

AREA CODE	OPUS	COMMENTS	NPPF REF
SP002	3504	Sefton Business Park is a 35-acre site comprising approximately 12 acres of existing office buildings, including a Grade II listed manor house, with the remaining 23 acres as open green space. While the site is identified in the SP Neighbourhood Plan for development, this relates only to the existing built footprint. Proposals for 373 dwellings or a data centre would significantly exceed this scope and the infrastructure capacity of SP.	Meets requirements of NPPF 143 A, B, C, D
SP002	68	Land Farthing Green Lane. Extends beyond the settlement boundary creating green belt sprawl and endangers the separation of Stoke Poges and Wexham. Fails Golden rules A, B, C, and D as this would severely impact the openness of the countryside and green belt creating urban sprawl and generating encroachment on the open countryside. Would have serious impact if OGB70 OPUS 3694 Wexham Springs were to come forward for development. Not identified in SP NP.	Meets requirements of NPPF 143 A, B, C, D
SP002	4592	Home Farm Hockley Lane/ School Lane. Extends beyond the settlement boundary creating green belt sprawl and endangers the separation of Stoke Poges and Wexham. Fails Golden rules A, B, C, and D as this would severely impact the openness of the countryside and green belt creating urban sprawl and generating encroachment on the open countryside. Would have serious impact if OPUS 3504 were to come forward for development as that could potentially create another settlement. Not identified in SP NP.	Meets requirements of NPPF 143 A, B, C, D
SP003		Land between Rogers Lane, Park Rd, Greys Park Rd. Extends beyond the settlement boundary creating green belt sprawl and endangers the separation of Stoke Poges and Wexham. Fails Golden rules A, B, C, and D as this would severely impact the openness of the countryside and green belt creating urban sprawl and generating encroachment on the open countryside. Would have serious impact if OGB85b Duffield House and SL024 Land at Fir Tree Ave/ Church Lane/ Polish Club were to come forward for development. Not identified in SP NP.	Meets requirements of NPPF 143 A, B, C, D
SP004		Land Rogers Lane behind Elizabeth Way. Extends beyond the settlement boundary creating green belt sprawl and endangers the separation of Stoke Poges and Wexham. Fails Golden rules A, B, C, and D as this would severely impact the openness of the countryside and green belt creating urban sprawl and generating encroachment on the open countryside. Would have serious impact if OGB85b Duffield House and SL024 Land at Fir Tree Ave/ Church Lane/ Polish Club were to come forward for development. Not identified in SP NP.	Meets requirements of NPPF 143 A, B, C, D

SL024		Land Fir Tree Ave/ Church Lane/ Polish Club. Extends beyond the settlement boundary creating green belt sprawl and endangers the separation of Stoke Poges Slough. Fails Golden rules A, B, C, and D as this would severely impact the openness of the countryside and green belt creating urban sprawl and generating encroachment on the open countryside. Would have serious impact if OGB85b Duffield House/ SL025 OPUS 398 Wexham Park were to come forward for development. Not identified in SP NP. Provides a very narrow corridor of green space between the large settlements of Stoke Poges and Slough removing the distinct character of a South Bucks village and urban Slough in Berks.	Meets requirements of NPPF 143 A, B, C, D
SL025	398	Wexham Park. (The Old Football Club) Extends beyond the settlement boundary creating green belt sprawl and endangers the separation of Stoke Poges and Slough. Does not meet Golden rules A, B and D as this would severely impact the openness of the countryside and green belt as well as merging settlements and generating urban sprawl. This key site is performs a critical role in maintaining the physical and visual separation of a South Bucks Village and the town of Slough in Berks. Not identified in SP NP. Would have serious impact if SL025 were to come forward for development. Not identified in SP NP.	Meets requirements of NPPF 143 A, B, C, D
SL025		Stoke Place Farm. Extends beyond the settlement boundary creating green belt sprawl and endangers the separation of Stoke Poges and Slough. Fails Golden rules A, B, C, and D as this would severely impact the openness of the countryside and green belt creating urban sprawl and generating encroachment on the open countryside. Would have serious impact if SL025 OPUS398 Wexham Park was to be considered for development. Not identified in SP NP. Provides a very narrow corridor of green space between the large settlements of Stoke Poges and Slough removing the distinct character of a South Bucks village and urban Slough in Berks.	Meets requirements of NPPF 143 A, B, C, D
S027	418/ 3636/4545/ 3737	Pinewood Nursery/ Wexham Pk Hall/ Wexham Golf Club. Extends beyond the settlement boundary creating green belt sprawl and endangers the separation of Stoke Poges/ Wexham and Slough. Fails Golden rules A, B, C, and D as this would severely impact the openness of the countryside and green belt creating urban sprawl and generating encroachment on the open countryside. Would have serious impact if OGB70 OPUS 3696 were to come forward for development as no distinction between the settlements of Wexham and Stoke Poges. Not identified in SP NP.	Meets requirements of NPPF 143 A, B, C, D
OGB70	3696	Wexham Springs. Extends beyond the settlement boundary creating green belt sprawl and endangers the separation of Stoke Poges and Wexham. Fails Golden rules A, B, C, and D as this would severely impact the openness of the countryside and green belt creating urban sprawl and generating encroachment on the open countryside. Would have serious impact if SL027 OPUS 418/ 3636/4545/3737 were to come forward for development. Provides a very narrow corridor of green space between the large settlements of Stoke Poges and Wexham removing the distinct character of 2 South Bucks villages and would significantly exceed this scope and the infrastructure capacity of SP.	Meets requirements of NPPF 143 A, B, C, D

OGB85b		Duffield House. Extends beyond the settlement boundary creating green belt sprawl and endangers the separation of Stoke Poges Slough. Fails Golden rules A, B, C, and D as this would severely impact the openness of the countryside and green belt creating urban sprawl and generating encroachment on the open countryside. Would have serious impact if SL024 Land at Fir Tree Ave/ Church Lane Polish Club were to come forward for development. Not identified in SP NP. Provides a very narrow corridor of green space between the large settlements of Stoke Poges and Slough removing the distinct character of a South Bucks village and urban Slough in Berks.	Meets requirements of NPPF 143 A, B, C, D
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