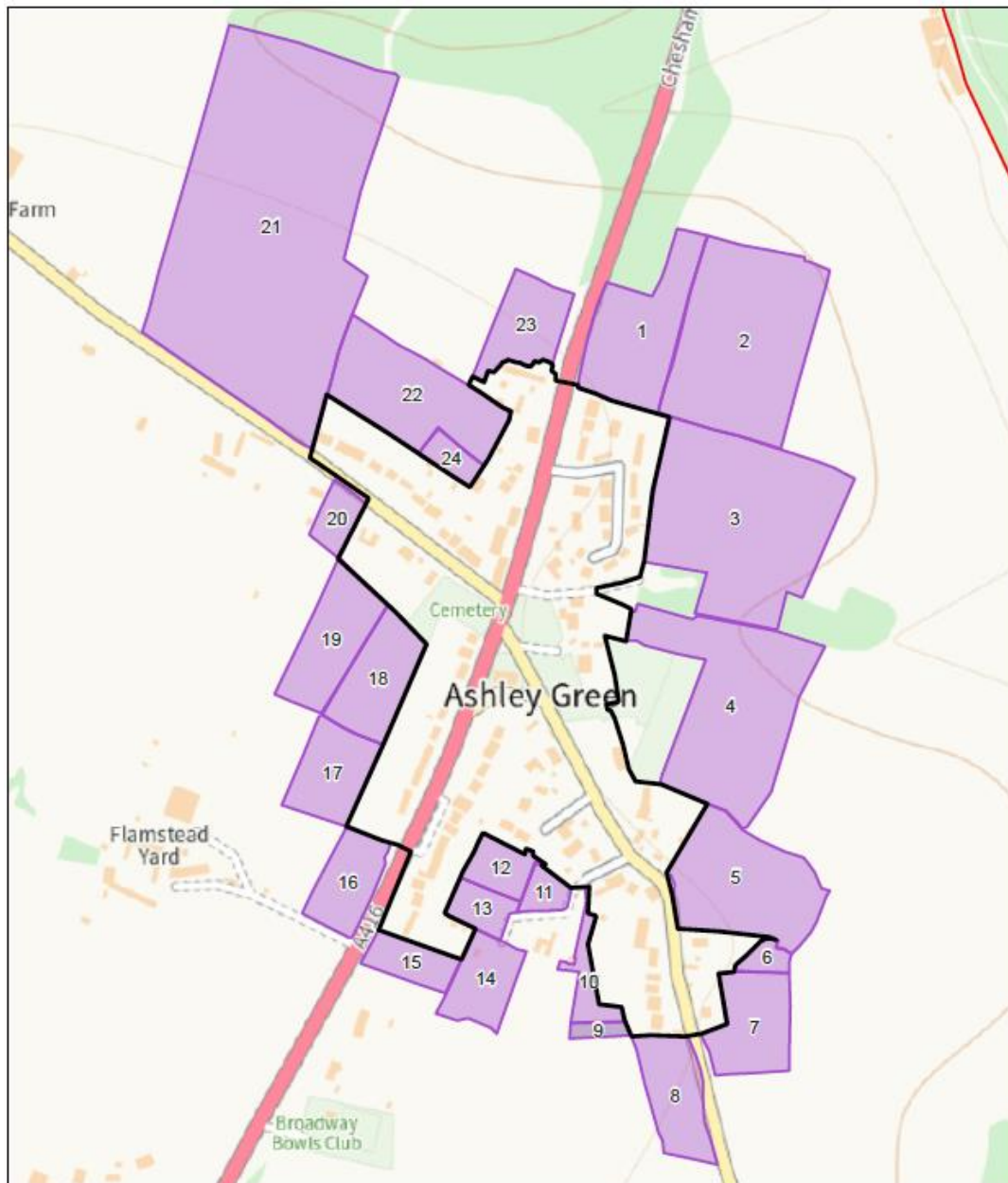
4.22 A sustainable location test has been carried by determining if each site is capable of limiting the need to travel and offering a genuine choice of transport modes. Only one of them – Site 29 at Taylors Start, Whelpley Hill – could have met that test but it is too small to deliver a housing scheme and the new publicly accessible green space. Although none will therefore benefit from their grey belt location, proposals may benefit from the exemption of redeveloping PDL in national policy.



Plan J: Previously Developed Land (PDL) in Ashley Green Parish

Assessed Sites at Ashley Green

4.23 The study identifies 24 sites at Ashley Green (see Plan K below) as listed in the sites schedule. The schedule brings together all of the above data and assessment work to identify which sites pass the 'sustainable location' test for minor housing schemes and may meet the infrastructure test for major housing schemes as a matter of principle.



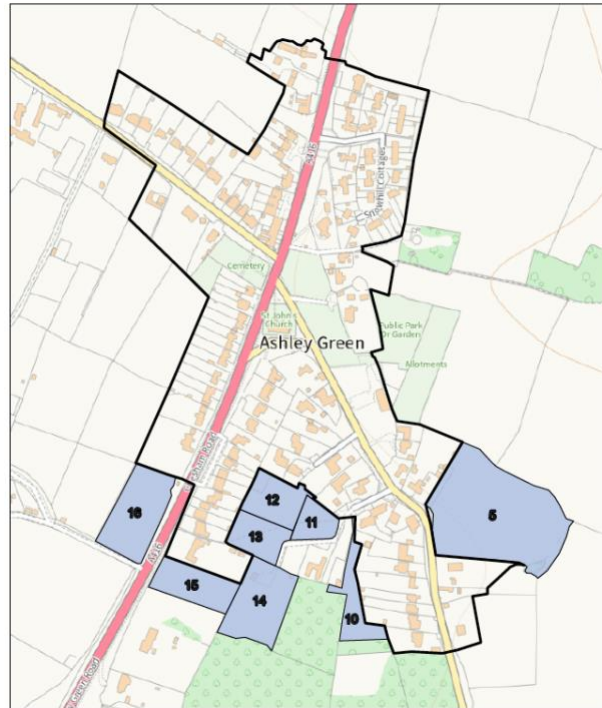
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 Built Up Area Boundary

 Assessment Areas

Plan K: Sites Assessed at Ashley Green

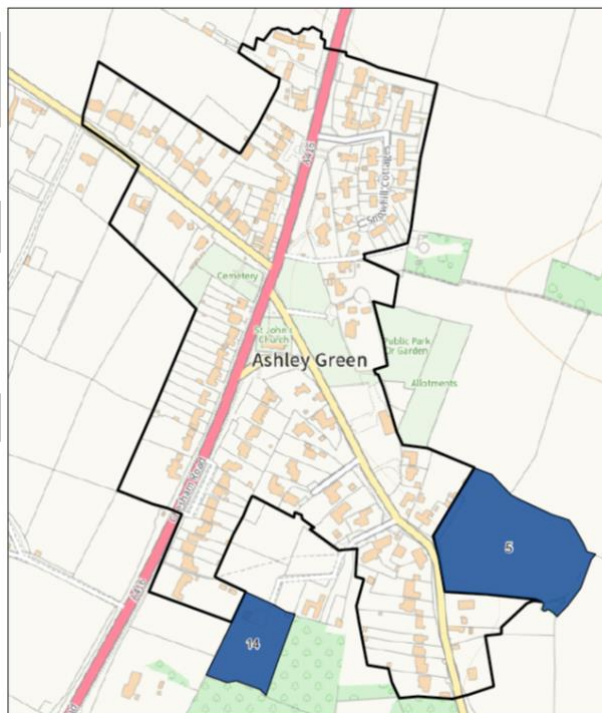
4.24 Eight sites are considered to meet the sustainable location test for minor housing schemes (numbers 5 and 10-16 shown on Plan L below). The other sites fail that test for one or more reasons, in some cases because they cannot connect with the highway network directly or indirectly and in others because Hog Lane has no pavements and no land to install new pavements to reach the bus stops on the A416. Others are too distant from the bus stops and greenspace.



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Plan L: Sites at Ashley Green where a Minor Housing Scheme may be deemed 'not inappropriate development in the Green Belt'

4.25 Of those eight sites only two (numbers 5 and 10 shown on Plan M below) meet both the sustainable location and greenspace tests and have a gross site area to accommodate a major housing development.

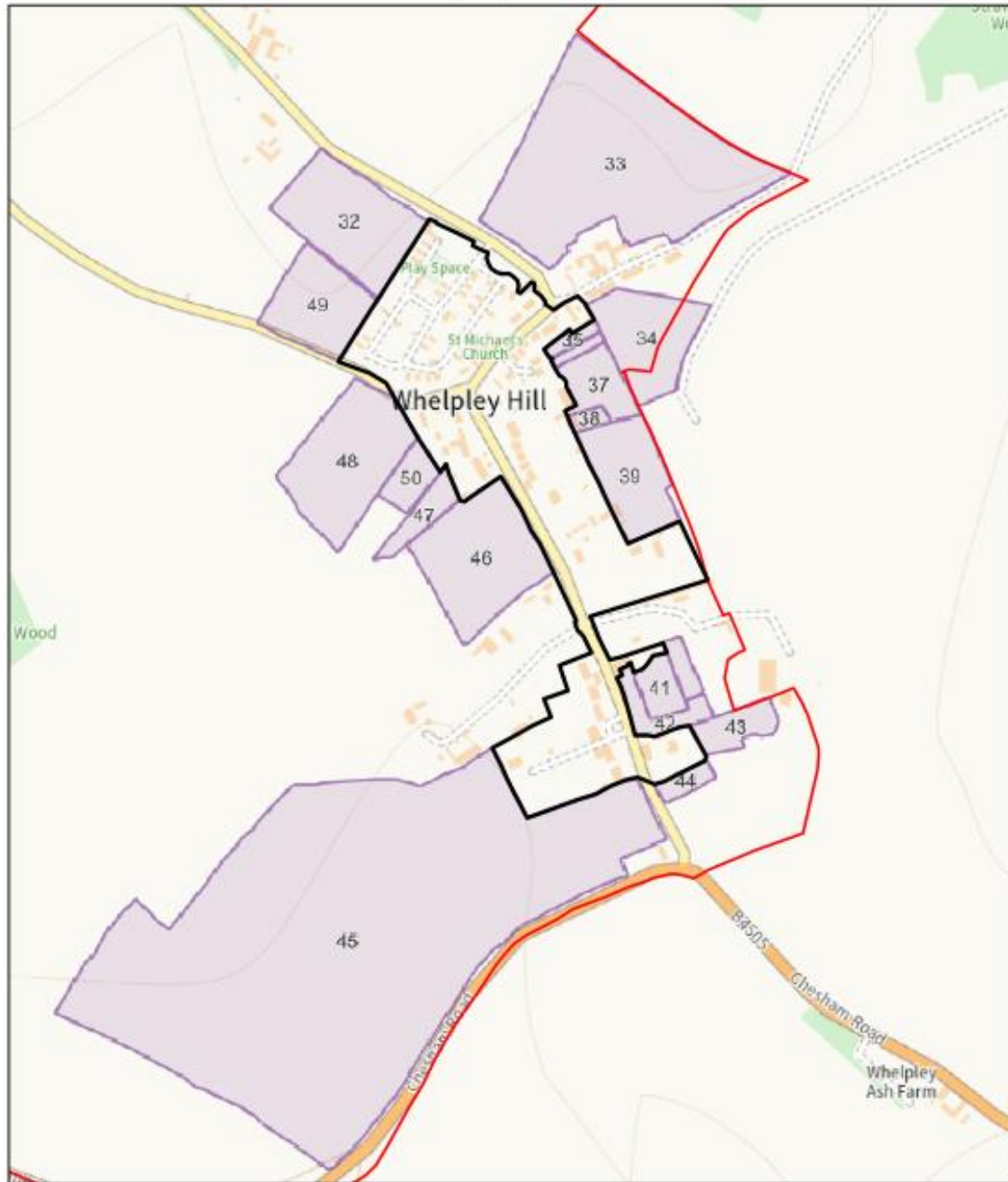


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Plan M: Sites at Ashley Green where a Major Housing Scheme may be deemed 'not inappropriate development in the Green Belt'

Assessed Sites at Whelpley Hill

4.26 The study identifies 19 sites at Whelpley Hill (see Plan N below) as listed in the sites schedule.

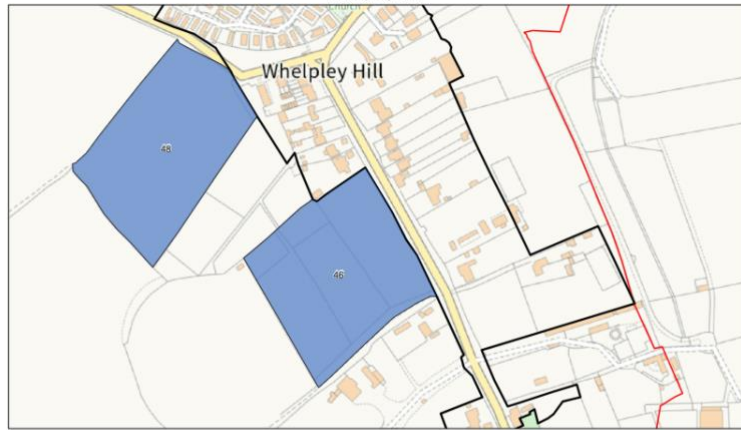


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Plan N: Sites Assessed at Whelpley Hill

4.27 Of these, two sites are considered to meet the sustainable location test for minor housing schemes (See Plan O below). It is also noted that both sites lie in close proximity to the Iron Age Hill Fort Scheduled Monument but it may be possible to bring forward proposals that are designed in a way that avoids the heritage asset providing a strong reason for refusal (per footnote 7).

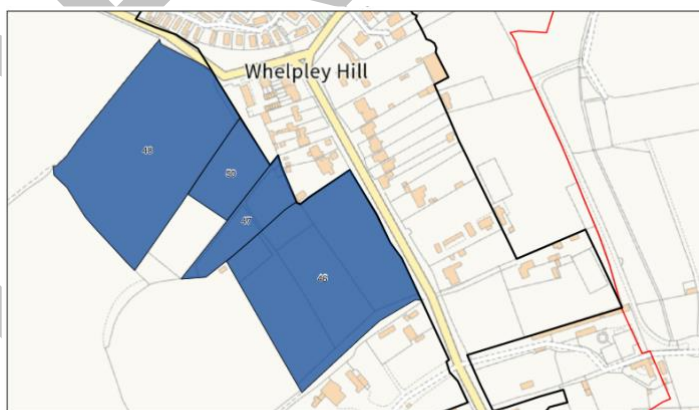
4.28 The other sites fail that test for one or more reasons, in some cases because they cannot connect with the highway network directly or indirectly and in others because there is only a pavement along a small part of the main road. With the small scale of development considered appropriate for the village it does not seem plausible to pay for new pavements to reach the village centre (the junction of the main road with Grove Lane) nor the bus stops outside the White Hart PH. Others are too distant from those bus stops.



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Plan O: Sites at Whelpley Hill where a Minor Housing Scheme may be deemed 'not inappropriate development in the Green Belt'

4.29 Both sites (46 and 48 shown on Plan P) meet the sustainable location test and have a gross site area large enough to accommodate a major housing development (i.e. of up to approx. 20 homes) and deliver a new green space to meet that additional test. In addition, it is noted that although sites 47 and 50 cannot achieve highways access themselves, one or both could come forward as part of a major housing scheme on either Site 46 or 48 that adjoin them (see Plan P below). It is also noted that all four sites lie in close proximity to the Iron Age Hill Fort Scheduled Monument but it may be possible to bring forward proposals that are designed in a way that avoids the heritage asset providing a strong reason for refusal (per footnote 7).



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Plan P: Sites at Whelpley Hill where a Major Housing Scheme may be deemed 'not inappropriate development in the Green Belt'

5 CONCLUSIONS & RECOMMENDATIONS

5.1 As a result of the 2024/25 changes to the NPPF and PPG, all of the land in the Parish is deemed Grey Belt. It has therefore been necessary to assess where in the Parish new housing development on Grey Belt land could be defined as 'not inappropriate development in the Green Belt' in the determination of planning applications for housing development, as not all land in the Parish is likely to be able to meet that definition.

5.2 The Study has taken a methodical approach to assessing land using explicit and simple measures derived from the Planning Practice Guidance to make this a clearer technical exercise that relies less on subjective judgements.

5.3 It concludes that Ashley Green and Whelpley Hill are sustainable locations for new housing development but notes the Neighbourhood Plan evidence justifies limiting the scale of development at each to approx. 20 homes over the plan period. In each village, there are some locations where minor housing schemes may pass the tests and a small number of those where a major housing development scheme may also do so. Orchard Leigh is not considered to be sustainably located. Similarly, none of the eight PDL sites identified in the Study meet the tests.

5.4 It is therefore recommended that the Neighbourhood Plan contains a policy which:

1. identifies Ashley Green and Whelpley Hill as settlements that may be deemed sustainable for housing development in the Grey Belt;
2. states that Orchard Leigh is not a sustainable grey belt location for housing development;
3. identifies the sites at both villages where a minor housing development scheme may be deemed 'not inappropriate development in the Green Belt' and shows them on the Policies Map; and
4. identifies the sites at both villages where a major housing development scheme may be deemed 'not inappropriate development in the Green Belt', subject to proposals meeting the other Golden Rules, and shows them on the Policies Map.

5.5 It is also recommended that the Study is used as evidence to make representations on any planning applications that are made for housing development prior to the making of the Neighbourhood Plan and on the draft Local Plan and its Green Belt Study should it become necessary to do so.

APPENDIX A: ASSESSED SITES DATA SHEET

Site Number	Assessment Area or PDL Site* Name	Gross Site Area (hectares)	Major/Minor Development: Site Major = J, Minor = N	Footnote 7 Land						Sustainable Location Test				GreenSpace Test				Blended Tests	Notes
				Habitat Sites (SAC, SPA, Ramsar)	SSSI	National Landscapes	Inaccessible Habitats	Designated Heritage Assets	Flooding or Coastal Change	A - within 400m of active travel route?	B - impacts on transport network mitigation	C - Quality of Walking Route (paved and overlooked?)	D - Y if A&B/C are all Y (minor and major schemes)	E - access to existing green space	F - Site big enough to deliver on-site	G - opportunity for habitat creation or nature recovery	H - Y if E or F are Y (minor and major schemes)	I - Y if D and H both Y (major schemes only)	
1	Land to the North of Ashley East	2.24	J	N	N	N	N	N	N	Y	N	N	N	Y	Y	N	Y	N	Access only via A436
2	Land to the North East of Snow Hill Cottages	2.5	J	N	N	N	N	N	N	Y	N	N	N	Y	Y	N	Y	N	Access only via AA 1
3	Land to the East of Snow Hill Cottages	2.98	J	N	N	N	N	N	N	Y	N	N	N	Y	Y	N	Y	N	Access only via AA 1, Land AA 2
4	Land to the East of Abbotment Gardens	2.35	J	N	N	N	N	N	Y	Y	N	N	N	Y	Y	N	Y	N	Access only via AA 1, AA 2 and A43 or via AA 5
5	Land to the rear of Laurel Bank	2.54	J	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Access via Two Dells Lane
6	Land to the rear of Oakley	8.53	N	N	N	N	N	N	N	N	Y	N	N	Y	N	N	Y	N	Access only via AA 5 or AA 7
7	Land to the rear of Meadow House	8.77	J	N	N	N	N	N	N	N	Y	N	N	N	Y	N	Y	N	Access via Two Dells Lane
8	Land to the South of Pymest Green	0.7	J	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	N	WELAA Access via Two Dells Lane
9	Land to the rear of Pymest Green	8.99	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	N	WELAA Access via Two Dells Lane via AA 8 and either land to the south
10	Land rear of Houses on Two Dells Lane	8.26	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y	N	WELAA Access via Paddock Way
11	Land to the North of The Stables on Paddock Way	8.57	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	Y	N	WELAA Access via Paddock Way
12	Land to the rear of Copper Beech House and Orchard Road	8.32	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	Y	N	WELAA Access via Paddock Way
13	Land to the rear of Resthaven and Devonla	8.26	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	Y	N	WELAA Access via Paddock Way
14	Land to the rear of Coblands	8.54	J	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Access via Paddock Way
15	Land to the South of Coblands	8.35	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	Access only via AA 14 or A436
16	Land to the South of Flanstead Cottage	8.95	J	N	N	N	N	Y	N	Y	Y	Y	Y	N	N	N	N	N	Access via Flanstead Farm access road or A436
17	Land to the rear of Flanstead Cottage and Little Orchard	8.66	J	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N	N	Access only via AA 16, AA 18, AA 19 and/or AA 28
18	Land to the rear of nos 1-10 Chesham Road	8.76	J	N	N	N	N	N	N	Y	N	N	N	Y	N	N	Y	N	Access only via AA 16, AA 17, AA 18 and/or AA 28
19	Land to the rear of Ash House	8.84	J	N	N	N	N	N	Y	Y	N	N	N	Y	Y	N	Y	N	Access only via AA 16, AA 17, AA 18 and/or AA 28
20	Land to the East of The Runways	8.23	N	N	N	N	N	N	N	Y	Y	N	N	Y	N	Y	Y	N	Access via Hag Lane
21	Land off Hag Lane	8.77	J	N	N	N	N	Y	Y	Y	Y	N	N	N	Y	N	Y	N	WELAA with AA 22 Access via Hag Lane but only part of frontage within 400m of bus stops. New area becomes 0.67ha
22	Land to the rear of Wilsanger-Ashley Close	3.97	J	N	N	N	N	Y	Y	Y	Y	N	N	Y	Y	N	Y	N	WELAA with AA 21 Access only via AA 21
23	Land to the North of Snowhill Farm	8.63	J	N	N	N	N	N	N	Y	N	N (but possible to extend existing)	N	Y	N	N	Y	N	Access only via A436, existing access for lone dwelling only not suited to a bigger scheme
24	Land rear of Hag Lane to AA 22	8.19	N	N	N	N	N	Y	N	Y	Y	N	N	Y	N	N	Y	N	Access only via AA 22 and AA 21
25	Land to South of Woodfield Spring Farm*	0.2	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	
26	Land to East of Woodfield Spring Farm*	8.64	J	N	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	
27	Land to the rear of Two Fields and Field Cottage*	3.38	J	N	N	Y	N	N	N	N	Y	N	N	N	Y	Y	Y	N	
28	Land to the rear of the White Hart PH*	3.94	J	N	N	N	N	N	Y	N	Y	N	N	N	Y	Y	Y	N	
29	Land East of Hag Lane*	8.52	J	N	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N	WELAA and on BC BLB
30	Land at Highbury*	8.46	N	N	N	Y	N	N	Y	N	Y	N	N	N	N	N	N	N	On BC BLB
31	Land at Oak Farm*	8.21	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	

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