



Draft Local Plan for **Buckinghamshire**

Regulation 19

Appendix K - List of Small Housing Allocations



Appendix K – Housing allocations (including mixed use) for sites under 200 dwellings

Tier 1 – Major Urban Areas

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
Aylesbury				
3460	Car Park off Cambridge Place, Aylesbury	0.43	190	• To mitigate the impact on the grade II listed building situated adjacent to the boundary, a buffer zone between the site and Listed Building will be required. • Design and layout information of the development that might make the proposal acceptable including - layout, building design, heights and forms. Boundary treatments which are appropriate will also help a more successful scheme.
3456	Former site of Walton Mill, Aylesbury	1.03	95	• Suitable access would need to be taken from Osier Way ensuring appropriate mitigation of alignment and visibility from Osier Way. • Residential development to be located outside Flood Zone 2, 3a and 3b. See SFRA Level 2 site summary sheet for guidelines on site design and safe access and escape. • Suitable buffer is required to the Canal to south and Bear Brook to the North. • Archaeological evaluation is required to assess the impact on the medieval to modern Walton Mill and possible line of Akeman Street and Roman Road.
3463	Cromwell Court, Aylesbury	0.08	75	
3467	Aylesbury Multi Cultural Centre	0.18	70	• Development should be steered outside of the areas of surface water flooding in the west of the site. • Lower vulnerability development such as car parking should be prioritised as ground flood development. Habitable areas and sleeping accommodation should be located on the first floor or above.

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
				• Developers should consider utilising the west of the site as a green corridor or as a location for SuDS. • Blockage modelling should be conducted to assess the residual risk associated with potential blockage of the bridge structure over Bear Brook along Friarscroft Way. • Development to take account of other site specific measures in the SFRA Level 2 (2026) site summary sheet
3543	Land at Cannock Road, Aylesbury	1.4	65	• Suitable mitigation should be provided to address the fluvial and surface water flooding on site. See SFRA Level 2 main report for recommended solutions. • Access should be provided from Cannock Road.
3490	66 High Street, Aylesbury	0.11	55	
1194	4 Wendover Road, Aylesbury	0.32	50	• Financial contribution to SEALR delivery as per SEALR position statement SEALR Position Statement final 15 May 2025.docx
4415	Land North of Manor Hospital, Bierton Road, Aylesbury	0.81	39	• Proposals will be supported where the existing on-site healthcare services and associated car parking is appropriately re-provided offsite, or where sufficient evidence demonstrates that the use is no longer required, with any necessary mitigation secured through planning conditions or obligations. • The Old Manor House wall fronting Bierton Road is to be retained to preserve local distinctiveness and provide visual enclosure
1139	Aylesbury Town Centre Complex - Waterside North Car Park	0.44	45	
4414	Land at Thame Road Leach	0.6	45	• Access is delivered via Thame Road

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
	Road, Aylesbury			
3462	Cooper's Yard car park, Aylesbury	0.25	25	• Mixed use site comprising of approximately 480 sqm of retail uses and residential
5731	The Cambourne Health Centre, Brentwood Way, Bedgrove, Aylesbury	0.1	5	
1106	71-77 High Street, Aylesbury	0.8	5	
High Wycombe				
3144	Richardson Street Car Park, East Richardson Street, High Wycombe	0.13	90	• Mixed use site comprising of 260 sqm of retail or employment uses and residential development. • Address significant flood risk constraints on the site following the SFRA Level 2 recommendations • If development is proposed within the area at risk of flooding, minimal obstruction measures, such as undercroft parking, are likely to be required to raise finished floor levels above the design flood level. Ground raising should be avoided due to the fluvial and surface water risk.
3616	16,18, 20 and 22 Marlow Hill, High Wycombe	0.55	75	
4468	Delafield Heights North, (Longland Way / Pettifer Way, also known as Castlefield Estate),	1.74	70	

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
	High Wycombe			
4462	Delafield Heights South, Longland Way / Pettifer Way, previously known as Flats off Chairborough Road	0.7	35	
3138	Railway Place Car Park, Railway Place, High Wycombe	0.45	70	
4496	Former De La Rue, Hughenden Avenue/Lisle Road, High Wycombe	1.77	65	
4469	Dashwood Avenue, High Wycombe	0.5	60	• The site layout should adopt a sequential approach by steering the most vulnerable aspects of the development outside of areas at risk of surface water flooding. Where this is not possible, flood resilience and resistance measures should be implemented.
3143	Desborough Square Car Park, East Richardson Street, High Wycombe	0.17	60	• Development on the site must address the flood risks set out in the SFRA Level 2 report for this site particularly the high surface water risk. • Address significant flood risk constraints on the site following the SFRA Level 2 recommendations • If development is proposed within the area at risk of flooding, minimal obstruction measures, such as undercroft parking, are likely to be required to raise finished floor levels above the design flood

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
				level. Ground raising should be avoided due to the fluvial and surface water risk.
3466	Whitehall car park, High Wycombe	0.08	55	
4451	Collins House, Desborough Road, High Wycombe	0.18	51	• Mixed use site comprising approximately 180 sqm of town centre retail uses and residential
4445	Green Street School, High Wycombe	0.55	35	• Address significant flood risk constraints on the site following the SFRA Level 2 recommendations • If development is proposed within the area at risk of flooding, minimal obstruction measures, such as undercroft parking, are likely to be required to raise finished floor levels above the design flood level. Ground raising should be avoided due to the fluvial and surface water risk.
3608	Orchard House & Courtyard sites, Cressex Link Road, High Wycombe	0.57	25	
3139	Albany Place, Abbey Place, High Wycombe	0.19	15	• Development should be steered outside the area of surface water flood risk on site. Where this is not possible, flood resilience and resistance measures should be implemented. Site development to follow SFRA site summary sheet guidelines for site design and making the site safe in times of flood • Settings assessment in consultation with Historic England and a desk-based assessment are required due to proximity to Scheduled remains of St John's hospital
4495	Westside Fruit/ The Apple Orchard, Clay Lane, Booker,	0.62	15	

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
	High Wycombe			
3145	George Street Car Park, George Street, High Wycombe	0.1	10	• Mixed use site comprising of 10 residential units and 400sqm for use class Eg uses.
3183	Saffron House, High Wycombe	0.37	10	• Development should be steered outside the areas of surface water flood risk on the site. Where this is not possible, flood resilience and resistance measures should be implemented. Development should be designed with habitable areas and sleeping accommodation on the first floor or above with less vulnerable development such as car parking or commercial uses on the ground floor. Site development to follow SFRA Level 2 guidelines for site design and making the site safe • An evaluation through trial trenching should be undertaken to identify any relationship with St John's Hospital Scheduled Monument
919	The Oakridge Centre, 240 Desborough Road, High Wycombe	0.21	10	• Mixed Use development comprising of 10 residential units and 210sqm for use classes Ea and / or Eb. • Development must avoid significant water flood risk on the site • Address significant flood risk constraints on the site following the SFRA Level 2 recommendations
4471	Land to the rear of Quebec Road, High Wycombe	0.18	10	

Tier 2 Large Market / Other Towns

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
Amersham				

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
1112	Sycamore Road car park, Amersham	0.78	140	- At least 132 car parking spaces are to be retained on-site for public use. - This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG.
4668	Amersham Old Leisure Centre and part of Car park, Amersham	0.3	30	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG or Kingsbrook SANG.
1077	Stevens House, Amersham	0.26	10	- Development should consider the impact of trees within the site given the Tree Protection Orders on the south of the site. - This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG or Kingsbrook SANG.
3614	Triangle between Chiltern Avenue and King George V Road, Amersham	0.1	10	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG.
3170	White Cottage, Chiltern Road, Chesham Bois, Amersham	0.21	10	The site lies within the zone of influence of Chilterns Beechwoods SAC. Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG.

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
982	Bridge Place, Amersham	0.15	5	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG or Kingsbrook SANG.
1029	Roundwood Road, Amersham	0.1	5	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG or Kingsbrook SANG.
Beaconsfield				
3164	Revolution Bar, Maxwell Road, Beaconsfield	0.34	35	This site lies within the zone of influence of Burnham Beeches SAC. Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy.
3510	Beaconsfield Town Hall, Penn Road, Beaconsfield	0.08	9	- The site lies within the Zone of Influence of Burnham Beeches SAC. Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Spade Oak SANG. - Beaconsfield Town Hall is a Non-Designated Heritage Asset and should not be demolished. The development of this site should be a conversion and potential extension to the existing building.
Buckingham				
3263	Bourton Meadow, Buckingham	5.84	90	- Follow a sequential approach to development, avoiding Flood Zone 2, 3a and 3b and areas of surface water flooding. - A new small scale visitor interpretation centre for a mix of local community uses (Class F1/F2) and associated parking in line with policy CLH2 in the Buckingham Neighbourhood Plan
1209	Land off Tingewick Rd (formerly	0.56	45	

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
	part of Tingewick Rd Industrial Est), Buckingham			
3180	Verney Close Heath Centre and Library, Buckingham	0.22	25	
2855	Wharf Yard, Buckingham	0.6	20	• Development should avoid housing in areas of Flood Zone 3b and address other flood risks set out in the SFRA Level 2 • Address the site summary sheet SFRA Level 2 recommendations • Development should include a new small scale visitor interpretation centre for a mix of local community uses (Class F1/F2) and associated parking.
3540	Western Avenue Garages, Buckingham	0.17	15	
Chalfont St Peter				
1074	Glebe House and Glebe Close, Chalfont St Peter	0.27	10	
1022	Outfield Road, Gerrards Cross (Chalfont St Peter)	0.07	5	
1007	Hillside Close, Gerrards Cross (Chalfont St Peter)	0.06	5	
Chesham				

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
1076	Shelley Road, Chesham	0.81	75	
1203	Preston Hill House, Preston Hill, Chesham	0.74	65	• This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG.
3477	UK House, Chesham	0.18	65	• Mixed use site comprising of 65 residential units and approximately 100 sqm of commercial, town centre uses. • This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG.
3506	Chesham Youth Centre, Chesham	0.13	25	• The site lies within the Zone of Influence of Chilterns Beechwoods SAC (Ashridge component). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. • Evaluation surveys are required to assess the impact on the adjacent listed Quaker meeting house and burials. • Development should be steered outside of the areas within Flood Zone 2 and areas at risk of surface water flooding. • Developers should utilise SuDS with multiple benefits throughout the site, particularly in areas at risk of surface water ponding. • A detailed 1D-2D hydraulic model of the Vale Brook may be required at FRA stage to accurately represent the risk from this watercourse and set the height of any mitigation measures. • Blockage modelling should be conducted to assess the residual risk associated with potential blockage of the bridge structures over the unnamed Main River along Townsend Road and St Marys Way.

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
1079	Tom Scott House and Pearce Road car park, Chesham	0.45	25	The site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). This site lies within the zone of influence of Chilterns Beechwoods SAC. Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG.
1072	Atlas House, Chesham	0.21	20	Planning applications to steer residential development on this site outside of areas of high surface water flooding. Please see SFRA Level 2 for mitigation approach solutions for surface water flooding areas.
1080	Townfield, Chesham	0.22	20	The site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy.
1073	Brushmakers Court, Chesham	0.17	15	- The site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. - Development must avoid the areas of high surface water flood risk - Address significant flood risk constraints on the site following the SFRA Level 2 recommendations
976	Five Acres, Chesham	0.08	10	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy.
1030	Ryecroft Road, Chesham	0.09	10	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy.

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
1063	Woodland View, Chesham	0.8	10	The site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy.
3475	1 to 9 Broad Street, Chesham	0.07	5	- This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG or Kingsbrook SANG. - Development should be steered outside of Flood Zone 2 and 3a, as well as the area at risk of surface water flooding along the west border. More vulnerable housing development is not permitted in Flood Zone 3b. - Where possible lower vulnerability development such as car parking should be prioritised as ground floor development. Habitable areas and sleeping accommodation should be located on the first floor or above. - A detailed 1D-2D hydraulic model of the Vale Brook culvert may be required at FRA stage to accurately represent the risk from this watercourse and set the height of any mitigation measures. - Blockage modelling should be conducted to assess the residual risk associated with potential blockage of the drainage channels to the west of the site
1035	Belmont Club, Windsor Road, Chesham	0.12	5	The site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG or Kingsbrook SANG.
990	Chessmount Rise, Chesham	0.06	5	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
				Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG or Kingsbrook SANG.
997	Elm Tree Hill, Chesham	0.07	5	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG or Kingsbrook SANG.
3436	Land at East Street Car Park, Chesham	0.03	5	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG or Kingsbrook SANG.
1038	Shepherds Way, Chesham	0.06	5	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG or Kingsbrook SANG.
Marlow				
4420	Field North of 89 Seymour Court, Marlow	0.32	10	
Princes Risborough				
4427	Land to the rear of Poppy Road, Princes Risborough	3.74	150	- Provision of a 50m ecological buffer between development and the chalk headwaters of the Pyrtle Spring - Ensure an alternative means of disposal of surface water runoff from existing nearby roads into the Pyrtle Spring

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
				• Development should be directed away from floodzone 2 and provide mitigation in line with SFRA level 2 • Proportionate equitable contributions to off site infrastructure requirements
3363	The Paddocks, Princes Risborough	0.42	40	Proportionate equitable contributions to off site infrastructure requirements
1146	14 Picts Lane, Princes Risborough	0.42	40	• Where possible development should be kept away from existing watercourses and protected trees to minimise landscape impact. • Proportionate equitable contributions to off site infrastructure requirements
3177	Land off Picts lane, Princes Risborough	0.2	20	Proportionate equitable contributions to off site infrastructure requirements
3232	Summerleys road, Princes Risborough	0.35	12	• Assessment and mitigation of potential odour impacts arising from nearby sewage treatment infrastructure. • Proportionate equitable contributions to off site infrastructure requirements

Tier 3 – Small Market Town/ Other Large Settlement

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
Aston Clinton				
3403	Land at Weston Road, Aston Clinton	2.2	75	• Development should come forward in a comprehensive manner, including safe highways access, that doesn't prejudice the development of

				the neighbouring site, AST02: Land to the rear of 1-87 Weston Road • This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.
6559	Northern parcel of land at Old Rectory Farm, Aston Clinton	1.28	65	• This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.
486	Land at 26 Aylesbury Road, Aston Clinton	1.5	60	• This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.
6560	Eastern parcel of land at Old Rectory Farm, Stablebridge Road, Aston Clinton	0.72	25	• This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.
6533	Land adjacent Old Rectory, Aston Clinton	0.67	25	• This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.
676	Land at Lakeside House, Lakeside House, Green End Street,	0.68	25	• This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.

	Aston Clinton			
3115	Seven Acre Farm, Aylesbury Road, Aston Clinton	0.61	20	• Achieve safe and suitable access • This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.
6574	Lawns, Aston Clinton	0.26	10	
33	London Road Service Station , London Road Aston Clinton	0.19	5	• The site lies within the Zone of Influence of Chiltern Beechwood SAC. Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.
Bourne End				
974	Bourne End Water Pumping Station, Wendover Road, Bourne End	1.39	50	• It needs to be demonstrated that the existing use is no longer required or could be accommodated elsewhere. • The site lies within the Zone of Influence of Burnham Beeches SAC. Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Spade Oak SANG.
1148	Commercial and Equestrian buildings, yard and manege at Hollands Farm, Hedsor Road, Bourne End	1.05	40	• The site lies within the Zone of Influence of Burnham Beeches SAC. Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Spade Oak SANG.
5590	Land East of Chapman Lane, Bourne End	0.45	20	• Provide for satisfactory relocation of the existing sports field. • The site lies within the Zone of Influence of Burnham Beeches SAC. Permission will not be granted until SANG and SAMM mitigation is in

				place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Spade Oak SANG.
Burnham				
3505	Burnham Park Academy, Burnham	1.31	125	• Built form should be limited to the southern area of the site outside the Green Belt • Delivery of a high-quality design and layout that respects the nearby heritage assets • This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. • Development should be steered outside of the areas within Flood Zone 3b and at risk of surface water flooding. • Developers should consider utilising the floodplain of the Main River on site as a green corridor or as a location for conveyance SuDS features. • A more detailed 1D-2D hydraulic model of the unnamed Main River is likely to be required to support a site-specific Flood Risk Assessment. In addition, blockage modelling scenarios should be carried out for the culvert under Opendale Road, to confirm the residual flood risk to the site. • Blockage modelling should be including to assess the residual flood risk associated with potential blockage of the culverted structures over the Main River along Opendale Road.
3208	19 and 19a Green Lane, Burnham	0.34	7	• This site lies within the zone of influence of Burnham Beeches SAC. Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Spade Oak SANG.
Great Missenden				
1078	Tanton House, Great Missenden	0.37	10	• The site lies within the Zone of Influence of Chiltern Beechwood SAC. Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. • buildings/trees to be affected should be subject to bat survey. • Retain existing individual trees

Haddenham				
773	Land at rear of Carwithen close, Haddenham	0.57	25	• Site appears to be grassland with boundary trees. Ecological survey will be needed to know the value of the grassland. • Retain trees and hedgerows along boundaries. Wider tree buffers along existing residential boundaries. • Retain wider tree buffers along existing residential boundaries
3641	Land north of Haddenham Garden Centre	0.48	20	• Development of the site to avoid residential use on flood zone 2, 3 or surface water risk areas.
Stokenchurch				
492	Land south of Mill Road, Stokenchurch	4.98	100	• Development is within Chilterns National Landscape and should conserve and, where possible enhance, the National Landscape. It should deliver the highest quality design which respects natural beauty and built heritage and enhance the sense of place and local character. • Overcome the poor visibility at the junction of Mill Road and Ibstone Road; • Provide comprehensive development of the site with two vehicular accesses into the site to provide each dwelling with a choice of two vehicular routes into and out of the site without compromising existing dwellings or creating the feel of a “backland” site • Provide a footpath to the existing footbridge over the M40 motorway • Relocate overhead electricity cable; • Provide noise assessment and mitigation scheme along the M40
Iver				
3418	Land to the South of the High Street, Iver	1.38	50	• Delivery of / Offsite financial contribution towards strategic active travel route improvements (LCWIP47) Delivery or contributions to a strategic active travel route to connect communities to local hubs
Little Chalfont				
3399	Land at Chalfont and Latimer Station,	0.48	20	• Mixed use site, including approximately 100 sqm of employment or retail uses; • Mature tree line to be retained as is likely part of bat corridor

	Little Chalfont			• Appropriate setting for K8 telephone kiosk G11 to be retained; • Landscape - tree belt along Northern boundary to be retained / supplemented • This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at a Bell Lane SANG.
948	Rear of St Georges Church, White Lion Road, Little Chalfont	0.41	15	• The site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Bell Lane SANG.
947	68 to 78 Elizabeth Avenue, Little Chalfont	0.28	15	• Mixed use development comprising of 15 residential units and 140 sqm for use class Ea and / or Eb. • The site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at a Wards Hurst Gateway site.
Stoke Mandeville				
3667	Land on the south side of Marsh Lane, Stoke Mandeville	6	195	• Financial contribution to SEALR delivery as per SEALR position statement SEALR_Position_Statement_final_15_May_2025.docx
3670	Land on the north side of Marsh Lane, Stoke Mandeville	3.7	115	• Financial contribution to SEALR delivery as per SEALR position statement SEALR_Position_Statement_final_15_May_2025.docx • Transport assessment to consider width and forward visibility on Marsh Lane. • Retain existing hedgerows and trees along boundaries and stream environment along SW boundary. Provide further hedgerow and tree planting, creation of wider stream corridor, limiting development to small field directly behind existing development to avoid landscape harm.

				• Site includes Stoke Brook, which is a priority habitat and would need to be retained and protected with suitable non developed buffers.
4025	Land at Bucks Sports and Social Club, Lower Road, Stoke Mandeville	2.6	100	• Financial contribution to SEALR delivery as per SEALR position statement SEALR_Position_Statement_final_15_May_2025.docx
3599	Land rear Swindon House, Lower Road, Stoke Mandeville	2.37	75	• Financial contribution to SEALR delivery as per SEALR position statement SEALR_Position_Statement_final_15_May_2025.docx
921	Stoke Mandeville Hospital (Site 1), Mandeville Road	0.75	70	• Financial contribution to SEALR delivery as per SEALR position statement SEALR_Position_Statement_final_15_May_2025.docx
Winslow				
3712	Land off Granborough Road, Winslow	3	95	• Retain and enhance the existing hedgerow on the western boundary to mitigate landscape impact
296	Land either side of George Pass Avenue, south of Buckingham Road, Winslow	1.9	60	• Delivery of / funding for new signalisation at Buckingham Road/ Great Horwood Road junction including active travel connection and improvements • This allocation includes land safeguarded for East West Rail. Development will not be permitted within the limits of land subject to the safeguarding directions given by the Secretary of State for Transport in November 2025 (or any further directions or revisions to those directions) where it would conflict with or prejudice the delivery of EWR. Applicants for planning permission are strongly encouraged to enter into early dialogue with EWR Co to fully understand the nature and extent of the safeguarding and the impacts on site development and to ensure that any scheme can be designed to reflect the safeguarding and that adverse impacts on EWR are avoided, minimised or appropriately mitigated.

701	Land South of Verney Road, Winslow	0.94	25	• Financial contribution to Verney Road improvements • Financial contributions to public transport improvements
Wooburn Green				
2945	Maindec House, Wooburn Green	0.46	20	

Tier 4 – Medium Settlement/ Large Village

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
Cheddington				
724	Land East of High Street, Cheddington	4.68	185	• A proportionate financial contribution towards the delivery of the Horton bypass • A proportionate financial contribution towards the delivery of a new railway bridge and associated westbound road to enhance the existing station road railway crossing • This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Wards Hurst Gateway. • It is supported by necessary existing and new infrastructure in the area.
720	Land West of Reynolds Mead, Cheddington	3.86	155	• Proportionate financial contribution to Horton bypass • proportionate financial contribution to the delivery of a new railway bridge and associated westbound road to enhance the existing station road railway crossing • This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Wards Hurst Gateway. • It is supported by necessary existing and new infrastructure in the area.

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
786	Land at Station Site, Cheddington	1.24	55	• Proportionate financial contribution to Horton bypass • proportionate financial contribution to the delivery of a new railway bridge and associated westbound road to enhance the existing station road railway crossing • This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Wards Hurst Gateway. • Development must not prejudice, and should where appropriate support the comprehensive and co-ordinated delivery of the Cheddington NESS. • It is supported by necessary existing and new infrastructure in the area.
Cuddington				
216	Land at Dadbrook Farm, Cuddington	3.0	70	
Edlesborough				
3658	Land at Edlesborough Glebe, Edlesborough	4.25	100	• This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated the site could secure credits at Wards Hurst gateway.
3293	Land to the North Site of Ford Lane, Edlesborough	3.77	90	• This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated the site could secure credits at Wards Hurst gateway.
663	Land off Slicketts Lane, Edlesborough	4.05	80	• This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
				line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated the site could secure credits at Wards Hurst gateway.
3134	South End Lane, Northall, Edlesborough	0.5	15	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated the site could secure credits at Wards Hurst gateway.
Ickford				
3706	Land East of Worminghall Road, Ickford	4.06	95	Archaeological Impact Assessment required
3311	Land at Sheldon Road, Ickford	3.12	75	
Ivinghoe				
3294	Land Along Station Road, Ivinghoe	1.3	35	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated the site could secure credits at Wards Hurst gateway.
3361	Land to the south east of Berrystead Leys, Ivinghoe	0.98	25	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated the site could secure credits at Wards Hurst gateway.
Lane End				
4432	Land at Sidney House, Lane End	1.14	15	- Provide a landscape-led positive approach to design and layout to limit its impact upon the Area of Outstanding Natural Beauty - Provide satisfactory access from either Park Close, Ivy Place or Denham Road; - Protect new development from noise and light pollution from the motorway.
Long Crendon				

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
5000 & 4993	College Farm, Long Crendon	4.86	115	
377	Land at Madges Farm, Chearsley Road, Long Crendon	11.40	100	• A development to the southern area linking to the existing residential development on Pinners Way and Warwick Place
653	Land off Chilton Road, Long Crendon	4.28	100	
Marlow Bottom				
4425	Land at Heavens Above, Marlow Bottom	1.14	30	
Marsh Gibbon				
529	Land east of Clements Lane, Marsh Gibbon	2.31	55	• Assessing and mitigating potential odour impacts arising from nearby sewage treatment infrastructure.
Newton Longville				
298	Land West of Westbrook End and Lower End, Newton Longville	4.71	115	
234	Land North of Stoke Road, Newton Longville	3.42	135	
3383	Land at Bletchley Leys, Newton Longville	2	55	• Should be in accordance with SFRA Level 2 to mitigation surface water flooding issues • Site should link into the Salden Park development and facilities
3188	The Leys House, Whaddon Road,	1.07	50	

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
	Newton Longville			
North Marston				
668	Land north of Quainton road, North Marston	0.69	20	Assessing and mitigating potential odour impacts arising from nearby sewage treatment infrastructure.
Prestwood				
1075	Hazell Road, Prestwood	0.42	15	
Quainton				
3595	Needles Farm, Station Road and Quainton Road, Quainton	4.61	110	
3727	Land off Lee Road, Quainton	1.82	50	
4418	Land adjacent to Station Road, Quainton	0.24	15	
Stewkley				
3268	Land off Sycamore Close, Stewkley	1.15	30	
203	Land to the south of Griffin Field (East of High Street south), Stewkley	1.13	30	
3259	Land east of Wing road, Stewkley	0.85	25	Assessing and mitigating potential odour impacts arising from nearby sewage treatment infrastructure
3309	Land and Buildings at Bowls Farm, Stewkley	0.65	20	

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
447	Land at Wing Road Farm, Stewkley	0.91	6	
Stoke Hammond				
47	Land southwest of Newton Road, Stoke Hammond	1.47	55	
1189	Land at Hunter's Lodge, Stoke Hammond	0.4	15	
766	Land west of Fenny Road, Stoke Hammond	0.4	10	• Vehicular access should be provided from Fenny Road
Stone				
188	Land north of Darvill Road, Stone	4.4	105	
3596	Land southwest of Eythrope Road, Stone	3.4	80	
147	Court Close, Bishopstone Road, Stone	3.1	75	
694	Land to the south of Creslow Way, Stone	2.6	45	
Swanbourne				
613	Land at Murley Road, Swanbourne	0.43	10	
Thornborough				
561	Land south of Nash road,	0.56	6	

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
	Thornborough			
Tingewick				
141	Part of Rookery Farm, Tingewick	1.07	40	
Walter's Ash				
1190	280 Main Road, Walter's Ash	0.2	5	
Waddesdon				
3111	Land to the North of the A41, North East of Waddesdon	7.71	185	• Delivery of Waddesdon Spine Road and new priority junction connecting the spine road to the A41. • Assessment and mitigation of potential odour impacts arising from nearby sewage treatment infrastructure.
Weston Turville				
3222	Land adjacent to 266 Wendover Road, Weston Turville	3	70	• Financial contribution towards the South East Aylesbury Link Road • This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.
626	Land at New Road and Fitkins Meadow, Weston Turville	2.4	60	• This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.
606	Land rear of 35-45 Marroway, Weston Turville	1.8	50	• Financial contribution towards SEALR delivery. • This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
				Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.
658	Land at Rectory Farm, New Road, Weston Turville	1.89	50	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.
3191	Land off Marroway, Weston Turville	1.57	40	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.
412	Land North of Bye Green, Weston Turville	1.45	40	- Site design to reflect significant surface water flood risk, following SFRA level 2 recommendations. - This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.
3592	Land rear of Quakers Mead, Weston Turville	1.19	30	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.
1094	Brook End Trading and other land/buildings, Weston Turville	0.48	15	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
				could secure credits at Kingsbrook Meadows SANG.
1264	Land to rear of Anstey Brook, Weston Turville	0.23	5	• Site design, specifically safe access and escape, to reflect significant surface water flood risk, following SFRA level 2 recommendations. • Before submitting any proposal, a site specific detailed combined hydraulic model of the Wendover Brook should be provided and approved as part of a site-specific flood risk assessment, to demonstrate that the site can be made safe for its lifetime. • Assess and mitigate potential odour impacts arising from nearby sewage treatment infrastructure. • This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG or Bell Lane SANG.
Whitchurch				
64	Land at Manor Farm, Buckingham Road, Whitchurch	1.8	50	
681	Land to the east of A413, Whitchurch	1.08	30	
Wingrave				
3129	Land South of Leighton Road, Wingrave	2.24	55	• This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
3307	Land off Winslow Road, Wingrave	1.51	40	- Assessment and mitigation of potential odour impacts arising from nearby sewage treatment infrastructure. - This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.
449	27 Leighton Road, Wingrave	0.81	20	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.
471	Land west of Twelve Leys, Wingrave	0.64	15	- Assessment and mitigation of potential odour impacts arising from nearby sewage treatment infrastructure. - This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG.

Tier 5 – Medium /Small Village

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
Bierton				
735	Land at Gib Lane, Bierton	2.9	115	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
				the site could secure credits at Kingsbrook Meadows SANG. • Vehicular access to be provided from the Kingsbrook development and a pedestrian access from Gibb Lane.
3128	Corner Farm, Gib Lane, Bierton	3	70	• This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG. • Site has surface water flooding issues see SFRA Level 2 main report for recommended solutions.
238	Land to the north of the Paddocks, 14 Marshall Lea, Bierton	0.9	33	• This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Kingsbrook Meadows SANG • New vehicle access is required onto Burcott Lane. Pedestrian and cycle improvements and connections to the nearby Kingsbrook development should be provided. • Address significant flood risk constraints on the site following the SFRA Level 2 recommendations • A development needs to avoid high risk areas of surface water flooding
Chearsley				
3241	Land to the North of Crendon Road, Chearsley	1.1	30	
Dinton				
194	Land West of New Road, Dinton	1.33	35	
Drayton Parslow				

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
3132	Land to the north of North Close, Drayton Parslow	0.86	25	
274	Land South of New Road, Drayton Parslow	0.69	20	
145	Land off Salden Close, Drayton Parslow	0.42	15	
Gawcott				
5072	Land east of Hillesden Road and north of Lenborough Road, Gawcott	4.1	100	
3682	Land south of The Rise, Gawcott	0.84	25	
Granborough				
677	Land and Buildings at Rookery Farm, Hogshaw road, Granborough	0.89	25	
Great Horwood				
109	Land south of Weston Road, Great Horwood	2.33	55	
Kimble				
478	Land north of Kimblewick Road and Grove Lane, Kimble	5.5	130	Proportionate equitable contributions to off site infrastructure requirements
Little Horwood				
306	Land north of Mursley Road, Little Horwood	0.42	10	
Maids Moreton				
3085	Land off Towcester Road, Maids Moreton	0.6	15	
Marsworth				

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
760	Land off Lower Icknield Way, Marsworth	3.71	90	This site lies within the zone of influence of Chilterns Beechwoods SAC (Ashridge Commons and Woods SSSI). Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Wards Hurst gateway.
Mursley				
112	Greenhouses off Main Street, Mursley	0.8	20	
113	Pool House and Stables off Main Street, Mursley	0.35	10	
Oakley				
565	Land behind 21A Manor Road, Oakley	0.34	10	
3735	Land south of 8 Lynns View, Oakley, Buckinghamshire	0.19	5	
Padbury				
3352	Land off 7 Bennetts Close, Padbury	0.89	25	
Shabbington				
3634	Land northwest of Franklins Farm, Shabbington	0.5	15	Assessing and mitigating potential odour impacts arising from nearby sewage treatment infrastructure.
3351	Paddocks at Rookery Farm, Marsh Road	0.56	15	Assessing and mitigating potential odour impacts arising from nearby sewage treatment infrastructure.
3353	Stables at Rookery Farm, Marsh Road	0.28	10	Assessing and mitigating potential odour impacts arising from nearby sewage treatment infrastructure.
333	Land at Long Crendon Road, Shabbington	0.42	10	Assessing and mitigating potential odour impacts arising from nearby sewage treatment infrastructure.

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
	Aylesbury, Buckinghamshire			
Slapton				
3680	Mill Road, Slapton (Site 2)	2.3	55	This site lies within the zone of influence of Chilterns Beechwoods SAC. Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Wards Hurst Gateway.
3597	Church Field, Slapton	2.12	50	The site lies within the zone of influence of Chilterns Beechwoods SAC. Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Wards Hurst Gateway.
3189	Land east site of Mill Road, Slapton	0.66	20	This site lies within the zone of influence of Chilterns Beechwoods SAC. Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Wards Hurst Gateway.
3679	Land west side of Mill Road, Slapton	0.36	10	This site lies within the zone of influence of Chilterns Beechwoods SAC. Permission will not be granted until SANG and SAMM mitigation is in place, in line with policies NE12, NE13, NE14 and the latest Mitigation Strategy. It is anticipated that the site could secure credits at Wards Hurst Gateway.
Soulbury				
967	Land at Green Farm, Soulbury	0.99	25	
Upton				
1158	Former Motts Coaches, Upton Turn, Oxford Road, Upton	1.92	50	
Weedon				

Site ref.	Address	Area (ha)	Indicative dwelling capacity	Key Development requirements
3350	Land West of 8 New Road, Weedon	1.21	35	
5318	Land north of Aston Abbots Road, Weedon	1.05	30	
Westbury				
713	Land south of Brackley Road, Westbury	2.73	65	
Whaddon				
362	Paddock land, Coddimoor Lane, Whaddon	1.1	30	