

# Wycombe District Council Strategic Housing Land Availability Assessment: Interim Report February 2014



people place pounds  
*getting our priorities right*

Version 1 issued February 2014

# Interim Strategic Housing Land Availability Assessment – January 2014

## 1 Introduction

What is a SHLAA? The SHLAA or Strategic Housing Land Availability Assessment is a technical study of all potential housing sites within Wycombe District. It performs the following functions:

- It identifies potential sites for housing or mixed use sites from a variety of different sources
- Gives an indication of the potential overall scale of land for housing that may be available.
- Looks at their suitability for housing and potential deliverability
- Does not make policy decisions or allocate sites but informs plan making

This Strategic Housing Land Availability Assessment (SHLAA) report sets out the initial phase of work carried out by Wycombe District Council to identify potential sites for dwellings within the District. This report is interim and should be considered a 'phase one'. As will be seen from the methodology below there is potential to explore further avenues in order to identify or rule out other sources of sites. Similarly some sites may be found to be unsuitable for development or available/deliverable once further work has been done.

The requirement for a SHLAA was originally set out in Planning Policy Statement 3 and Wycombe published their first SHLAA in March 2009 (March 2008 base date). Housing supply information has been updated annually and published within our Annual Monitoring Report each year. All reporting has been carried out in line with Department for Community and Local Government (DCLG) Practice Guidance.

We are currently working on a new Local Plan for the District so rather than publish another update this SHLAA will provide a fresh look at Wycombe's housing land availability; form part of the evidence for Local Plan consultation in 2014; and will take account of the National Planning Policy Framework (NPPF, March 2012) and the draft National Planning Practice Guidance 'Assessment of Land Availability'.

The approach will remain much the same but with some subtle yet important changes coming from the NPPF (as detailed below), including the treatment of planning permissions, the inclusion of windfall, but the exclusion of residential garden land (without a planning permission).

It is important to note that whilst the SHLAA must be grounded in reality; sites must be realistic and viable, nonetheless its key role is to identify the volume and geography of potential supply. So this study does not allocate any sites for development and their identification or exclusion from this report should not prejudice any subsequent planning application.

The following report sets out the steps carried out so far and some of the potential next steps. This will include how we are meeting the requirements of the National Planning Policy Framework.

This report is an interim report and we would welcome comments on the findings to date. In addition we would welcome any suggestions for sites that are not included in this report. Please send your comments by 4<sup>th</sup> April 2014 to:

E mail: [newlocalplan@wycombe.gov.uk](mailto:newlocalplan@wycombe.gov.uk)

By post to: Planning Policy Team  
Wycombe District Council  
Council Offices  
Queen Victoria Road  
High Wycombe HP11 1BB

## 2 National Planning Policy Framework, March 2012, Department for Communities and Local Government

The National Planning Policy Framework (NPPF) replaced, amongst many other policies, Planning Policy Statement 3 but maintains the requirement for a 'land availability assessment'.

### 2.1 Land Availability Assessments

Paragraph 159. "Local planning authorities should have a clear understanding of housing needs in their area. They should:

- .....prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period."

The NPPF outlines the core methodology for carrying out a SHLAA, the most important part of this being the need to test potential sites in order to assess how the sites might make up a reliable housing supply in terms of timing and certainty.

Paragraph 47. "To boost significantly the supply of housing, local planning authorities should:

....identify and update annually a supply of specific deliverable<sup>11</sup> sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;

- identify a supply of specific, developable<sup>12</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;"

### 2.2 Deliverable and Developable sites

The SHLAA sets specific tests for sites to be considered 'deliverable' (the tests for sites within the 5 year supply) and 'developable' (the tests for sites from year 6 onwards). The NPPF introduces to the 'deliverable' definition an assumption that sites with planning permission will be deliverable unless clearly evidenced to the contrary.

Footnotes 11 and 12 from the NPPF:

"<sup>11</sup> To be considered **deliverable**, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term

phasing plans.

<sup>12</sup> To be considered **developable**, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.”

## 2.3 Windfall

As well as the identification of specific sites the NPPF allows for the inclusion of ‘windfall sites’.

**Annex 2: Glossary** “**Windfall sites:** Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.”

These are sites which have not been previously identified and which are usually first encountered as development sites when they actually enter the planning process, either as an application of a pre-application inquiry. As detailed below an allowance for these sites can be counted where it can be clearly evidenced that there is consistent delivery from this source. In Wycombe’s case at this point an allowance for sites which fall under the SHLAA threshold of 5 gross units is proposed. Steps are taken to ensure there is no double-counting from this ‘small sites’ source.

Paragraph 48. “Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.”

### **3 National Planning Practice Guidance – Assessment of land availability (draft), DCLG (August 2013)**

The Department for Communities and Local Government has published a set of guidance to accompany the NPPF and to replace and consolidate previous practice guidance. This guidance, National Planning Practice Guidance (NPPG)<sup>1</sup>, is currently at a draft stage but Wycombe's SHLAA will have regard to the draft.

The purpose of the land availability assessment, its relationship to the development plan process and Government's approach to alternative methodologies are detailed below and reflect the NPPG.

#### **3.1 The purpose of the assessment of land availability**

An assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use (in this case residential).

#### **3.2 How does the assessment relate to the development plan process?**

The assessment forms a key component of the evidence base to underpin policies in development plans for housing and economic development, including supporting the delivery of land to meet identified need. From the assessment, plan makers will then be able to plan proactively by choosing sites to go forward into their development plan documents to meet objectively assessed needs.

#### **3.3 The allocation of land in development plans**

The land availability assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development (e.g. because of policy constraints or if they are unviable). It is the role of the assessment to provide information on the range of sites which are available to meet need, but it is for the development plan itself to determine which of those sites are the most suitable to meet those needs.

#### **3.4 Land Availability Assessment methodology**

The guidance indicates what inputs and processes should lead to a robust assessment of land availability so there is no intention to depart from the land availability assessment guidance. In line with the guidance this assessment will be thorough but proportionate, building where possible on existing information sources.

---

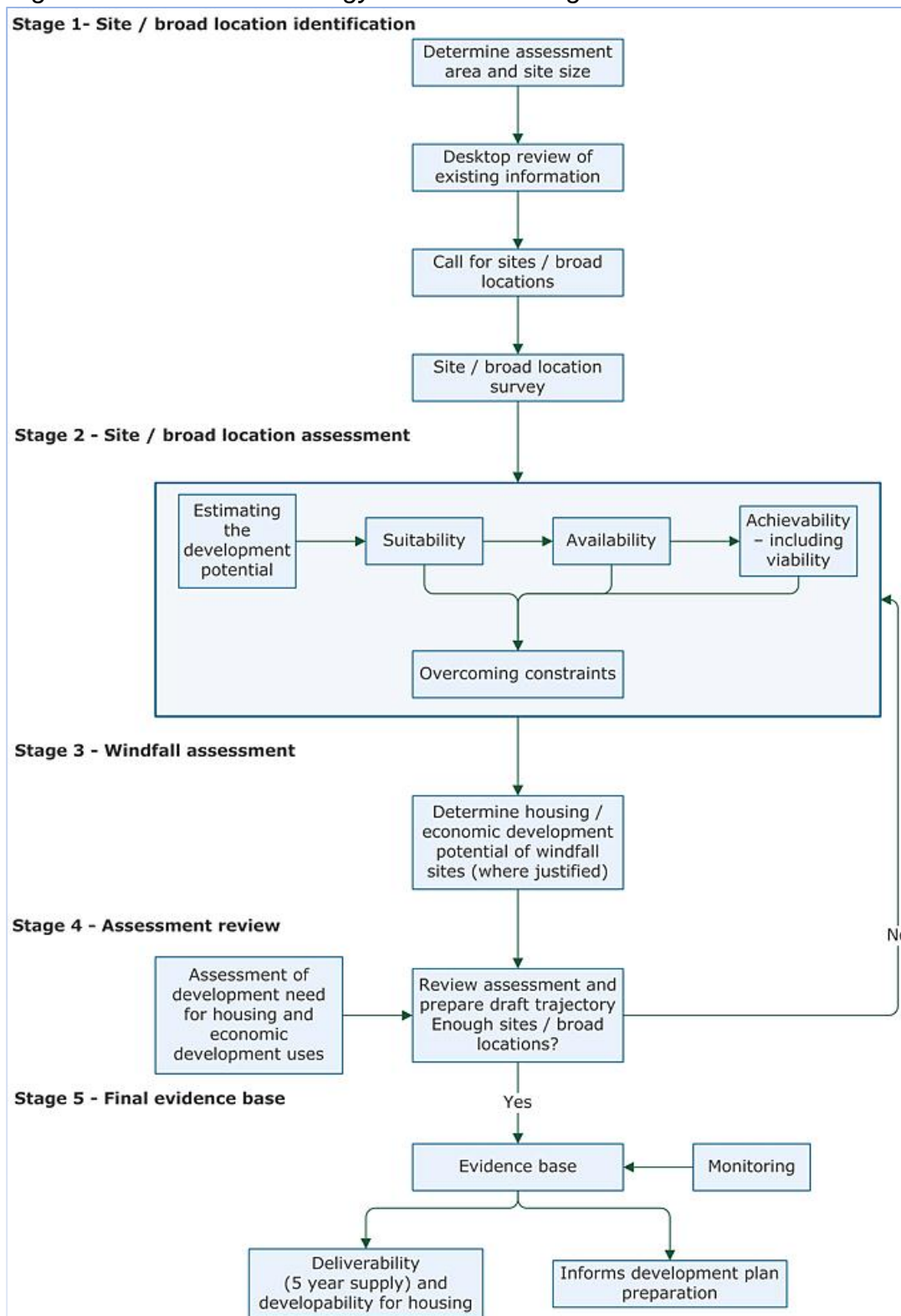
<sup>1</sup> National Planning Policy Guidance on Housing Land Availability Assessments as published on 21/11/13 on [http://planningguidance.planningportal.gov.uk/blog/guidance/#Assessment of land availability](http://planningguidance.planningportal.gov.uk/blog/guidance/#Assessment%20of%20land%20availability)

## 4 Methodology

### 4.1 Draft NPPG methodology

The contents of the SHLAA methodology are broadly the same as seen in the previous practice guidance but are now grouped into 5 key stages, as can be seen in Figure 1 below, instead of ten stages in previous guidance.

Figure 1: SHLAA methodology flow chart of stages



This interim report carries out stage 1 of the methodology and begins some of the work in stage 2. The report is set out broadly to respond to the structure of the NPPF guidance.

## 4.2 Broad locations

Stages 1 and 2 of the methodology set out above refer to assessment of sites and broad locations. At this stage Wycombe's SHLAA has only looked at sites. Broad locations can be returned to as an additional source of supply at stage 4 of the assessment when the assessment is reviewed and a decision is taken as to whether enough land has been identified. At this time broad locations could be looked at amongst other avenues of supply. They have been separated out at this stage as they would require a more strategic line of work than individual sites and in terms of evidencing this would be best done as a separate sub-project.



## **5 Stage 1 – Identification of sites. Determine assessment area and site size**

### **5.1 Geographical area covered by the assessment**

This assessment covers the local planning authority area of Wycombe District. Wycombe is within the South East of England. Its main town of High Wycombe is within commuting distance by train or car of London. The area exhibits some of the classic South East housing market conditions including a buoyant market and a high demand for affordable housing. This is relevant because it affects the viability of bringing sites forward.

Further to this a large part of the District is washed over by Green Belt and Area of Outstanding Natural Beauty (AONB) designations which restrict potential development.

For further information about market conditions see the Draft Strategic Housing Market Assessment (January 2014) which forms part of the Local Plan evidence base.

### **5.2 Need for development**

The assessment has identified all sites regardless of the amount of development needed to meet current housing targets in order to provide an audit of available land. The process of the assessment will, however, provide the information to enable an identification of sites and locations suitable for development in the Local Plan and inform the supply side of any discussion about objectively identified need.

### **5.3 Site size for assessment**

The assessment has looked at a range of different site sizes from small-scale sites to opportunities for large-scale developments. All sites capable of delivering five or more dwellings (gross) have been considered. Supply of 'small sites' falling below this threshold will be considered in stage 3 where an assessment of windfall will take place.

This report does not look at strategic growth options such as village and town extensions and new settlements. This would only be considered appropriate if pursued following a strategic review carried out through the Local Plan process, particularly as this would be likely to involve a formal review of the Green Belt given the constrained nature of the District. However the Local Plan Options Consultation document (January 2014) does include consideration of these sorts of options.

### **5.4 Identifying sites**

During the desk top review sites from as wide a range as possible were identified for potential development including those existing sites that could be improved, intensified or changed. Some sites which have particular policy constraints are included at this stage of the assessment for the sake of comprehensiveness but these constraints may severely restrict development. Part of this desktop review has been to test again the appropriateness of previously defined constraints, rather than simply to accept them, but in some cases sites may simply be inappropriate for residential development. Some sites have already been identified for exclusion from supply and as the assessment goes into a greater depth of detail further sites may be found to be unsuitable or unavailable.

Care has been taken not to simply rely on sites that we have been informed about but to actively identify sites through the desktop review process that may have a part to play in meeting the development needs of an area.

## 5.5 Types of sites and sources of data

The draft NPPG suggests a list of types of sites and their potential data sources which has been drawn upon. Please see below the site sources used in this study.

Sources of data:

- Pre-application inquiries (where not confidential or where landowner agrees to publicise the site)
- Undecided planning applications and appeals
- Sites with permission or under construction
- Building Control reports on development starts and completions
- Public call for sites
- Local Plan consultation events with stakeholders and the public
- Internal site suggestions from within the Council including land owning or land managing departments within the Council.
- Site suggestions from Buckinghamshire County Council
- Vacant surplus public land register
- National Land Use Database
- Planning application refusals which were not refused on the principle of residential development but a matter such as design which could be addressed by a revised scheme.
- Internal suggestions from Planning Officers
- Map work
- Sites recommended for residential or mixed use including residential in the recent employment land.<sup>2</sup>

Further to this, and in line with the draft NPPG, a call for potential sites and broad locations for development was issued in March 2013, which was aimed at as wide an audience as practicable so that those not normally involved in property development have the opportunity to contribute. The call for sites was publicised in our Weekly Bulletin, a newsletter which goes out to members of the public, parish councils, landowners, developers, builders, businesses and local interest groups, as well as on our website.

During the Call for Sites a 'SHLAA form' was made available on our website for respondents to submit key information (see Appendix 11). This included:

- a site location and boundary map
- site ownership information (identify multiple ownership issues)
- any interests in the land such as tenancies
- availability for residential development, e.g. does the owner intend to sell the site for development?
- Identify potential constraints, e.g. ransom strips
- Identify timing for the site to become available and timing of when the site could begin to deliver dwellings.
- Contact information is also gathered in order to obtain further information if needed.

---

<sup>2</sup> Draft Economy Study and Employment Land Review – PBA, January 2014

Further to this we were also able to take advantage of the early stages of Local Plan consultation in order to gather together further site suggestions from a variety of local stakeholders. Suggestions were collected during the Winter 2012 phase of consultation and during several local consultation events which took place in 2013 with members of the public and stakeholders. This ensured a good collection of local knowledge and reduced reliance on 'industry' sites. This was particularly important to assist in identifying potential sites of which the Council may not previously have been aware.

The events mentioned above and the internal identification of sites involved the use of Ordnance Survey based maps. So as well as site suggestions from experience those taking part could also use the maps as a prompt to identify further sites for investigation.

## 5.6 Initial site analysis

The comprehensive list of sites derived from data sources and the call for sites was then assessed against national policies and designations to establish which have reasonable potential for development and should be further included in the land availability assessment.

A selection of sites have already been identified for exclusion in line with this approach. The reasons for exclusion at this interim stage are listed below and the excluded sites are listed in Appendix 9.

Reason for exclusion	
Falls below site threshold	Some sites were found to be either too physically small, or too constrained to provide development potential above the SHLAA threshold of 5 units gross.
Site in on-going employment use	These are employment sites which the Economy Study (2014) has not recommended for release to residential use or mixed use with residential development.
Site not available	The site is in an alternative on-going use with no realistic plans to change that use and no land owner promotion. In some cases seeking a change of use may be undesirable.
Unsuitable on basis of Highway Authority comments.	These are sites which have been excluded in light of comments from the Highways Authority, Buckinghamshire County Council. For instance at some sites the intensification of use of an access or junction, or creation of a new access may be unacceptable. There are very few of these sites.

Further to this some sites have been put to one side for investigation at a later time; a selection of which are both greenfield and Green Belt and will require further assessment if and when a review of the Green Belt takes place. These sites are listed in Appendix 7 Many are site suggestions from the public, land owners and developers and they could form part of a comprehensive Green Belt review, in which other sites would also be considered.

There is also a selection of sites which fall into the supply category of 'residential intensification without planning permission'. These sites have also been set to one side at

this stage of the SHLAA. The sites are listed in Appendix 8 and again are a source of supply we may return to at stage 4 of the SHLAA for further investigation.

Further investigation could take the form of individual site assessment or form the basis for a broad location type assessment of supply from this source more generally. These sites can be difficult to assess individually as they often involve multiple land owners. Whilst supply from this source has declined as their viability has been reduced due to high costs of land and house prices this is nonetheless still an important and consistent source of housing land supply in Wycombe District. It should be noted that to date Wycombe's planning policies do not prevent this form of development when designed appropriately, but a supplementary planning document seeks to ensure that such development is of the right form and quality.

## 5.7 Site survey

The draft NPPG states that site surveys should be proportionate to the detail required for a robust appraisal. For example, the assessment will need to be more detailed where sites are considered to be realistic candidates for development. Within Wycombe District the majority of sites and locations are well known to Officers from many years of monitoring both residential and employment proposals. This accompanied by the interrogation of comprehensive electronic mapping (GIS) means there has been no need to do a comprehensive site survey at this stage. Where site specific information has meant first-hand knowledge would be essential then Development Management Officers have been able to assist.

During the site assessment the following characteristics have been recorded (or checked if they were previously identified through the data sources and call for sites) in our SHLAA database:

- site size, boundaries, and location;
- current land use and character;
- land uses and character of surrounding area;
- physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / utilities);
- potential environmental constraints;
- where relevant, development progress (e.g. ground works completed, number of units started, number of units completed);
- initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.

Much of this information could be gathered using our Geographical Information System (GIS) to access site specific information using detailed map layers on constraints and planning history. The sites are initially entered into our mapping system and are accompanied by a database record for each site. This means we have comprehensive mapping of all sites. The amount of detail recorded against each site will vary according to the type of site with those with a greater prospect for potential development having increasing detail added as they go through the SHLAA process and when information is received from land owners or developers.

## **6 Stage 2: Site assessment. Identifying the development potential of each site/broad location**

### **6.1 Calculating development potential**

The draft NPPG states that estimation of the development potential of each identified site should be guided by the existing or emerging plan policy including locally determined policies on density.

The Wycombe Local Plan sets out a series of accessibility zones covering the district which reflect access to public transport. Work has been carried out to assess the density of development within specific accessibility zones and settlements based on developments completed in a sample of 5 years plus all outstanding permissions including those under construction (see Appendix10). From this a density multiplier was devised based on location and site size. This means that within the SHLAA database there is a straightforward, consistent way of calculating potential development levels.

This is a broad brush approach and in the majority of sites forms a starting point which can then be refined to reflect site specific constraints, context, take account of mixed use proposals, and viability. However some sites, particularly those further in planning process, will have a more informed view of their potential.

In relation to the Reserve Sites in the Core Strategy and a limited number of other greenfield housing options in the new Local Plan, site specific work has been undertaken to assess potential development capacity.<sup>3</sup> So through whichever means each site has been attributed an initial estimate of development potential – or put simply a housing number.

Importantly these numbers should not be taken as acceptance of a certain level of development on a site when it comes to the consideration of a planning application – they are an initial assessment of potential. The development management process will determine the appropriate level of development, should residential use be deemed appropriate for a site.

The development potential is a significant factor that affects economic viability of a site and its suitability for a particular use – see below for further comments on viability.

### **6.2 Assessing when and whether sites are likely to be developed**

An assessment of suitability, availability and achievability of sites including whether the site is economically viable will provide the information upon which the judgment can be made in the plan-making context as to whether a site can be considered deliverable over the plan period.

Information provided by a land owner, developer or agent will assist in identifying which phase of delivery a site should be placed within, the tests being most stringent and most certainty required for those falling within the 5 year supply. The housing market and local planning policies are also considered as they will affect when a site may come forward.

As this is an interim report, at this stage only the suitability of sites for development has been considered. Further information gathering will take place which may find that some

---

<sup>3</sup> See Strategic Sites Assessment Study (February 2014)

sites are not suitable, or are not available and/or achievable. However the Council has commissioned viability work which assessed both a number of major potential strategic sites and also a wide range of theoretical site scenarios reflecting the types of sites that tend to come forward in the District and that are reflected in the SHLAA.<sup>4</sup> The outcome of this work will be taken into account when considering the deliverability/developability of sites within the plan period.

### 6.3 Assessing the suitability of sites for development

The suitability of sites for development is guided by the development plan and national policy. The draft NPPG also makes reference to emerging policy but at this time work on Wycombe District's new Local Plan is still at an early stage where options are being explored rather than a specific direction for policy identified.

In line with the draft NPPG sites in existing development plans (particularly the Delivery and Site Allocations plan) or with planning permission have been considered to be suitable for development unless it was found that there was a more appropriate use which the market was more likely to bring forward.

Further to this the following factors have been considered in order to assess a site's suitability for development now or in the future:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- environmental/amenity impacts experienced by would be occupiers and neighbours.

---

<sup>4</sup> Draft Financial Viability Assessment, Adams Integra for WDC, January 2014

## 7 Housing Potential Identified so far

In order to inform the Local Plan consultation and in order to perform a 'stock take' at this interim stage of the assessment an overview of potential supply thus far has been pulled together.

This overview looks at the different sources of sites, e.g. urban brownfield or rural brownfield including rural employment, and takes a high level view of the certainty of supply from those sources. As such a range of figures is provided. A group of 'core' sites are identified, where certainty is highest, then 'options' sites which provide the top end of the range figures.

Whilst a level of certainty is being assumed for the sake of this supply overview it should be emphasised that at this stage detailed assessment of the deliverability and developability of these sites has not yet taken place. Once done this may change the status of sites resulting in either their inclusion in a final supply assessment or lack of evidence resulting in their exclusion at that time.

Some sites have not been included in these headline figures but are treated as an additional source of potential supply. Their certainty will be determined through the later stages of more detailed assessment in the SHLAA.

### 7.1 Headline Housing Supply

Table 1: Interim Headline Housing Land Supply

Source/Area	Range figure (where applicable)	Total or rounded mid-point figure of range
Completions 2011-13		737
Planning Permissions @ 31/3/13 (full + outline) – large sites		1305
Planning Permissions @ 31/3/13 (full + outline) – small sites 10% discount*		275
Planning Permissions @ 31/3/13 (full + outline) – small sites Apr – Sept 2013 10% discount*		83
Permissions since base date		75
Urban Brownfield, Urban Employment and Greenfield within settlement Sites	1270 - 1458	1350
Rural brownfield and rural employment sites	250 - 384	300
<b>GRAND TOTAL</b>		<b>4125</b>

For full lists of the sites summarised above please see Appendices 1-4.

## 7.2 Other potential supply and excluded sites

Other types/sources of sites have been mentioned throughout the report so far. Table 2 below gives the estimated potential from these sources, some of which it is not proposed to pursue at this stage. Some of the sites fall into the same categories as those listed above in Table 1 but at this initial stage of assessment they are assumed to have a lower level of certainty. This may change once further assessment takes place and more precise information is gathered. This may mean that some sites gain certainty and counted towards our housing supply but may also mean that some sites are then discounted and fall out of the supply.

At this stage this is a snapshot based on assessments so far. In the final report full site lists will be published so you will be able to track where sites have ended up in the assessment.

The detail of the sites making up this potential is included in the form of site lists in Appendices 5-8. The 'Additional sites' are listed in Appendices 4 and 5, following on from the 'Core' and 'Option' lists.

There is a list of excluded sites in Appendix 9.

*Table 2: Other potential sources of supply and excluded sites*

<b>Source/Area</b>	<b>Range figure (where applicable)</b>	<b>Total or mid-point figure of range</b>
Windfall assessment for small sites - 40 per annum from year 5 onwards. 40x11yrs*		560*
Reserve sites	1060 - 1990	1500
Additional sites - Urban Brownfield, Urban Employment and Greenfield within settlement Sites		519
Additional sites - Rural brownfield including rural employment sites		74
Additional - Peripheral Greenfield Sites – includes a range of greenfield options in Princes Risborough <sup>5</sup>	871 - 1261	1066
Greenfield sites within the Green Belt		5850
Residential Intensification sites without planning permission		485
Excluded sites		2950

\*Windfall assessment – this quota is based on an initial assessment we have used in recent years in our Annual Monitoring Report. It reflects our thinking to date. The windfall allowance will be revisited in Stage 3 of the SHLAA (within the final report)

<sup>5</sup> This excludes consideration of a very major expansion of Princes Risborough highlighted in the Wycombe District Local Plan: Options Consultation Document (January 2014)



### 7.3 Your thoughts on the report so far...

As this is an interim report we would welcome your thoughts and comments on the sites within the study (those excluded and those remaining) and their assessment. Particularly:

- **What do you think of the sites and their initial assessment so far?**
- **Are there other sites not yet covered which should be included?**
- **Are we right to have excluded particular sites or to have put them to one side for future work?**

## 8 Next stages...

### 8.1 Finalising Stage 2:

For those sites which have remained in the study so far more detailed work is underway to:

- ratify inconsistent information gathered through the call for sites and desk assessment;
- get an up-to-date view on development progress (where sites have planning permission);
- a better understanding of what type and scale of development may be appropriate;
- gain a more detailed understanding of deliverability, any barriers and how they could be overcome;

The next stages of the housing land availability assessment will finalise the assessment of site suitability and gather information on availability and achievability from landowners and developers. This will be done through the collection of information via the SHLAA site form (in Appendix 11), and where information is not readily returned landowners and developers will be contacted by email and phone to follow up any missing returns until either the information is gathered or any contacts for that site have been extinguished.

Unfortunately it is not always possible to contact the relevant parties when sites have been sold on or in cases of multiple ownership. However, every effort is made to gather evidence of achievability and availability before a site is classified as a 'no information' site.

### 8.2 Stages 3 - 5

- Stage 3 – This stage will look at the supply potential from windfall sites and the reasoned justification for including this source of supply in our final supply figures.
- Stage 4 – At this stage the assessment so far is reviewed and depending upon the outcomes of a draft housing trajectory a decision may be made to go back and look further at sources of supply (e.g. broad locations).
- Stage 5 – At this point the evidence base is finalised and those findings will be used to create and publish a housing trajectory which will inform Development Plan preparation.

### 8.3 Your thoughts on the next stages...

- **Do you agree with assessing further the potential for a windfall allowance? Do the circumstances exist in line with the NPPF? Could an allowance be made for larger sites without double counting?**
- **Are there 'broad areas' we can identify with additional development potential?**
- **How should we consider the potential from residential intensification sites? How can we demonstrate that they are deliverable/developable?**

## 8.4 Publishing our findings

For further information on the contents of Stages 3 to 5 of the SHLAA please see the draft NPPG guidance which is available online at:  
[planningguidance.planningportal.gov.uk](http://planningguidance.planningportal.gov.uk)

Initially the Council will publish its annual update to the five year land supply assessment. This will be in the Annual Monitoring Report due for publication at the end of March 2014.

Further work on the longer term potential sites will continue beyond that date as part of finalising the SHLAA.

# Appendices

Appendix 1	Sites under construction or with permission at 31 <sup>st</sup> March 2013	p22
Appendix 2	Sites with a permission 1 <sup>st</sup> April – 30 <sup>th</sup> September 2013	p26
Appendix 3	New urban/within settlement sites – including urban brownfield, urban employment and greenfield within settlement sites	p27
Appendix 4	Rural brownfield sites – rural brownfield and rural employment sites	p36
Appendix 5	Reserve Sites	p41
Appendix 6	Other Peripheral Greenfield sites	p42
Appendix 7	Greenfield sites within the Green Belt	p43
Appendix 8	Residential Intensification sites with no extant planning permission	p46
Appendix 9	Sites which have been excluded so far	p48
Appendix 10	Creating the Density Multipliers	p53
Appendix 11	SHLAA Form	p56

## Appendices 1-9: Site Lists

It is important to note that it is not the purpose of the SHLAA to allocate land for residential development. That is to be carried out through the Local Plan process. The identification of a specific site in this assessment does not necessarily mean that the site will be allocated for housing development or that planning permission will be granted.

It is important to note that the inclusion of any dwelling potential number for a site does not in any way imply acceptability of that particular level of development. Any proposal would need to be considered as part of the formal planning application process.

If you are unable to locate a particular site from the address details below please contact Lyndsay Knott, Planning Policy and Research Officer via email [lyndsay\\_knott@wycombe.gov.uk](mailto:lyndsay_knott@wycombe.gov.uk) or call 01494 421568 with the address or SHLAA site ID.

### **Local Highway Authority caveats/disclaimers for Strategic Housing Land Availability Assessment (SHLAA) site comments (Buckinghamshire County Council)**

The highway comments for sites have been written by the BCC Highways Development Management. Their primary responsibilities and statutory duties include:

- Providing technical advice and recommendations to the Local Planning Authorities and County Council on the highway aspects of new development.
- Act or brief the Expert Witness on behalf of the County Council acting as highway authority at Public Inquiries.
- Give advice on highway requirements for new developments and negotiates, where appropriate, developer contributions for off-site highway works and Transportation Initiatives under Planning Obligation Agreements of Highway Agreements.

Given the prospective nature of the SHLAA document, we have given comments based upon the *principle* of developing each specific site. However, it should be noted that this will not result in the automatic approval of any proposals by the Highway Authority.

Although the SHLAA transport comments have been written by the Highways DM officer responsible for and familiar with the Wycombe District Council administrative area, it should be noted that these sites have been the subject of desktop evaluations.

Should any of the SHLAA sites be the subject of future planning applications, they will be reviewed on their own merits. The applicant will be required to produce evidence to demonstrate that the proposed development will not have a detrimental impact on the safe and convenient use of the highway. Such evidence will take the form of Transport Statements, or for more substantial developments, Transport Assessments.

Alternatively, if the development of a site may result in an undesirable effect on the highway whilst not ruling out the principle of developing the site *per se*, the applicant may be required to carry out off-site highway works in order to mitigate any potentially negative effects upon the highway network.

**The measures will be proportionate to the proposed quantum of development, and could range from the construction of suitable accesses and estate road junctions to the installation of roundabouts and creation of relief roads to the benefit of the existing highway network.**

## Appendix 1: Sites under construction or with permission at 31st March 2013

Note: For sites under construction, 'Net Dwelling Estimate' refers to the remaining dwellings to be constructed on the site as of 31/3/13. Some of the dwellings on these sites may already have been completed and are not reflected in the numbers given.

For all other sites 'Net Dwelling Estimates' refers to total number of dwellings on the site less the number of dwellings to be demolished.

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage
SHW0043	Rear Of 18 Crendon Street High Wycombe Buckinghamshire	0.05	11	Under construction
SHW0104	Windsor House, Chilterns Shopping Centre, FROGMOOR, High Wycombe	0.77	9	Under construction
SHW0105	BELFIELD FIRST AND MIDDLE SCHOOLS, GARRATTS WAY, HIGH WYCOMBE	3.06	61	Under construction
SHW0205	14 - 16 & 18 & 20 Oakridge Road And Former Greengate Furniture Factory High Wycombe Buckinghamshire High Wycombe Buckinghamshire HP11 2PF	0.12	8	Under construction
SHW0236	8 Stuart Road High Wycombe Buckinghamshire HP13 6AG	0.09	8	Under construction
SHW0241	6 Stuart Road High Wycombe Buckinghamshire HP13 6AG	0.05	4	Under construction
SHW0247	Sewage Treatment Works Bassetsbury Lane High Wycombe Buckinghamshire HP11 1HS	6.40	189	Under construction
SHW0258	Land At Sands County First School Fronting Hylton Road High Wycombe Buckinghamshire HP12 4JF	0.10	5	Under construction
SHW0263	197 West Wycombe Road High Wycombe Buckinghamshire HP12 3AW	0.06	4	Under construction
SHW0297	Wellesbourne Campus Kingshill Road High Wycombe Buckinghamshire HP13 5BB	5.57	30	Under construction
SHW0301	5 - 9 Hamilton Road High Wycombe Buckinghamshire HP13 5BW	0.22	7	Under construction
SHW0467	14 Paul's Row, High Wycombe	0.01	6	Under construction
SHW0475	Land off Lance Way, High Wycombe	2.23	22	Under construction
SHW0491	The Halfway House, 706 London Road, High Wycombe	0.13	9	Under construction

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage
SHW0496	355 West Wycombe Road High Wycombe Buckinghamshire HP12 4AD	0.04	5	Under construction
SHW0498	The Irish Club, 1 Station Road, High Wycombe, Bucks	0.06	13	Under construction
SHW0522	42 Amersham Hill, High Wycombe, Buckinghamshire HP13 6PQ	0.09	4	Under construction
SHW0523	54 Amersham Hill, High Wycombe, Buckinghamshire HP13 6PQ	0.09	4	Under construction
SHW0527	The Plough, Little Marlow Road, Marlow	0.06	5	Under construction
SHZ0014	361 Amersham Road Hazlemere Buckinghamshire HP15 7HR	0.23	8	Under construction
SHZ0031	251 Amersham Road Hazlemere Buckinghamshire HP15 7QW	0.24	7	Under construction
SHZ0032	The Old Kiln Willow Chase Hazlemere Buckinghamshire HP15 7QP	0.38	4	Under construction
SMA0023	Great Marlow County Secondary School Bobmore Lane Marlow Buckinghamshire SL7 1JD	1.63	30	Under construction
SMA0067	Clean Linen Services, 162-166 Little Marlow Road, Marlow	0.36	4	Under construction
SRD0013	Bledlow Homes Bledlow Ridge Road Bledlow Buckinghamshire	0.71	7	Under construction
SRD0146	OS Parcel 2879, Grove Lane , Great Kimble	0.33	9	Under construction
SSC0011	1 George Road, Police House & Bagara Stokenchurch Buckinghamshire HP14 3RN	0.17	6	Under construction
SBE0020	Parade Court The Parade & Y Not Marlow Road & 2-10 Oakfield Road & Billingham Builders Yard Bourne End Buckinghamshire SL8 5SF	0.30	24	Full planning permission
SHW0032	31 - 32 High Street High Wycombe Buckinghamshire HP11 2AG	0.09	10	Full planning permission
SHW0053	44 - 45 Oxford Street High Wycombe Buckinghamshire HP11 2DJ	0.02	6	Full planning permission
SHW0066	117, 119 & 121 Cressex Road High Wycombe Buckinghamshire HP12 4PZ	0.24	5	Full planning permission
SHW0078	187-191 Cressex Road High Wycombe Buckinghamshire HP12 4PZ	0.23	10	Full planning permission

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage
SHW0101	395 West Wycombe Road High Wycombe Buckinghamshire HP12 4AE	0.05	5	Full planning permission
SHW0113	21 & 23 Hughenden Road High Wycombe Buckinghamshire HP13 5HS	0.06	5	Full planning permission
SHW0117	Former De La Rue Site Coates Lane High Wycombe Buckinghamshire HP13 5EZ	2.99	96	Full planning permission
SHW0201	86 West Wycombe Road High Wycombe Buckinghamshire HP11 2LP	0.04	3	Full planning permission
SHW0207	Ruskin Buildings, Oakridge Road, High Wycombe, Buckinghamshire	0.13	12	Full planning permission
SHW0209	132 West Wycombe Road High Wycombe Buckinghamshire HP12 3AA	0.08	5	Full planning permission
SHW0211	164 West Wycombe Road, High Wycombe, Buckinghamshire, HP12 3AE	0.08	9	Full planning permission
SHW0231	Grove Furniture, 1-16 Grove Gardens, Princes Gate High Wycombe Buckinghamshire HP13 7AB	0.12	9	Full planning permission
SHW0240	Trades And Social Club Queens Road High Wycombe Buckinghamshire HP13 6AH	0.17	8	Full planning permission
SHW0248	158-160 Kingsmead Road High Wycombe Buckinghamshire HP11 1JB	0.16	4	Full planning permission
SHW0265	William Bartlett And Son Grafton Street High Wycombe Buckinghamshire HP12 3AJ	1.74	105	Full planning permission
SHW0298	Fairacre Priory Avenue & Rear Of Hamilton School Priory Road High Wycombe Buckinghamshire HP13 6SG	0.28	12	Full planning permission
SHW0335	Needham Bowl, Leigh Street	0.27	74	Full planning permission
SHW0411	JUBILEE WORKS, JUBILEE ROAD	0.11	9	Full planning permission
SHW0426	FOLLY WORKS, 10 DASHWOOD AVENUE, High Wycombe	0.12	6	Full planning permission
SHW0436	Garages between Chiltern Avenue and Rutland Avenue, High Wycombe	0.53	10	Full planning permission
SHW0494	152-156 Kingsmead Road, High Wycombe	0.16	5	Full planning permission



SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage
SHW0503	Land Adjacent 23 Easton Street High Wycombe Buckinghamshire HP11 1NJ	0.12	6	Full planning permission
SHW0506	222-224 Hatters Lane, High Wycombe , Bucks, HP13 7LU	0.16	6	Full planning permission
SHW0521	3 Coningsby Road, High Wycombe, Bucks HP13 5NX	0.05	2	Full planning permission
SHW0525	4 High Street, High Wycombe, Bucks	0.03	8	Full planning permission
SLE0001	Spring Bank House, High Street, Lane End	1.43	42	Full planning permission
SLE0014	The Old Sun, Church Road, Lane End, Bucks	0.09	4	Full planning permission
SLW0011	881 London Road Loudwater Buckinghamshire HP10 9TB	0.28	4	Full planning permission
SMA0044	Foxes Piece Marlow Buckinghamshire	1.52	10	Full planning permission
SPR0022	Longfield Aylesbury Road Princes Risborough Buckinghamshire HP27 0JW	0.39	4	Full planning permission
SWG0009	51 & Rear Of 33 To 127 Wycombe Lane Wooburn Green Buckinghamshire	0.77	26	Full planning permission
SHW0067	46 West Wycombe Road High Wycombe Buckinghamshire HP11 2LW	0.08	13	Outline planning permission
SHW0323	Lilys Walk Gas Works	1.24	120	Outline planning permission
SHW0424	KINGSWOOD COUNTY FIRST SCHOOL, TOTTERIDGE LANE	1.73	39	Outline planning permission
SHW0482	Wycombe Marsh (South Land), High Wycombe	1.94	62	Outline planning permission
SSC0025	Stokenchurch County First School, Slade Road, Stokenchurch	1.81	37	Outline planning permission
SWC0068	Water Research Centre Laboratories, Medmenham	8.70	5	Outline planning permission
SHW0262	209-211 West Wycombe Road High Wycombe Buckinghamshire HP12 3AW	0.14	8	Resolution to permit
SHW0306	57-59 Amersham Road High Wycombe Buckinghamshire HP13 5AA	0.12	6	Resolution to permit
Sub-total			1313	

## Appendix 2: Sites with a permission 1st April – 30th September 2013

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage
SHW0222	BCP SITE, BASSETBURY LANE, HIGH WYCOMBE	0.25	13	Full planning permission
SMA0093	Windsor House, 30 - 39 Spittal Street, Marlow, SL7 3HJ	0.09	6	Full planning permission
SHW0121	207 Hughenden Road High Wycombe Buckinghamshire HP13 5PL	0.11	5	Full planning permission
SHW0543	185 - 197 Gordon Road, High Wycombe, Bucks, HP13 6AP	0.08	14	Full planning permission
SMA0043	79-81 High Street Marlow Buckinghamshire SL7 1AB	0.06	6	Full planning permission
SHW0544	1 - 4 Priory Road (Liverpool Victoria House), High Wycombe, Bucks, HP136SF	0.03	5	Full planning permission
SHW0539	The Clock House, Frogmoor, High Wycombe, HP13 5DL	0.08	6	Full planning permission
SMA0092	18 Oxford Road, Marlow, SL7 2NL	0.25	6	Full planning permission
SHW0540	Ebor Works, Chapel Lane, Sands, High Wycombe	0.54	14	Outline planning permission
Sub-total			75	

## Appendix 3: New urban/within settlement sites – including urban brownfield, urban employment and greenfield within settlement sites

### Glossary of terms and acronyms

AAL	Area of Attractive Landscape
DSA	Delivery and Site Allocations Plan, July 2013
Flood Zone 1	Low probability of river flooding
Flood Zone 2	Low to medium probability of river flooding
Flood Zone 3a	High probability of river flooding
Flood Zone 3b	Functional floodplain
LLA	Local Landscape Area
Position Statement	Position Statement on Housing and Land for Business, WDC, July 2011
SAC	Special Area of Conservation
SSSI	Site of Special Scientific Interest

### Core sites

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage	Source	Initial assessment of suitability
SHW0281	Edie Pusey House 9A Amersham Road High Wycombe Buckinghamshire HP13 6PN	0.18	8	Urban Brownfield	Planning process	Site had a full permission for redevelopment which has now expired.

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage	Source	Initial assessment of suitability
SHW0326	Swan Frontage	0.10	12	Urban Brownfield	Site allocation	Allocated in the Delivery and Site Allocations plan for mixed use including residential. Part of site in flood zone 2.
SHW0327	COMPAIR BROOMWADE, BELLFIELD ROAD EMPLOYMENT AREA, HUGHENDEN AVENUE	7.44	260	Urban Brownfield	Hughenden Quarter concept statement and Position Statement 2011 and planning process.	Identified for mixed use in Position Statement, 2011.
SHW0332	Duke Street Car Park, High Wycombe	0.68	30	Urban Brownfield	Site Allocation	Allocated in the Delivery and Site Allocations plan for mixed use including residential.
SHW0334	Land forming part of the former Green Street County First School site, Desborough Street, High Wycombe	0.55	10	Urban Brownfield	Site Allocation	Allocated in the Delivery and Site Allocations plan for mixed use including residential but only if necessary to enable development of Multi-Use Games Area and Community Facility.
SHW0337	Baker Street Car Park, Baker Street, High Wycombe	3.12	50	Urban Brownfield	Site Allocation	Allocated in the Delivery and Site Allocations plan for mixed use including residential. Part of site in flood zone 2.

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage	Source	Initial assessment of suitability
SHW0408	Former RAF Daws Hill, High Wycombe	24.00	374	Urban Brownfield	Land Owner/Developer Suggestion and Planning process.	Brownfield site but heavily tree'd. Site has a resolution to permit from November 2013 Planning Committee.
SHW0466	Garages at Tyzack Road, High Wycombe	0.24	6	Urban Brownfield	Land Owner/Developer suggestion.	Rights of access over land will require investigation and potential resolution.
SHW0526	Garages at Havenfield Road, High Wycombe, HP12 4ST	0.03	5	Urban Brownfield	Land Owner/Developer suggestion.	Brownfield site currently in use for garages.
SHW0548	Victoria Pharmacy, 19 Desborough Avenue, High Wycombe	0.06	8	Urban Brownfield	Planning process.	Site would require a flood risk assessment, part of site in flood zone 2.
SMA0008	2,4,6 And 14 - 22 West Street, Land At Riley Road And Platts Of Marlow Marlow Buckinghamshire SL7 2NE	1.44	20	Urban Brownfield	Site Allocation	Allocated in the Delivery and Site Allocations plan for mixed use including residential.
SMA0068	PORTLANDS GARDENS , MARLOW, BUCKS	1.43	54	Urban Brownfield	Site Allocation.	Allocated in the Delivery and Site Allocations plan for predominantly residential use. Site is within Conservation Area.

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage	Source	Initial assessment of suitability
SPR0034	Horns Lane Car Park, Princes Risborough.	0.77	15	Urban Brownfield	Site Allocation	Allocated in the Delivery and Site Allocations plan for mixed use development including residential. Site falls within SAC buffer.
SPR0052	KER MARIA NURSING HOME, THE RETREAT, AYLESBURY ROAD, PRINCES RISBOROUGH	1.05	24	Urban Brownfield	Land Owner/Developer Site suggestion.	Potential to increase units as part of partial redevelopment at care home. Site falls within SAC buffer.
SPR0054	LAND FRONTING NEW ROAD, PRINCES RISBOROUGH	0.56	8	Urban Brownfield	Site Allocation.	Allocated in the Delivery and Site Allocations plan for mixed use development including residential. Issue of multiple ownership. Site falls within SAC buffer.
SPR0063	The Post Office, Princes Risborough	0.11	5	Urban Brownfield	Planning process	Site considered suitable subject to conversion within existing building as it is identified as a 'significant building' in the Conservation Area Character Survey. Site falls within SAC buffer.
SSC0016	The Paddocks Rear Of The Maples Wycombe Road Stokenchurch Buckinghamshire	0.56	12	Urban Brownfield	Planning process	Site is within the AONB and site falls within SAC buffer.
SBE0031	Wharf Business Centre, Wharf Lane, Bourne End	0.24	6	Urban Employment	Land Owner/Developer Suggestion and Planning process.	Principle of redevelopment accepted via lapsed planning permission.

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage	Source	Initial assessment of suitability
SHW0017	Rapid House/Bellfield Road	1.71	50	Urban Employment	Site Allocation and Land Owner/Developer Suggestion	Allocated in the Delivery and Site Allocations plan for mixed use development including residential.
SHW0325	Buckingham House and Castle House, West End Road, High Wycombe	0.92	55	Urban Employment	Site Allocation	Allocated in the Delivery and Site Allocations plan for mixed use development including residential.
SHW0440	Brook Street, High Wycombe	0.11	27	Urban Employment	Site Allocation	Allocated in the Delivery and Site Allocations plan for mixed use development including residential.
SHW0463	Corner of Bridge St/Oxford Road, High Wycombe	0.49	59	Urban Employment	Site Allocation	Allocated in the Delivery and Site Allocations plan for mixed use development including residential. Part of site flood zone 2.
SLE0008	Former Culver Graphics Finings Road Lane End Buckinghamshire HP14 3EY	0.58	17	Urban Employment	Planning process	Site is within the AONB. Vacant employment site within setting of listed building. Site is within Conservation Area.

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage	Source	Initial assessment of suitability
SPR0023	Pictsmede (Hypnos Ltd and Whiteleaf), Picts Lane, Princes Risborough Buckinghamshire HP27 9DN	6.92	150	Urban Employment	Planning process and Land Owner/Developer suggestion.	Allocated in the Delivery and Site Allocations plan for mixed use development including residential. Part of site in flood zone 3b. Site falls within SAC buffer.
SHW0420	LAND TO REAR OF QUEBEC ROAD	0.17	5	Urban Greenfield	Land Owner/Developer Suggestion.	Back land in mainly residential setting.
Sub-total			1270			

### Options sites

SHLAA ID	Address	Area Ha	Net dwellings estimate	Type of Site	Source	Initial assessment of suitability
SBE0044	The Firefly, Station Road, Bourne End	0.16	9	Urban Brownfield	Consultation site suggestion.	Site is subject to policies and guidance relating to loss of a Community Facility.
SHW0343	Staples, Queen Alexandra Road, High Wycombe	0.45	23	Urban Brownfield	Consultation site suggestion.	Site is currently in retail use and access is off major transport route.
SHW0353	The Courtyard, (formerly MERRYFIELDS SCHOOL), CRESSEX ROAD	0.33	13	Urban Brownfield	Internal suggestion.	Site is subject to policies and guidance relating to loss of a Community Facility.



SHLAA ID	Address	Area Ha	Net dwellings estimate	Type of Site	Source	Initial assessment of suitability
SHW0359	Kingsmead Recreation Ground, London Road	1.29	15	Urban Brownfield	Internal suggestion.	Would require relocation of the depot. Development should avoid open space.
SHW0532	Railway Place/Saffron Road (Car Park), High Wycombe	0.48	15	Urban Brownfield	Internal suggestion.	Issues regarding loss of car parking.
SHZ0008	Land Adjacent to Hazlemere Lodge, Cedar Avenue Hazlemere Buckinghamshire HP15 7DW	0.18	5	Urban Brownfield	Planning process	Site limited by constraints.
SHZ0042	Church of St.Edmund Campion, off Cedar Avenue, Hazlemere, High Wycombe	0.56	7	Urban Brownfield	Consultation site suggestion.	Site is subject to policies and guidance relating to loss of a Community Facility.
SPR0077	The Black Prince, Public House, Wycombe Road, Princes Risborough HP27 0EN	0.17	6	Urban Brownfield	Planning process.	Site is subject to policies and guidance relating to loss of a Community Facility.
SHW0007	Southern Verco site, Chapel Lane, Sands, High Wycombe	2.03	40	Urban Employment	Land Owner/Developer suggestion.	Recommended for release to mixed use scheme with potential to include residential in the draft Economy Study.
SHW0471	Terriers Lodge and Paddock Land (Montgomery Watson House), Amersham Road, High Wycombe, Buckinghamshire, HP13 5AJ.	0.72	25	Urban Employment	Draft Economy Study.	Scattered employment site which is not recommended for release in the draft Economy Study. Would need to meet the marketing tests in policy DM5.

SHLAA ID	Address	Area Ha	Net dwellings estimate	Type of Site	Source	Initial assessment of suitability
SPR0001	Leo Laboratories, Longwick Road, Princes Risborough	6.14	30	Urban Employment	Draft Economy Study.	Recommended for release to mixed use scheme with potential to include residential in the draft Economy Study. Subject to market testing.
SHW0416	Bassetsbury Allotments, Bassetsbury Lane, High Wycombe	2.86	0	Urban Greenfield	Internal suggestion.	Site no longer suitable for allotments. Options for residential use or community project.
Sub-total			188			

### Additional sites

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage	Source	Initial assessment of suitability
SHW0402	Frank Hudson Furniture Factory, Rosebery Avenue	0.08	5	Urban Employment	Land Owner/Developer suggestion.	No recommendation to release this employment land in draft Economy Study.
SHW0432	Kitchener Road, adjacent to Smewin Court, High Wycombe	0.24	14	Urban Employment	Land Owner/Developer suggestion.	No recommendation to release this employment land in draft Economy Study.
SHW0487	32 Bridge Street, High Wycombe	0.05	6	Urban Employment	Site Allocation	Site Allocation - part of HWTC15. In flood zone 2.

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage	Source	Initial assessment of suitability
SHW0533	Ship Street (ex Barnes)	0.14	17	Urban Employment	Site Allocation	Site Allocation - part of HWTC17. In flood zone 2.
SHW0549	195 Desborough Avenue, High Wycombe	0.15	8	Urban Employment	Draft Economy Study	Site recommended for release to residential use in the draft Economy Study.
SHW0550	Margal House, 20 St.Johns Road, High Wycombe	0.20	8	Urban Employment	Draft Economy Study	Site recommended for release to residential use in the draft Economy Study.
SHW0551	27 & 29 London Road, High Wycombe	0.09	11	Urban Employment	Draft Economy Study	Site recommended for release to residential use in the draft Economy Study. Site is within Conservation Area.
SHW0552	Wycombe House, 9 Amersham Hill, High Wycombe	0.08	10	Urban Employment	Draft Economy Study	Site recommended for release to residential use in the draft Economy Study. Site is within Conservation Area.
SHW0554	31-37 Amersham Hill, High Wycombe	0.21	25	Urban Employment	Draft Economy Study	Site recommended for release to residential use in the draft Economy Study. Site is within Conservation Area.
SLE0013	Sidney House, Lane End	0.59	-20	Urban Brownfield	Internal suggestion.	Site is within the AONB and is awaiting redevelopment.

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage	Source	Initial assessment of suitability
SLE0021	Land at Simmons Way, Lane End, Bucks, HP14 3JH	0.25	0	Urban Brownfield	Land Owner/Developer suggestion.	Site is cleared but currently subject to permission for employment within a wider mixed use development. No draft Economy Study recommendation to release this part of site to residential.
SLW0026	Loudwater House and 2 Derehams Lane, London Road, Loudwater, Buckinghamshire, HP10 9TL	0.30	15	Urban Employment	Draft Economy Study	Site recommended for release to residential use in the draft Economy Study. Development would need to re-use and be sensitive to Grade II Listed Building.
SLW0027	Mayflower House, London Road, Loudwater, Buckinghamshire, HP10 9RF	0.46	23	Urban Employment	Draft Economy Study	Site recommended for release to residential use in the draft Economy Study.
SBE0008	LAND AT FIELDHEAD GARDENS, BOURNE END	0.32	8	Urban Greenfield	Land Owner/Developer suggestion.	Site is allocated as Green Space in the Delivery and Site Allocations plan.
SBE0035	WELL END FARM, WELL END BOURNE END	0.37	11	Urban Greenfield	Consultation Site Suggestion	Site is greenfield/farming land but falls within the settlement boundary. Site is adjacent to SBE0043 – Abbotsbrook Green Space.
SBE0043	Land south of Marlow Road, Well End	6.82	100	Urban Greenfield	Land Owner/Developer suggestion and consultation suggestion.	Site has Green Space designation and falls within the Minerals and Safeguarding Area .

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage	Source	Initial assessment of suitability
SHW0342	Land off West End Street to rear of Desborough Avenue, High Wycombe.	0.61	85	Urban Greenfield	Land Owner/Developer suggestion	Site has Green Space designation.
SHW0383	LAND ADJACENT TO 48 MISBOURNE AVENEUE	0.28	17	Urban Greenfield	Urban Capacity Study	Greenfield site surrounded by residential development.
SMA0029	Alfred Davis Ground Oak Tree Road Marlow Buckinghamshire SL7 3ED	1.61	65	Urban Greenfield	Planning Process.	Previous planning application refused. Site is surrounded by residential development but any proposal would need to re-provide football ground elsewhere. Site is an allocated Green Space.
SMA0082	Land at Ridgeway Close, Marlow	0.54	22	Urban Greenfield	Land Owner Developer suggestion.	Site is currently designated as Green Space.
STG0017	Kingswood Field North, Tylers Green	2.41	72	Urban Greenfield	Land Owner/Developer suggestion in a previous SHLAA.	Designated as Local Landscape Area. Biological and Geological Notification Site.
SWG0025	LAND ADJACENT TO S R S JOINERY LTD, 10 WYCOMBE LANE, WOOBURN GREEN	0.42	17	Urban Greenfield	Previously an Emerging Site Allocation.	Open Space adjacent to the Meadows Combined School.
Sub-total			519			

## Appendix 4: Rural brownfield sites – rural brownfield and rural employment sites

### Core sites

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site type	Source	Initial assessment of suitability.
SRD0126	Former Molins Factory, HAW LANE, SAUNDERTON, HP14 4JE	10.21	200	Rural Employment	Planning Process.	Site had permission for redevelopment to non-residential but no longer going ahead. Principle of release to residential is accepted in the draft Economy Study. This is a Major Developed Site in the Green Belt in the saved Local Plan and AONB.
SWC0082	Westhorpe House, Westhorpe Park, Little Marlow, SL7 3RQ	1.86	10	Rural Employment	Draft Economy Study	Site identified in the draft Economy Study for release to residential. Site is vacant and within the Green Belt. Redevelopment would need to respect and re-use Grade II Listed building.
SWC0084	Harley Ford Manor, Harleyford Estate, Marlow	0.45	10	Rural Employment	Draft Economy Study	Site is in flood zone 2 and AONB. Site identified through draft Economy Study as having potential for residential. Detailed assessment of conversion of the Grade I Listed manor house would be required.
SRD0148	Uplands House Hotel, Four Ashes Road, Cryers Hill, Bucks, HP15 6LB	7.60	30	Rural Brownfield	Planning Process.	Site of conference centre. Several buildings of historic interest whose re-use would be encouraged. Any redevelopment to consider impact on Green Belt and AONB. Site is designated as a Major Developed Site in the Green Belt in the saved Local Plan.
Sub-total			250			

## Options sites

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage	Source	Initial assessment of suitability.
SWC0064	Orchard House Amersham Road Hazlemere Buckinghamshire HP15 7JH	0.92	8	Rural Employment	Consultation site suggestion.	Developed site in Green Belt featuring variety of uses including employment.
SRD0008	Coal Yard Smalldean Lane Saunderton Buckinghamshire	0.67	10	Rural Brownfield	Planning Process.	Site is within Green Belt and AONB. Falls into agricultural land grade 1&2. Also within SSSI and SAC buffer.
SRD0072	Former BOCM Site Risborough Road Stoke Mandeville Buckinghamshire HP22 5XL	8.84	14	Rural Brownfield	Internal suggestion.	Vacant site including Biological and Geological notification site. Site adjoins new care home development in Aylesbury Vale.
SRD0147	Askett Nurseries, Aylesbury Road, Askett, HP27 9LY	2.27	29	Rural Brownfield	Consultation site suggestion.	Currently a small nursery and garden centre. Any redevelopment should be within previously developed footprint and ensure safe access to main A-road. Site falls within SAC and SSSI buffer, Green Belt and AONB.
SRD0150	Fawley Court, Fawley	1.31	8	Rural Brownfield	Internal suggestion.	Site falls within SSSI buffer and AONB. Existing, vacant buildings on part of site.
SSC0032	Wallace Hill Farm, Wormsley Estate, Stokenchurch, H14 3YF	1.05	17	Rural Brownfield	Land Owner/Developer suggestion.	Site falls within SAC buffer. Suggested development to provide homes for agricultural/Estate workers. Site is within AONB and adjacent to TPO'd woodland.

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage	Source	Initial assessment of suitability.
SWC0012	WESTSIDE FRUIT / THE APPLE ORCHARD, CLAY LANE, BOOKER	0.52	15	Rural Brownfield	Land Owner/Developer suggestion.	Site within Green Belt and AONB and SSSI and SAC buffer. Currently in retail use.
SWC0075	Marlow Garden Centre, Pump Lane South, Little Marlow SL7 3RB	1.10	33	Rural Brownfield	Land Owner/Developer suggestion.	Operational garden centre within Green Belt and AONB.
Sub-total			134			

### Additional sites

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage	Source	Initial assessment of suitability.
SHW0547	Chilterns Group, Stocking Lane, Hughenden Valley, High Wycombe, Buckinghamshire, HP14 4ND	2.45	74	Rural Employment	Draft Economy Study	Site is in Green Belt and AONB. Identified in draft Economy Study as potential to release to residential.
Sub-total			74			



## Appendix 5: Reserve Sites

SHLAA ID	Address	Area Ha	Net dwellings estimate - bottom of range	Net dwellings estimate - top of range	Site source or stage
SBE0033	Slate Meadow, Bourne End	10.40	150	190	Core Strategy Reserve Location
SHW0004	Gomm Valley, High Wycombe	73.85	100	590	Core Strategy Reserve Location
SWC0067	Ashwells Field, Cock Lane, Tylers Green, High Wycombe	7.65	80	110	Core Strategy Reserve Location
SHW0428	Abbey Barn North, High Wycombe	11.32	60	90	Core Strategy Reserve Location
SHW0429	Abbey Barn South, High Wycombe	31.05	360	520	Core Strategy Reserve Location
SHW0283	Land At Terriers Farm Kingshill Road High Wycombe Buckinghamshire HP13 5BB	22.64	310	490	Core Strategy Reserve Location
Sub-total			1060	1990	

## Appendix 6: Other Peripheral Greenfield sites

SHLAA ID	Address	Area Ha	Net dwellings estimate - bottom of range	Net dwellings estimate - top of range	Site source or stage
SLE0017	Golden Guff, Lane End, High Wycombe	2.33	70		Greenfield
SPR0010	Park Mill Farm, Princes Risborough.	26.20	380	500	Greenfield
SPR0037	North of Longwick Road	18.91	195	550	Greenfield
SPR0073	Land north of Mill Lane, Monks Risborough	3.37	85		Greenfield
SRD0152	Shoulder of Mutton, Owlswick, Buckinghamshire, HP27 9RH	1.63	48		Greenfield
SWC0078	Southern part of Sappers Playing Field, Harvest Hill, Hedsor	0.29	8		Greenfield
Sub-total			786	1261	

## Appendix 7: Greenfield sites within the Green Belt

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage
SBE0027	Jacksons Field, Bourne End	2.94	40	Greenfield
SBE0028	Land east off Wessex Road	2.25	0	Greenfield
SBE0045	Land to the north of A4155 at Well End	2.75	83	Greenfield
SBE0048	Land East of Chapman Lane, Bourne End	9.21	109	Greenfield
SHW0462	Land at Horns Lane, Booker	1.78	71	Greenfield
SHW0529	Land north of Cressex Road, High Wycombe	1.18	15	Greenfield
SHZ0035	Land off Amersham Road incl. Tralee Farm.	11.24	119	Greenfield
SHZ0041	Queensway Open Space, Queensway, Hazlemere, High Wycombe	4.86	194	Greenfield
SLE0010	Land south of Park Lane, Lane End, HP14 3NN	4.38	125	Greenfield
SLE0018	Land off Simmons Way, Lane End	9.80	294	Greenfield
SLE0019	Land off Park Lane, East of Lane End	0.45	14	Greenfield
SLE0020	East of Sidney House, Land off Park Lane, East of Lane End	0.54	16	Greenfield
SLW0025	Burleighfield Lodge, London Rd, Loudwater, High Wycombe, Bucks	2.66	133	Greenfield
SMA0054	Land South of Chalkpit Lane	0.26	8	Greenfield
SMA0083	Land to the north of Chalkpit Lane, Woodside Farm, Marlow	4.55	137	Greenfield
SMA0084	Land to the east of Woodside Farm, Chalkpit Lane, Marlow	14.36	430	Greenfield
SMA0085	Land to the east of Oak Tree Road, Marlow	4.42	133	Greenfield
SMA0086	Land to the west of Oak Tree Road, Marlow	4.54	136	Greenfield
SMA0087	Land east of Wiltshire Road	9.14	274	Greenfield
SMA0088	Land east of A404, Marlow	3.44	103	Greenfield

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage
SMA0089	Land west of Winchbottom Lane	0.75	22	Greenfield
SNH0014	Land to front of Great Moseley Farm, 198 Main Road, Naphill, HP14 4RX	0.24	5	Greenfield
SPR0036	Land off Poppy Road	2.82	113	Greenfield
SPR0057	Molins sports Ground, Off Mill Lane, Monks Risborough	4.24	90	Greenfield
SPR0075	Land east of Picts Lane near Flint Cottage, Princes Risborough	1.54	61	Greenfield
SPR0078	Land at Aylesbury Road, Monk Risborough	2.20	88	Greenfield
SRD0145	Land adjacent to Saunderton Lodge, Wycombe Road, Saunderton	19.46	778	Greenfield
SRD0149	Land at entrance of Studley Green Farm, Wycombe Road, Studley Green	0.43	13	Greenfield
SRD0151	Land at Hillcroft, Loosley Row, Lacey Green, Bucks	0.25	7	Greenfield
SRD0153	Peters Lane, Monks Risborough	0.58	0	Greenfield
SWB0018	The Swilley, Wooburn Green HP10 0EG	21.10	633	Greenfield
SWC0043	Land Adjacent The Crowne Plaza Off Fieldhouse Lane Marlow Buckinghamshire SL7 1LU	1.52	46	Greenfield
SWC0069	Harvest Hill and Branch Lane, Hedsor and Bourne End	1.09	32	Greenfield
SWC0070	Land north of Heath End Road	13.53	220	Greenfield
SWC0071	Land to the east of A404, Merton Dell Farm, Monkton Lane, Little Marlow	1.97	59	Greenfield
SWC0072	Land to the west of A404, Merton Dell Farm, Monkton Lane, Little Marlow	32.27	968	Greenfield
SWC0073	Land south west of Pump Lane North at The Old Nursery	1.56	47	Greenfield
SWC0074	Walled garden, Westhorpe Caravan park	0.40	12	Greenfield
SWC0076	Land known as Burrough Grove, Little Marlow	0.36	11	Greenfield

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage
SWC0077	Tycoed, Sandpit Lane, Tylers Green, HP10 8HD	1.46	5	Greenfield
SWC0079	Land off Branch Lane, Wooburn Common,	0.54	16	Greenfield
SWC0080	Land to West of Hedsor Lodge, Harvest Hill, Hedsor	0.52	15	Greenfield
SWC0081	Land off Hedsor Footpath, Harvest Hill, Hedsor	0.25	7	Greenfield
SWG0026	Land at Old Moor Lane, Wooburn Moor	4.19	168	Greenfield
Sub-total			5850	

## Appendix 8: Residential Intensification sites with no extant planning permission

SHLAA ID	Address	Area Ha	Net dwellings estimate
SHW0290	2 - 6 Coningsby Road High Wycombe Buckinghamshire HP13 5NX	0.16	0
SHW0459	14-22 Marlow Hill, High Wycombe	0.78	39
SSC0031	Bangalore House, Falcon Court, The Vicarage & Springfield House, Wycombe Road, Stokenchurch	0.84	21
SHW0455	4-12 Chapel Lane, High Wycombe, Buckinghamshire	0.38	4
SHW0062	148-150 Cressex Road & Land Rear Of 144-156 Cressex Road High Wycombe Buckinghamshire HP12 4UA	0.26	12
SPR0025	Elmdon Aylesbury Road Princes Risborough Buckinghamshire HP27 OJW	0.17	7
SHW0094	Kelvin House 1 Totteridge Avenue High Wycombe Buckinghamshire HP13 6XG	0.07	4
SSC0021	Rear of 94-114 Slade Road, (Land Adjacent Springfield), Stokenchurch	0.34	5
SMA0075	Cavendish Court, Beaumont Rise, Marlow	0.14	8
SHW0065	58-60 Marlow Road High Wycombe Buckinghamshire HP11 1TF	0.18	7
SHW0507	35 Amersham Road, High Wycombe, Bucks	0.25	19
SBE0005	R/O 5 - 27 FURLONG ROAD	0.35	7
SPR0013	53, 55 & 57 Wycombe Road Princes Risborough Buckinghamshire HP27 OEY	0.68	21
SHW0473	9 Amersham Road, High Wycombe	0.27	4
SLW0008	883-889 London Road, Loudwater, HIGH WYCOMBE	0.27	10
SHW0439	113-119 Hughenden Road, High Wycombe	0.13	3
SHW0542	137-139 Totteridge Lane, High Wycombe	0.22	9
SHW0541	100-104 Hatters Lane, High Wycombe HP13 7NG	0.20	4
SDL0014	1, 3 & 5 Plomer Hill High Wycombe Buckinghamshire HP13 5JQ	0.44	19
SHW0479	44 & 46 Carrington Road, High Wycombe	0.19	9
SHW0457	7, 9, 11 Kendalls Close, High Wycombe	0.11	3
SHW0484	71 - 81 Mill End Road, High Wycombe	0.28	14
SHW0481	277 Cressex Road, High Wycombe	0.10	4
SHW0407	6 & 8 CARRINGTON ROAD	0.18	9

SHLAA ID	Address	Area Ha	Net dwellings estimate
SHW0474	461 London Road, High Wycombe	0.31	18
SHW0492	85-93 West Wycombe Road, High Wycombe	0.10	6
SHW0287	Cedar House Amersham Road High Wycombe Buckinghamshire HP13 5AJ	0.37	19
SHW0095	Land Rear Of 1-21 Hillview Road And Rear Of 13-23 Colbourne Road High Wycombe Buckinghamshire	0.26	9
SHW0033	20 And 20A Rupert Avenue High Wycombe Buckinghamshire HP12 3NG	0.28	9
SHW0081	50 Fernie Fields High Wycombe Buckinghamshire HP12 4SL	0.18	4
SHW0373	30 BOOKER LANE, HIGH WYCOMBE	0.08	4
SHW0188	78-82 Micklefield Road High Wycombe Buckinghamshire HP13 7EY	0.17	9
SHW0182	38-42 Micklefield Road High Wycombe Buckinghamshire HP13 7EN	0.18	7
SHW0270	107 & 109 Chapel Lane High Wycombe Buckinghamshire HP12 4BY	0.10	3
SHW0317	270 - 272 Totteridge Road High Wycombe Buckinghamshire HP13 7LN	0.18	9
SHW0295	43A-45 Amersham Hill High Wycombe Buckinghamshire HP13 6PG	0.22	13
SHW0294	73 & Rear Of 71 & 75 Hamilton Road High Wycombe Buckinghamshire HP13 5BH	0.36	17
SHW0278	Land Rear Of 44 To 60 Roberts Road High Wycombe Buckinghamshire	0.13	11
SHW0269	1 Fryers Lane & 215 West Wycombe Road High Wycombe Buckinghamshire HP12 3AN	0.15	5
SHW0267	132 -138 New Road High Wycombe Buckinghamshire HP12 4LA	0.29	14
SHW0264	216 West Wycombe Road High Wycombe Buckinghamshire HP12 3AR	0.14	10
SHW0254	705-721 London Road High Wycombe Buckinghamshire HP11 1HD	0.46	23
SHW0244	2 - 6 Kingsmead Road High Wycombe Buckinghamshire HP11 1HU	0.28	11
SHW0141	33 AMERSHAM ROAD	0.31	15
SHW0289	46-50 Coningsby Road High Wycombe Buckinghamshire HP13 5NY	0.27	11
SHW0403	476 LONDON ROAD HIGH WYCOMBE	0.37	8
SMA0094	196-206 Little Marlow Road, Marlow	0.52	8
Sub-total			485

## Appendix 9: Sites which have been excluded so far

### Site falls below 5 unit gross threshold

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage
SBE0040	Rear of 29 - 39 and 37 (Lightprod Engineering), Furlong Road, Bourne End	0.16	0	Urban Employment
SBE0047	Wyebridge House, Cores End Road, Bourne End, Buckinghamshire, SL8 5HH	0.06	2	Urban Employment
SDL0007	54-56 Littleworth Road Downley Buckinghamshire HP13 5UY	0.15	3	Urban Brownfield
SFH0021	Royal British Legion, Flackwell Heath	0.07	3	Urban Brownfield
SHW0118	59, 61 & 63 Hughenden Road High Wycombe Buckinghamshire HP13 5HS	0.12	3	Resi Intensification - with PP
SHW0511	263 & 263A Boundary Road, Loudwater, Buckinghamshire, HP10 9QN	0.02	1	Resi Intensification - no PP
SHW0536	The Iron Duke, Duke Street, High Wycombe	0.03	4	Urban Brownfield
SHW0538	1-3 Priory Avenue, High Wycombe, HP13 6SQ	0.08	3	Urban Brownfield
SHW0545	Stuart Lodge, Stuart Road, High Wycombe, Buckinghamshire, HP13 6AG	0.02	2	Urban Employment
SHZ0010	Gordons Builders Merchants, 64 Holmer Green Rd, Hazlemere, Bucks, HP15 7BW	0.08	4	Urban Employment
SHZ0038	33 - 35 Eastern Dene, Hazlemere, Buckinghamshire, HP15 7BS	0.15	4	Urban Employment
SHZ0039	Jackson Court, Hazlemere, Buckinghamshire, HP157TZ	0.08	3	Urban Employment
SHZ0040	Hazlemere Delivery Office, Oakengrove Road, Hazlemere	0.03	1	Urban Brownfield
SLE0016	Oakfell Garden, Downley Common	0.07	1	Greenfield
SMA0081	Riverpark House, Pound Lane, Marlow	0.09	4	Urban Brownfield
SMA0095	Harley Ford Estate, Harleyford, Marlow, Buckinghamshire, SL7 2DX	0.06	2	Rural Employment
SNH0015	Buckfast House, 209 Main Road, Naphill, Buckinghamshire, HP14 4SE	0.10	3	Urban Employment
SPR0021	26 Wycombe Road Princes Risborough Buckinghamshire HP27 0DH	0.24	4	Resi Intensification - no PP
SPR0050	Place Farm Way, 6 Centre Parade, Place Farm Way, Monks Risborough, Buckinghamshire, HP27 9JH	0.08	3	Urban Employment
SPR0051	BCC Highways Depot, Corporation Yard, Longwick Road, Princes Risborough.	0.22	3	Urban Brownfield



SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage
SPR0059	Cross View Mill Lane Monks Risborough Buckinghamshire HP27 9LG	0.07	1	Urban Brownfield
SPR0072	Land rear of former Rose Villa, Lacey Green, Princes Risborough	0.25	3	Greenfield
SSC0033	Village Cars, Oxford Road, Stokenchurch	0.10	3	Urban Employment
STG0018	Chepping Wycombe Parish Council, Cock Lane, Tylers Green, Buckinghamshire, HP10 8DS	0.11	4	Urban Employment
SWB0019	Stag Place, Town Lane, Wooburn Green, Buckinghamshire, HP10 OTT	0.05	2	Urban Employment
SWC0060	Land off Heavens Lea, Hedsor Hill, Hawks Hill, Bourne End	0.43	2	Greenfield
SWE0003	Highfield Windmill Lane Widmer End Buckinghamshire HP15 6AU	0.16	1	Urban Brownfield
Sub-total			69	

### Sites in on-going employment use

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage
SHW0008	Marlborough Industrial Estate	2.82	70	Urban Employment
SHW0009	Council Offices, Queen Victoria Road	1.14	0	Urban Employment
SHW0010	Units 1&2 Hughenden Avenue (Compair Core) High Wycombe HP13 5FT	1.44	0	Urban Employment
SHW0014	Gomm Road/Tannery Road Industrial Estate	5.01	251	Urban Employment
SHW0050	Thame House Castle Street High Wycombe Buckinghamshire HP13 6LH	0.25	31	Urban Employment
SHW0324	Royal Mail Sorting Office, High Wycombe	0.33	40	Urban Employment
SHW0418	150 WEST WYCOMBE ROAD	0.12	6	Urban Employment
SHW0419	JC and MP Smith, Princes Gate, High Wycombe, HP13 7AB	0.18	14	Urban Employment
SHW0421	Netley Works, 89 Queens Road, High Wycombe	0.39	47	Urban Employment
SHW0425	ATS LTD COPYGROUND LANE	0.13	8	Urban Employment
SHW0442	HKH Autos, Arnson Avenue, High Wycombe, Buckinghamshire	0.15	8	Urban Employment
SHW0500	Timber yard, Victoria Street, High	0.45	19	Urban

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage
	Wycombe			Employment
SHW0501	Riverside Business Centre, Victoria Street, High Wycombe	0.33	9	Urban Employment
SHW0502	Abercromby Works, Abercromby Avenue, High Wycombe	2.00	23	Urban Employment
SHW0524	Remainder of Leigh Street Employment Area	2.40	19	Urban Employment
SHW0546	Brow Works, Copyground Lane, High Wycombe, Buckinghamshire, HP12 3HE	0.12	7	Urban Employment
SHZ0005	HIGHBURY WORKS/HAZLEMERE COACH WORKS, Chestnut Lane, Hazlemere, High Wycombe, Bucks	0.39	16	Urban Employment
SMA0001	Thames-side industrial Estate	11.05	442	Urban Employment
SMA0020	4 - 5 Market Square Marlow Buckinghamshire SL7 3HH	0.15	10	Urban Employment
SMA0091	land off Fourth Avenue, Marlow	0.30	24	Urban Employment
SPR0065	Risborough Coachworks, Princes Risborough	0.14	11	Urban Employment
SPR0079	20 Park Street, Princes Risborough, HP27 9AH	0.19	15	Urban Employment
SRD0136	West Yard, Saunderton	1.38	40	Rural Employment
SSC0001	Stockwells Timber Yard	1.98	59	Rural Brownfield
SWB0020	Westfield Farm, Westfield, Medmenham, SL7 2TA	1.76	53	Rural Brownfield
SWC0083	Harley Ford Marina, Harley Ford Estate,	0.60	18	Rural Employment
SWG0012	SRS Joinery Ltd, 10 Wycombe Lane Wooburn Green Buckinghamshire HP10 0HE	0.36	14	Urban Employment
SWG0020	Glory Park	4.90	196	Urban Employment
Sub-total			1450	

### Sites which are not considered to be available

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage
SFH0020	Community Centre, Flackwell Heath	0.18	7	Urban Brownfield
SHW0045	St John Church Of England Church And Hall Desborough Road High Wycombe Buckinghamshire	0.25	5	Urban Employment

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage
SMA0061	HANGING HILL ALLOTMENTS, OFF BERWICK ROAD	3.37	135	Greenfield
SMA0063	ALLOTMENTS OFF NEWFIELD ROAD (REAR OF FOXES PIECE)	2.18	87	Greenfield
SPR0064	The Royal British Legion Building, Princes Risborough	0.09	0	Urban Brownfield
SBE0026	Thames Water Centre, Wendover Rd, Well End	1.25	38	Rural Employment
SBE0046	Bramley Gardens, Bourne End	0.12	4	Greenfield
SDL0004	DOWNLEY COURT AND CROSS COURT, PLOMER GREEN AVENUE	0.62	10	Urban Brownfield
SHW0056	High Wycombe Railway Station Amersham Hill High Wycombe Buckinghamshire HP13 6NN	2.54	15	Urban Brownfield
SHW0328	Cressex Island Car Park, Crest Road, High Wycombe, Bucks	4.96	198	Urban Brownfield
SHW0331	Desborough Road Car Park and the Kings Centre, Desborough	0.35	42	Urban Brownfield
SHW0333	Octagon Parade, High Wycombe	0.57	20	Urban Employment
SHW0338	Bus Depot, Bridge Street, High Wycombe	1.18	50	Urban Brownfield
SHW0386	CASTLE MUSEUM, THE GREENWAY	0.80	8	Urban Brownfield
SHW0387	Buckingham Place Car Park, Bellfield Road	0.16	19	Urban Brownfield
SHW0448	Vernon Building, High Wycombe	0.19	23	Urban Employment
SHW0485	Land between Bellfield Road and Hughenden Road created by the Compair redevelopment, High Wycombe	0.06	7	Urban Brownfield
SHW0486	Suffield Road site, High Wycombe	0.28	17	Urban Employment
SHW0493	Booker Hospital, 309 Cressex Road, High Wycombe	0.39	10	Urban Brownfield
SHW0499	RailCo, Boundary Road, Loudwater, High Wycombe	0.96	31	Urban Employment
SHW0508	9-11 Priory Avenue, High Wycombe, Bucks, HP13 6SQ	0.07	5	Resi Intensification - no PP
SHW0528	Western House, Mendy Street, High Wycombe	0.12	5	Urban Employment
SHW0530	Totteridge Road Car Park, High Wycombe	0.05	5	Urban Brownfield
SHW0537	Totteridge Recreation Ground, High Wycombe	7.79	390	Greenfield
SLE0002	T & L Works, Lane End Industrial Park	2.07	0	Urban Employment

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage
SLW0020	761 London Road Loudwater Buckinghamshire HP11 1HH	0.17	6	Resi Intensification - no PP
SMA0055	Land at Little Marlow Road/Brook Furniston Place	0.74	30	Greenfield
SMB0009	Bencombe Farm,2 Marlow Bottom Road, Marlow Bottom, SL7 3LT	1.70	68	Rural Employment
SPR0061	Rear of 51 High Street, Princes Risborough,	0.09	7	Urban Brownfield
SPR0062	High Street Garage and Land to rear of 25 High Street, Princes Risborough.	0.07	6	Urban Employment
SPR0074	The Paddocks Clinic, north of Queens Road, Princes Risborough	0.42	17	Urban Brownfield
SRD0144	Former Wycliffe Centre, Horsleys Green	9.95	0	Rural Brownfield
STG0015	Telephone Exchange, The Pines, Tylers Green, High Wycombe, Bucks	0.17	7	Urban Employment
SWC0065	AMERSHAM AND WYCOMBE COLLEGE, SPRING LANE, FLACKWELL HEATH	2.04	72	Urban Employment
SWC0066	Mobile Home Park, Rayners Avenue, High Wycombe	2.26	6	Urban Brownfield
SWG0014	Rear Of 49 To 53 Clapton Approach Wooburn Green Buckinghamshire HP10 ODW	0.12	4	Resi Intensification - with PP
Sub-total			1354	

### Site considered unsuitable on basis of Highway Authority comments

SHLAA ID	Address	Area Ha	Net dwellings estimate	Site source or stage
SFH0015	FLACKWELL HEATH FOOTBALL CLUB, FLACKWELL HEATH	1.29	52	Greenfield
SHW0553	Eagle House, 23-25 Amersham Hill, High Wycombe	0.08	10	Urban Employment
SSC0023	Land Adjacent to Longburrow Hall, Park Lane, Stokenchurch	0.25	8	Greenfield
SSC0030	Land East off Park Lane, Stokenchurch.	0.24	7	Greenfield
Sub-total			77	

## **Appendix 10 – Creating the Density Multipliers**

The density multipliers were created using data on completions from 1 April 2002-31 March 2007 and outstanding permissions and sites under construction at 31 March 2007. All sites containing, or with permission to contain, 5 or more dwellings were included in the assessment.

In order to increase the accuracy of the density multipliers the data was divided into 7 data sets. Princes Risborough, Marlow, Bourne End and Wooburn are grouped together under the umbrella Smaller Urban Areas as there is very little data available for these areas.

Table 10a below shows the average density for each of 6 site size bands. There is a trend towards higher densities in more accessible areas and on smaller sites. This is partly because smaller sites can use existing infrastructure, such as roads and partly due to the use of smaller sites for flats.

In order to ensure a simple, easy to understand, approach for the final density multipliers, a single density has been allocated to each accessibility zone area, as shown in Table 10b. The final density for each area is based on the average density but also takes into account planning policy considerations.

**Table 10a: Density of Completions 2002-2007 and outstanding permissions/under construction at 31 March 2007 (5 or more dwellings)**

Accessibility Zone		Site Size						All Sites
		<0.05	0.05-0.1	0.1-0.2	0.2-0.5	0.5-1	1<	
<b>1hw</b>	Density	246	113	172	173			166
	<i>no of sites</i>	6	7	6	4	0	0	23
<b>2hw</b>	Density	192	100	100	62	65	58	66
	<i>no of sites</i>	4	9	9	4	2	2	30
<b>3hw</b>	Density	122	84	71	62	80	81	74
	<i>no of sites</i>	3	9	12	21	8	2	55
<b>4hw</b>	Density		103	70	52	24	21	32
	<i>no of sites</i>	0	3	5	8	2	2	20
<b>3sua</b>	Density	125	107					111
	<i>no of sites</i>	1	4	0	0	0	0	5
<b>4sua</b>	Density		72	68	45	50	37	47
	<i>no of sites</i>	0	1	6	5	8	1	21
<b>5</b>	Density	104		43	32	21	36	30
	<i>no of sites</i>	1	0	10	9	7	2	29
<b>all zones</b>	Density	179	97	81	60	49	48	57
	<i>no of sites</i>	15	33	48	51	27	9	183

Note: density = dwellings per hectare

<b>Table 10b: Density Multipliers</b>					
<b>Area</b>	<b>Access Zone</b>	<b>Average Density on Sites &lt;0.2 hectares</b>	<b>Average Density on Sites 0.2 hectares&lt;</b>	<b>Average Density all sites</b>	<b>Proposed Density Multipliers</b>
<b>High Wycombe</b>	<b>1</b>	160	173	<b>166</b>	<b>120</b>
	<b>2</b>	107	59	<b>66</b>	<b>60</b>
	<b>3</b>	73	73	<b>74</b>	<b>50</b>
	<b>4</b>	77	28	<b>32</b>	<b>40</b>
<b>Smaller Urban Areas</b>	<b>3</b>	111	No Data	<b>111</b>	<b>80</b>
	<b>4</b>	68	47	<b>47</b>	<b>40</b>
<b>Rest of District</b>	<b>5</b>	45	28	<b>30</b>	<b>30</b>

Note: density = dwellings per hectare

**Appendix 11: SHLAA Form**

## Housing Land Site Suggestions - 2013



- Please use a separate form for each site
- Please give your name and email address/postal address so that we can contact you to clarify site information if needed
- Please return the form by email or freepost using the details below

The information contained in this form will be used by Wycombe District Council to inform the Strategic Housing Land Availability Assessment (SHLAA) and on-going monitoring within the District. By completing and submitting this response you are giving your consent to the processing of personal data by Wycombe District Council. You also accept that any information received by us, including personal data, may be put into the public domain, including on the Council's website.

**Please note it is not the purpose of the SHLAA to allocate or permit land for development; that is the role of the Local Plan. Instead the SHLAA must identify whether land which may be suitable for residential development is genuinely available for development.**

Site Details	
Site name	
Site address	
Current use	
Ownership	
Is the site in single ownership?	
Name and address of owner(s)	
Are there other interests in the land (e.g. tenancies)? Please specify	
Availability for residential development	
Does the landowner intend to sell the site for development? Or;	
Is the site controlled by a developer who intends to develop it? Please give details:	
<b><i>If you are not the landowner</i></b> are the owners aware that the site is being promoted for development?	
<b><i>If the site is in multiple ownership</i></b> is there agreement by all parties that the land could be promoted for development?	



If the land was redeveloped would this include an element of residential development? Would any dwellings be lost?	
What housing needs do you think this site could meet?	
<b>Possible Constraints</b>	
Is access required over land not controlled by owner?	
Is action / time required to extinguish existing uses? Please give details.	
Are you aware of any other constraints that may prevent development on the site? Please give details:	
How and <u>when</u> do you anticipate that these constraints will be overcome?	
<b>Viability</b>	
Do you consider that residential development of the site is viable having regard to current policies and market conditions? If no please give reasons and explain how and <u>when</u> these may be overcome:	
<b>Delivery – timetable / phasing</b>	
If work relating to the site is currently 'on hold' please give an indication of when it will re-commence:	
Please indicate the estimated number of units to be completed in each year : Each year runs from 1 <sup>st</sup> April to 31 <sup>st</sup> March.	
2013 - 2014	
2014 - 2015	
2015 - 2016	
2016 - 2017	
2017 - 2018	
2018 - 2019	
2019 - 2023	
2023 - 2027	
<b><i>If you are uncertain of detailed phasing</i></b> will the site be completed in the next 5 years? Or the next 10 years?	

Personal Details	
Name	
Company / agent	
Address	
Phone Number	
Email	
<b>Agents:</b> have you agreed this response with your client?	
Date on which form was completed:	

Please return this form to: **newlocalplan@wycombe.gov.uk** (email)

Or **write to:** Wycombe District Council,  
Planning Policy SHLAA Officer (47),  
Planning & Sustainability,  
FREEPOST HY 120,  
High Wycombe,  
HP11 1BR

*Thank you for your assistance*