

ASHLEY GREEN PARISH NEIGHBOURHOOD PLAN

FINAL GREY BELT STUDY

JUNE 2026

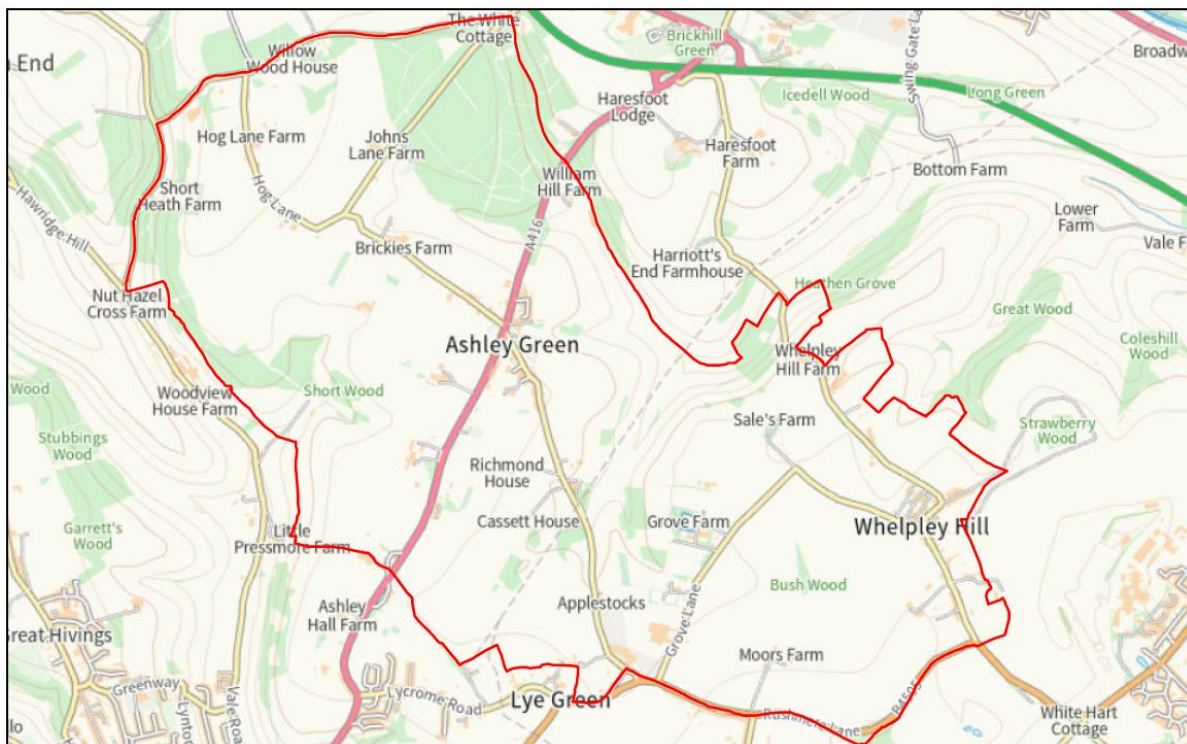
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1 INTRODUCTION & BACKGROUND

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 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 per the 2021 Census and 442 households per the 2024 housing stock data held by Buckinghamshire Council (BC). All the Parish settlements are 'washed over' by the Green Belt, rather than being inset from it.



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Plan A: Ashley Green Parish Designated Neighbourhood Area

National Planning Policy & Guidance

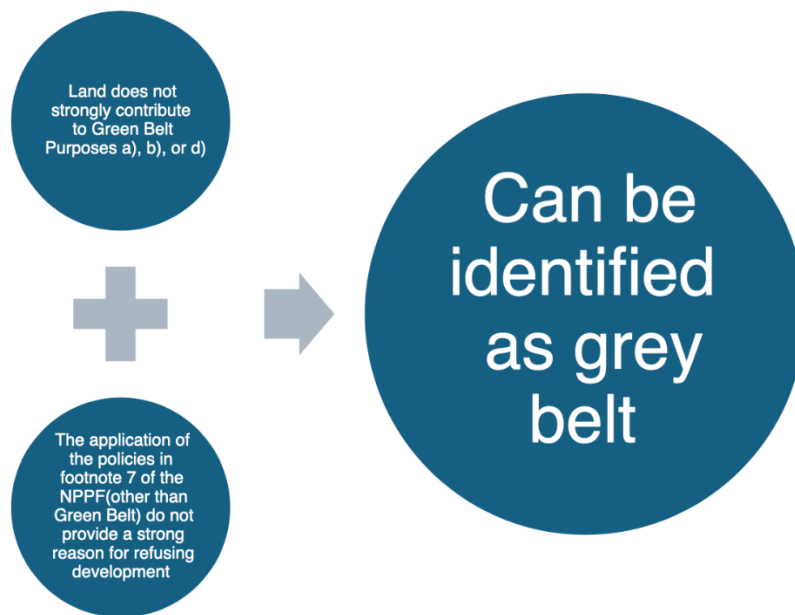
1.3 The change to national Green Belt policy is best summarised in the following images extracted from the published Planning Practice Guidance. For many decades, policy has deemed any development in the Green Belt to be 'inappropriate' unless the type of development meets certain limited criteria. To 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.



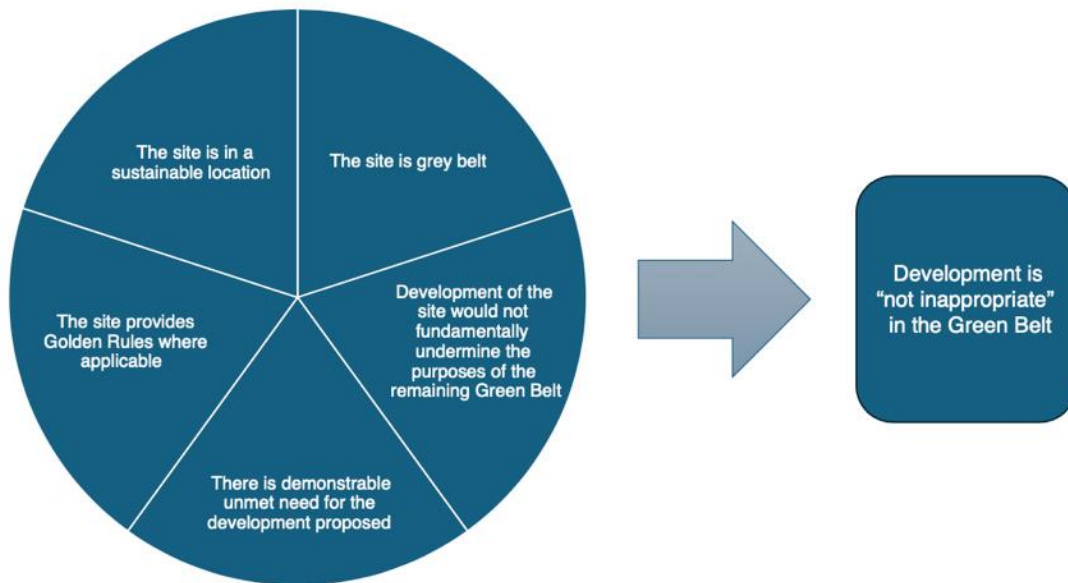
1.7 The relevant Green Belt purposes are:

- 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 the illustration 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 currently 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 would otherwise have to rely on the planning authority and applicants to decide on these matters as planning applications are made and determined.

Buckinghamshire Local Plan

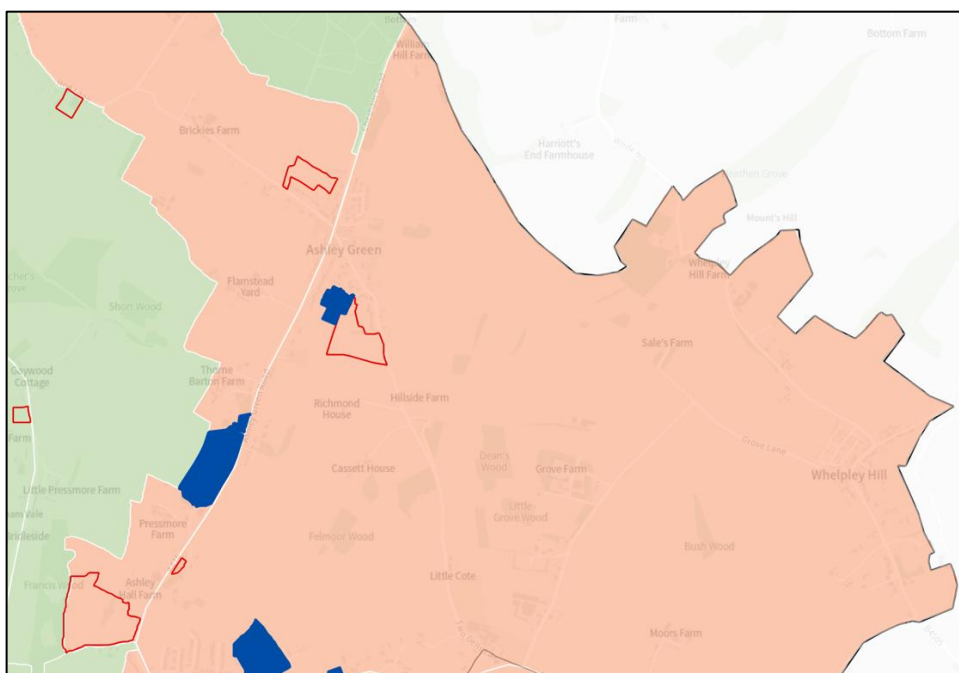
1.15 The Buckinghamshire Green Belt Assessment was published for consultation by BC in February 2026 as part of a suite of emerging Local Plan evidence base documents. It defines 'assessment areas' that are considered Grey Belt or provisionally Grey Belt based on an assessment of each area meets the Green Belt criteria A, B and D. For this Parish it only defined two areas around the villages of Ashley Green (OGB11-2) and Whelpley Hill (OGB13b) as shown in Plans B and C below. The other two areas (OGB11-1 and OGB11-3) cover the remote rural areas of the northern and western Parish.



*Plans B and C: Extracts from Buckinghamshire Green Belt Assessment – Appendix 10
(Sources: Buckinghamshire Council and AECOM)*

1.16 The Assessment concludes that all the land in these Assessment Areas may be provisionally considered as Grey Belt, subject to how the location and nature of future planning proposals may relate to 'Footnote 7' features (see §1.8 above). However, the Assessment goes no further in subdividing these large Assessment Areas into sites or in identifying land where development of Grey Belt land may be deemed 'not inappropriate'. It is simply identifying broader areas where the Local Plan may identify Grey Belt land to release from the Green Belt to allocate for development.

1.17 Further to which, BC also published its latest Housing & Economic Land Availability Assessment (HELAA). The report identifies five sites in the Parish as potentially suitable for housing development at Paddock Way (sites 095 and 495) and a cluster of sites at Hollies Farm on Chesham Road (sites 3422 – 3424) as shown on Plan D below.



Plan D: Buckinghamshire Local Plan HELAA (Source: Buckinghamshire Council)

1.18 BC proposes to complete these and other studies to publish alongside its final Local Plan for consultation in July 2026 and submission for examination by December 2026.

The Evolution & Structure of this Report

1.19 The Study has evolved through the process of engagement and statutory consultation. This is unsurprising given how new national Grey Belt is and how the method for assessing it at the plan making, if not development management, stage is in its infancy. For example, earlier versions of the Study included an assessment of the potential for land at both Ashley Green and Whelpley Hill villages to accommodate major housing development (i.e. more than ten homes). This final version no longer includes that assessment work as other, design-related evidence completed since the statutory consultation process has shown that only small housing schemes (i.e. five or fewer homes) will be appropriate in any event.

1.20 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 these objectives, the Neighbourhood Plan has the potential to identify sites in the Grey Belt (including previously developed land) where proposals for smaller types of 'minor housing development' proposals could be considered 'sustainable locations'. The potential is limited 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.

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.

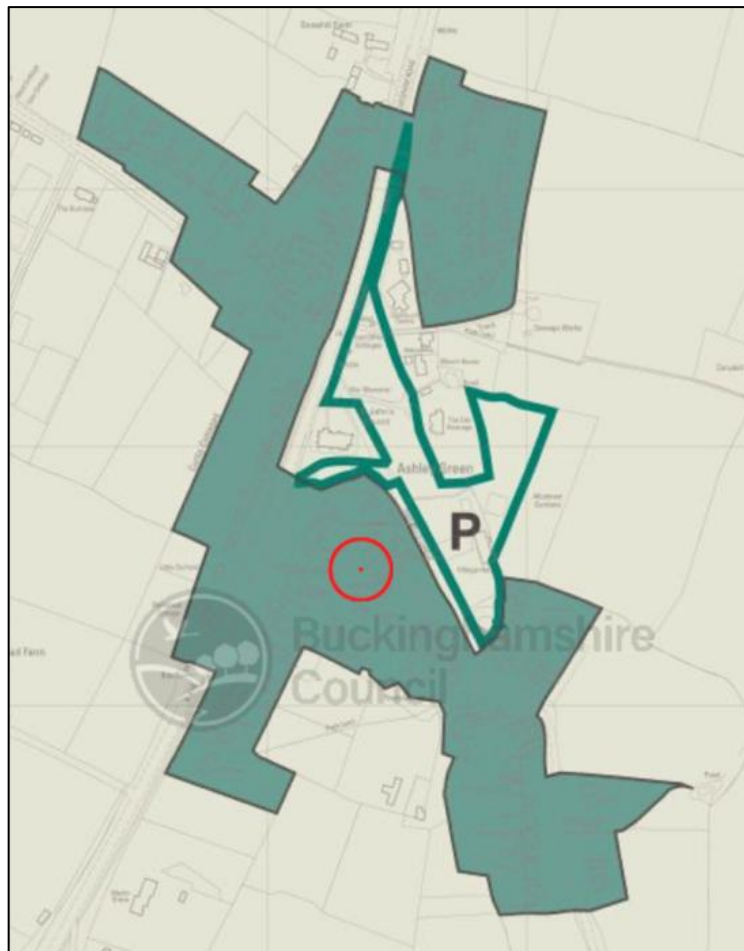
3.2 In essence the method follows a series of simple steps:

- 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 smaller types of 'minor 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 the boundary is derived primarily from the Policy GB4 boundary defined (in green infill) on the Policies Map of the adopted Chiltern Local Plan of 1997 (see Plan E below). That policy defines where 'limited housing infilling in villages' is appropriate in those 'washed over' by the Green Belt. Parts of Whelpley Hill and the cluster of buildings on Rushmoor off Ashley Green Road/A416 south of the village are also identified in Policy GB4.



Plan E: 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 M later). This creates a more coherent settlement form for the purpose of assessing sustainable locations.

3.6 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 Bucks Council Call for Sites data (via its interactive map) has also been used to help define some boundaries.

3.7 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

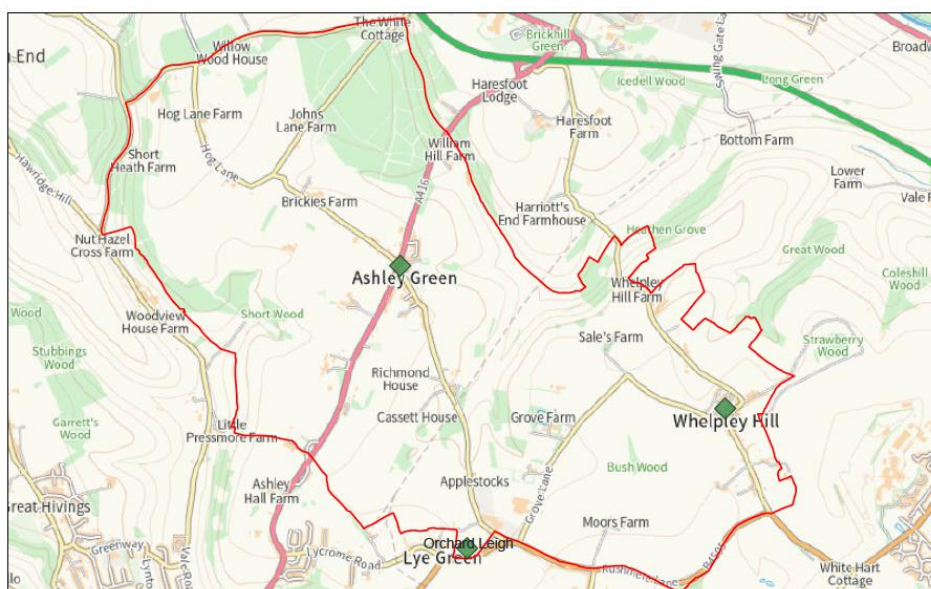
Part One: Background Data

Sustainable Settlements

4.1 The pattern of settlements in the Parish has been mapped (see Plan F). 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 (in Hertfordshire)
- 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.

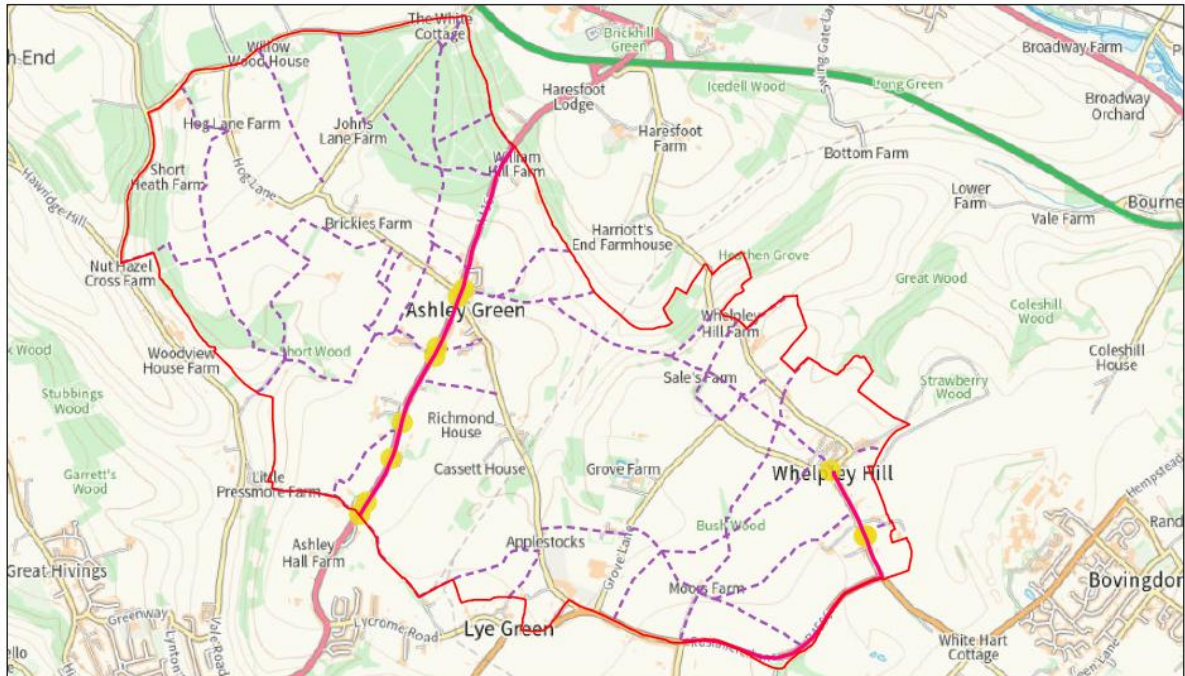


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Plan F: Settlements in Ashley Green Parish

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 G below) and related to the location of each site.



Plan G: 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 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 in August 2025 running through Whelpley Hill between Chesham Broadway and Hemel Hempstead – it currently runs Mon-Sat with an hourly timetable covering the peak periods, day times and Saturdays though the longer term future of this service is uncertain

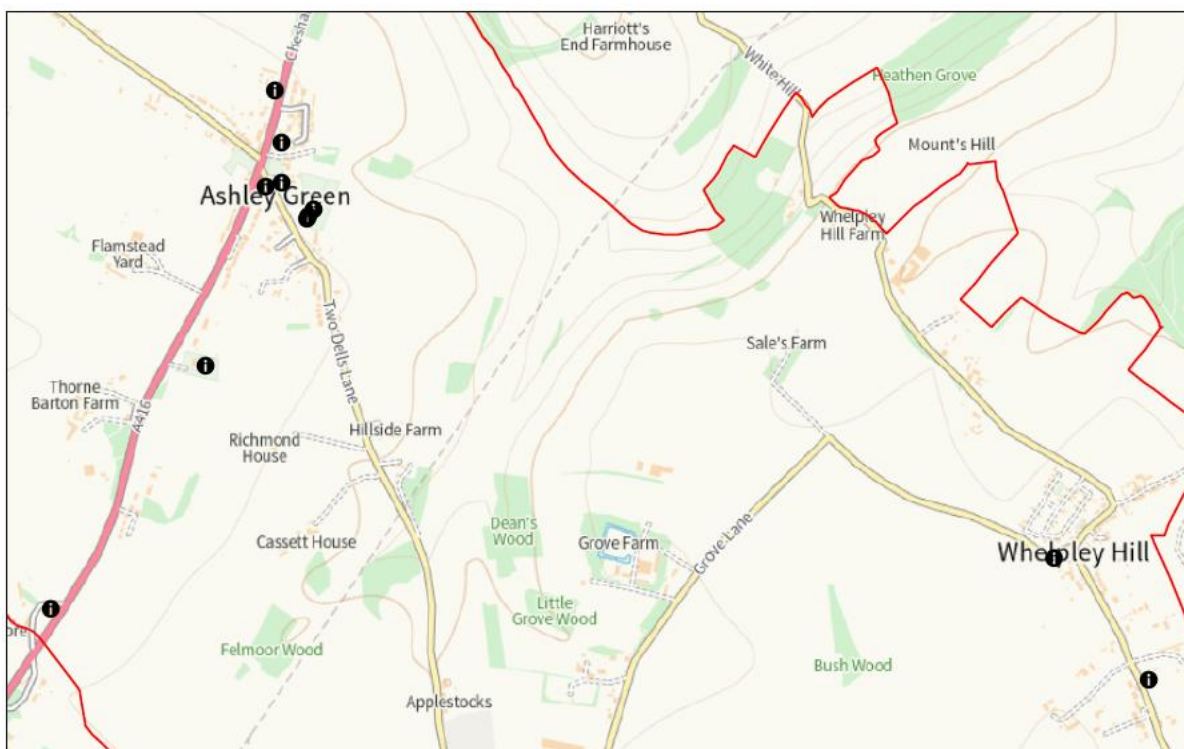
4.6 The sites schedule records if the centre point of the site lies within a 400m quality walking distance of a bus stop on a satisfactory active travel route, or where in the absence of such, it may be practical to deliver a new route as part of a development scheme.

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 H 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 H: 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:

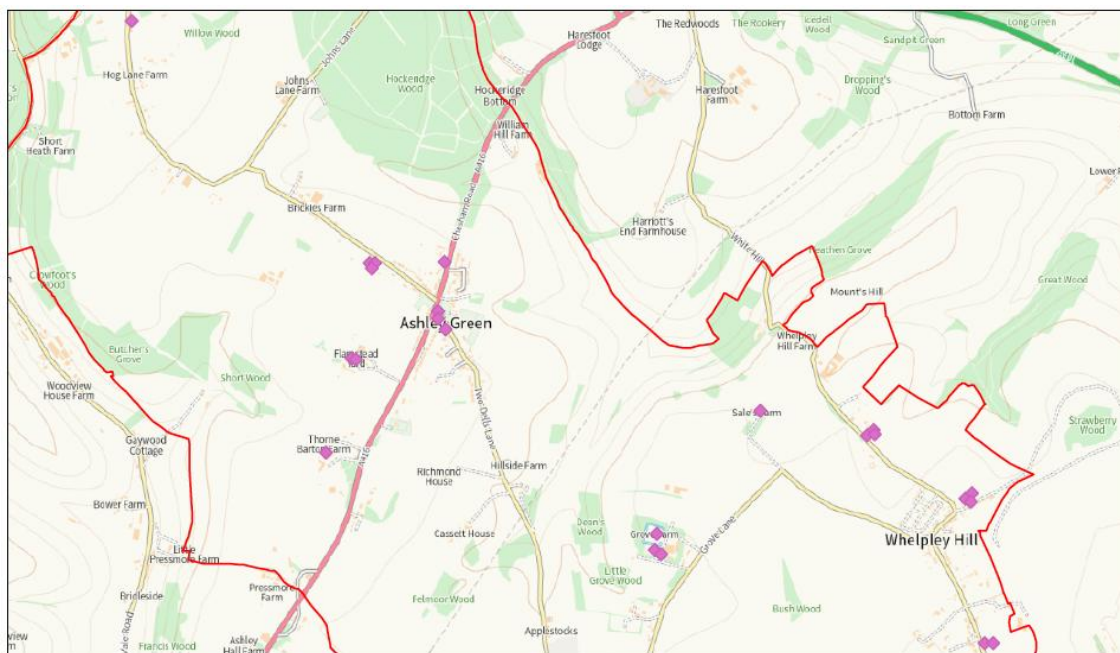
- Ashley Green Memorial Hall – a thriving and recently extended, multi-purpose building and outdoor play area operated by the Ashley Green Community Association and serving not just the village and Parish but also a wider population using the café and play area
- Ashley Green Old School – a thriving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

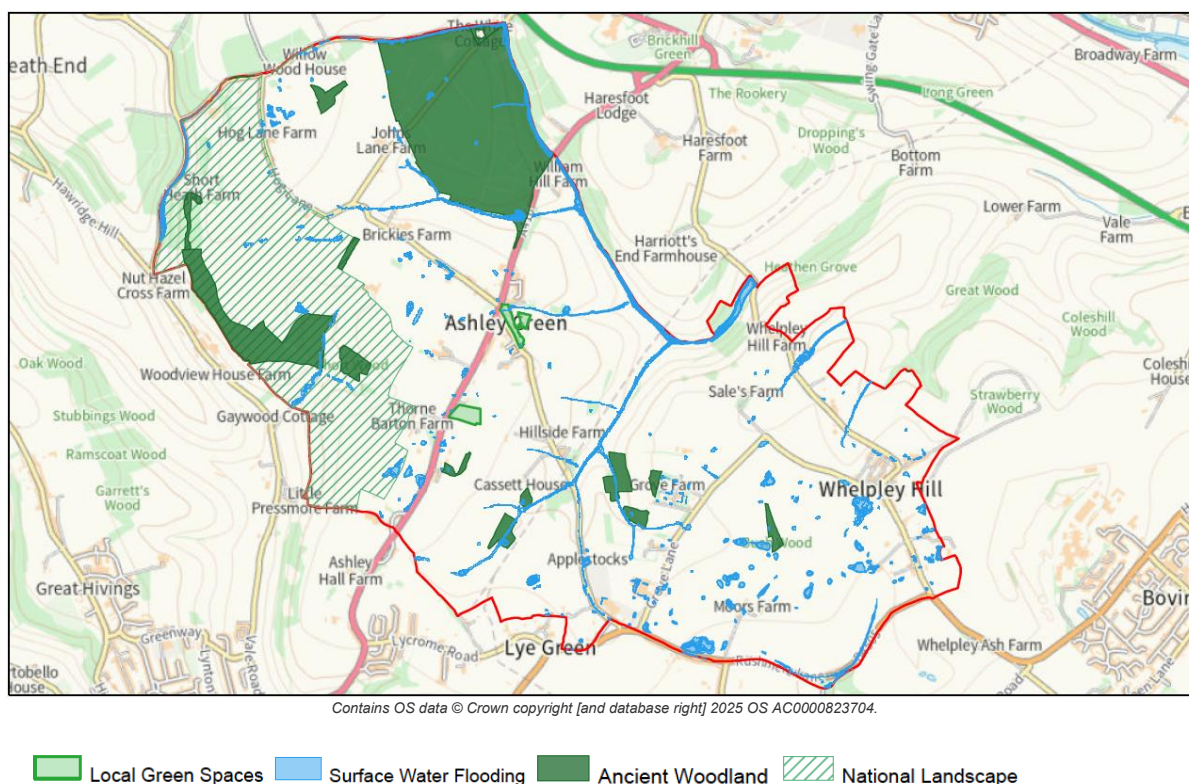
Areas & Assets of Particular Importance (Footnote 7)

4.13 The following features fall under Footnote 7 of the NPPF (see Plans I and J 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 I: Designated Heritage Assets – Listed Buildings



Plan J: Other Footnote 7 Land in Ashley Green Parish

Part Two: Analysis & Findings

Settlements

4.14 Ashley Green is a small village with access to some local infrastructure (and the potential to improve that access) and has been served for many years by quality public transport services connecting it to Chesham and Berkhamsted. As a result, it is considered a sustainable location per the new national Green Belt policy.

4.15 However, it is not suited to any significant scale of growth and 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 an indicative housing target for the Parish for the ten year plan period of 22 homes and a design study that justifies constraining the size of housing schemes to no more than five homes on sites of less than 0.2 Ha gross site area.

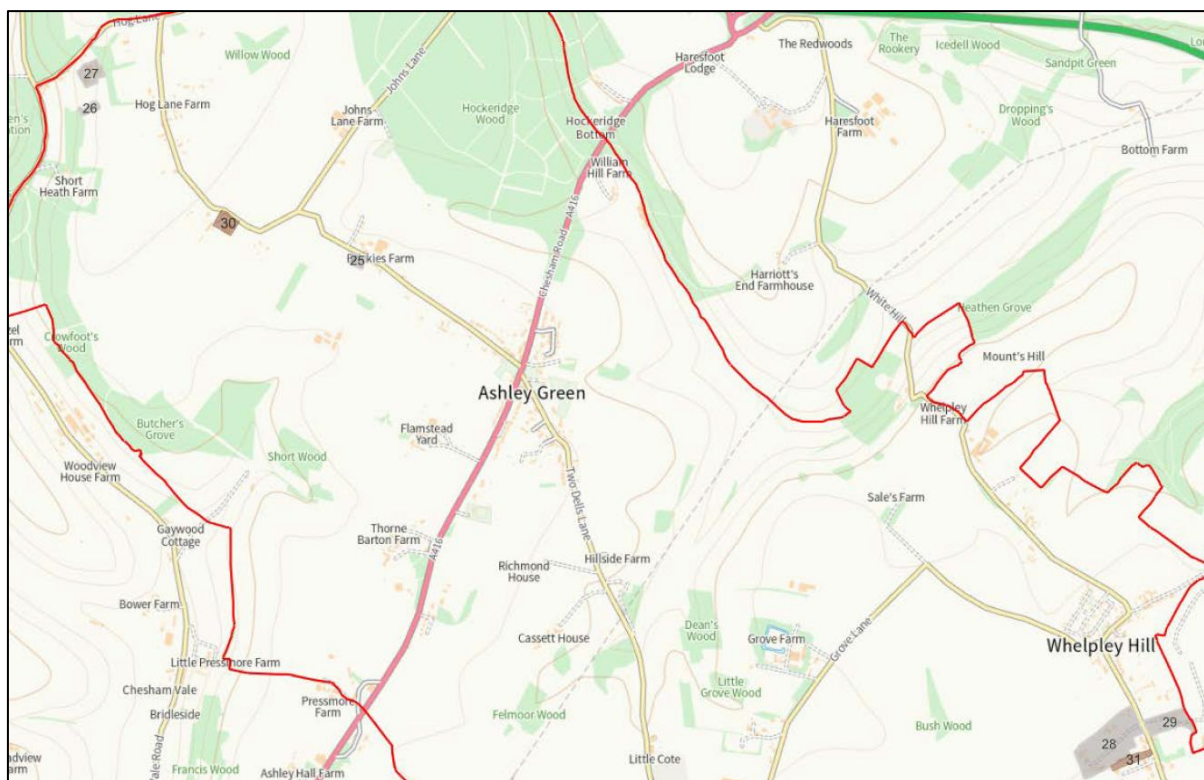
4.16 Whelpley Hill is also a small village but with more limited access to community infrastructure and limited potential for improvement. In the draft version of this study the improved bus service introduced in autumn 2025 was considered sufficient for the village to be defined as a sustainable location. It is now considered that Whelpley Hill and Orchard Leigh are too small and remote from local and established public transport, without established safe access pedestrian routes and with no reasonable prospect of that changing. It is therefore not appropriate for the village to be considered a sustainable location for this purpose.

4.17 It is also 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.

PDL Sites

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

4.19 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. Although none will benefit from their Grey Belt location, proposals may benefit from the exemption of redeveloping PDL in national policy.



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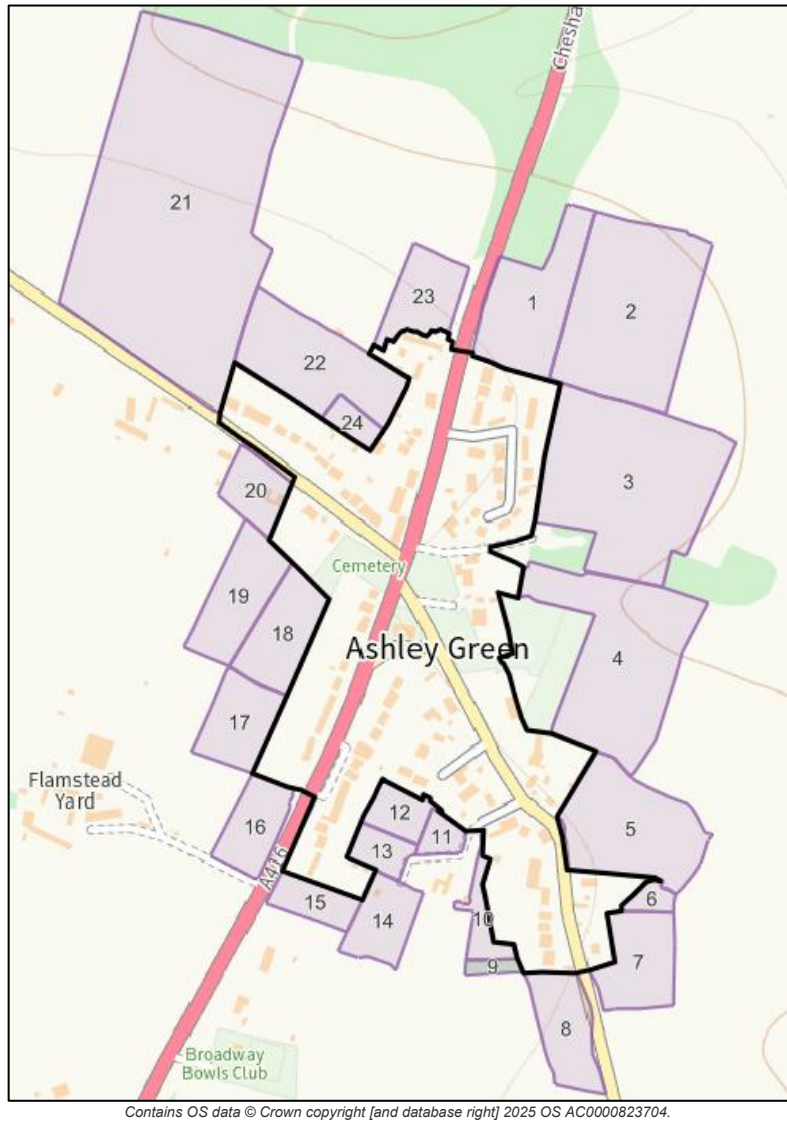
 Bucks Brownfield Land Register

 Potential PDL

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

Assessed Sites

4.20 The study identifies 24 sites at Ashley Green (see Plan L 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 small housing schemes.

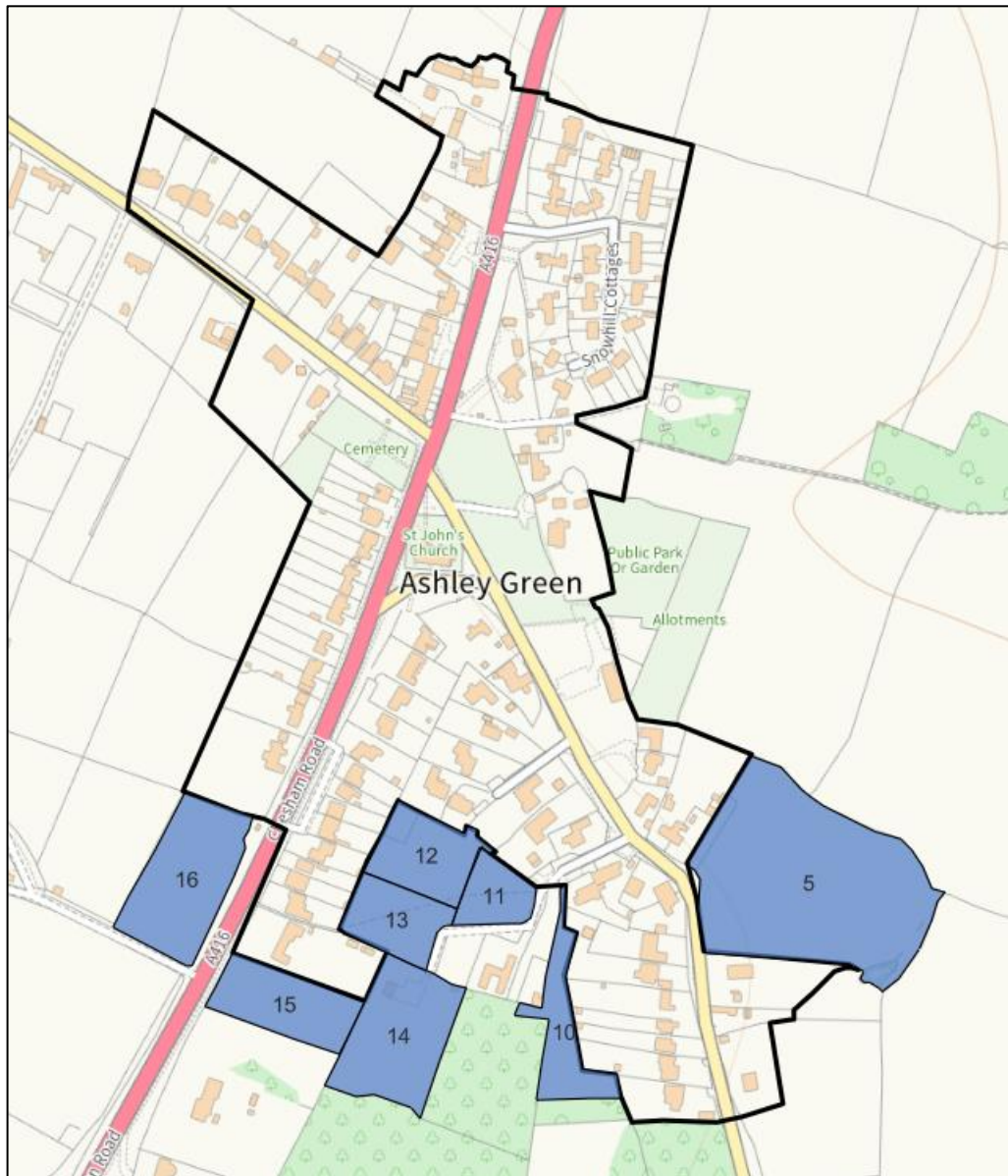


 Built Up Area Boundary

 Sites

Plan L: Sites Assessed at Ashley Green

4.21 All or part of eight sites are considered to meet the sustainable location test for smaller housing schemes (numbers 5 and 10-16 shown on Plan M 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. While site five meets the grey belt criteria for 'not inappropriate for development', the Parish Council notes that careful consideration should be taken as to its development suitability due to its position on a sharp bend and its vistas across open countryside towards Whelpley Hill.



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Plan M: Sites at Ashley Green where a Housing Scheme of 5 or fewer dwellings 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 in theory, as indicated by the recent BC evidence work. 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 is a sustainable location for some new smaller types of housing development but notes the Neighbourhood Plan evidence justifies limiting the scale of development to approx. 22 homes across the Parish over the plan period. Neither Whelpley Hill (outside of its defined infill boundary) nor Orchard Leigh are 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 village as a settlement that may be deemed sustainable for smaller types of housing development in the Grey Belt beyond its defined infill boundary;
2. states that Whelpley Hill (outside of its defined infill boundary) and Orchard Leigh are not sustainable Grey Belt locations for housing development; and
3. identifies the sites at Ashley Green where smaller types of minor housing development scheme may be deemed 'not inappropriate development in the Green Belt' 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	Footnote 7 Land						Sustainable Location Test				Notes
		Habitat Sites (SAC, SPA, Ramsar)	SSSI	National Landscapes	Irreplaceable Habitats	Designated Heritage Assets	Flooding or Coastal Change	A - within 400m of active travel mode?	B - impacts on transport network mitigation	C - Quality of Walking Route (paved and overlooked?)	D - Y if A/B/C are all Y	
1	Land to the North of Ashley End	N	N	N	N	N	N	Y	N	N	N	Access only via A416.
2	Land to the North East of Snow Hill Cottages	N	N	N	N	N	N	Y	N	N	N	Access only via AA 1.
3	Land to the East of Snow Hill Cottages	N	N	N	N	N	N	Y	N	N	N	Access only via AA 1 and AA 2.
4	Land to the East of Allotment Gardens	N	N	N	N	N	Y	Y	N	N	N	Access only via AA 1, AA 2 and AA3 or via AA 5.
5	Land to the rear of Laurel Bank	N	N	N	N	N	Y	Y	Y	Y	Y	Access via Two Dells Lane.
6	Land to the rear of Oaklyn	N	N	N	N	N	N	N	Y	N	N	Access only via AA 5 or AA 7.
7	Land to the rear of Meadow House	N	N	N	N	N	N	N	Y	N	N	Access via Two Dells Lane.
8	Land to the South of Pynest Green	N	N	N	N	N	N	N	Y	N	N	HELAA. Access via Two Dells Lane.
9	Land to the rear of Pynest Green	N	N	N	N	N	N	N	N	N	N	HELAA. Access via Two Dells Lane via AA 8 and other land to the south.
10	Land rear of houses on Two Dells Lane	N	N	N	N	N	N	Y	Y	Y	Y	HELAA. Access via Paddock Way.
11	Land to the North of The Stables on Paddock Way	N	N	N	N	N	N	Y	Y	Y	Y	HELAA. Access via Paddock Way.
12	Land to the rear of Copper Beech House and Orchard End	N	N	N	N	N	N	Y	Y	Y	Y	HELAA. Access via Paddock Way.
13	Land to the rear of Resthaven and Devonia	N	N	N	N	N	N	Y	Y	Y	Y	HELAA. Access via Paddock Way.
14	Land to the rear of Coblands	N	N	N	N	N	N	Y	Y	Y	Y	Access via Paddock Way.
15	Land to the South of Coblands	N	N	N	N	N	N	Y	Y	Y	Y	Access only via AA 14 or A416.
16	Land to the South of Flamstead Cottage	N	N	N	N	Y	N	Y	Y	Y	Y	Access via Flamstead Yard access road or A416.
17	Land to the rear of Flamstead Cottage and Little Orchard	N	N	N	N	Y	N	Y	N	N	N	Access only via AA 16, AA 18, AA 19 and/or AA 20.
18	Land to the rear of nos 1-10 Chesham Road	N	N	N	N	N	N	Y	N	N	N	Access only via AA 16, AA 17, AA 19 and/or AA 20.
19	Land to the rear of Ash House	N	N	N	N	N	Y	Y	N	N	N	Access only via AA 16, AA 17, AA 18 and/or AA 20.
20	Land to the East of The Burrows	N	N	N	N	N	N	Y	Y	N	N	Access via Hog Lane.
21	Land off Hog Lane	N	N	N	N	Y	Y	Y	Y	N	N	HELAA with AA 22. Access via Hog Lane but only part of frontage within 400m of bus stops. New area becomes 0.67ha
22	Land to the rear of Wishanger-Ashley Chase	N	N	N	N	Y	Y	Y	Y	N	N	HELAA with AA 21. Access only via AA 21.
23	Land to the North of Snowhill Farm	N	N	N	N	N	N	Y	N	N (but possible to extend existing)	N	Access only via A416, existing access for one dwelling only not suited to a bigger scheme
24	Land rear of Hog Lane to AA 22	N	N	N	N	Y	N	Y	Y	N	N	Access only via AA 22 and AA 21.

Appendix A Cont.: PDL Assessed Sites

Site Number	Assessment Area or PDL Site* Name	Footnote 7 Land						Sustainable Location Test			
		Habitat Sites (SAC, SPA, Ramsar)	SSSI	National Landscapes	Irreplaceable Habitats	Designated Heritage Assets	Flooding or Coastal Change	A - within 400m of active travel mode?	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)
25	Land to South of Woodfield Spring Farm*	N	N	N	N	N	N	N	Y	N	N
26	Land to East of Woodfield Spring Farm*	N	N	Y	N	N	N	N	Y	N	N
27	Land to the rear of Two Fields and Field Cottage*	N	N	Y	N	N	N	N	Y	N	N
28	Land to the rear of the White Hart PH*	N	N	N	N	N	Y	N	Y	N	N
29	Land East of Hog Lane*	N	N	N	N	N	Y	N	Y	N	N
30	Land at Hohturli*	N	N	Y	N	N	Y	N	Y	N	N
31	Land at Oak Farm*	N	N	N	N	N	N	N	Y	N	N