

Action List AP3.16 - Appendix D. List of Housing Allocations (or mixed use with Housing)

- The reserve sites information stems from the latest work for the development brief / emerging applications
- Most Green Belt and AONB sites information comes from the published HELS4.
- Planning permission information (after base date) has been used where relevant
- Where a site involves demolition of dwellings the gross number of dwellings on the net developable area was used to calculate the net density
- Building footprints have been used to calculate net density where a site has Prior Notification since the base date
- For a small number of sites, officers' knowledge has been used to derive estimates.

Policy reference	Site	Settlement	Site area (ha)	Net developable area (ha) for residential	Indicative dwelling numbers	Net density (dph)
HW4	Abbey Barn North	High Wycombe Area	11.32	3.5	100	29 dph
HW5	Abbey Barn South and Wycombe Summit	High Wycombe Area	34.3	17.3	505	29 dph
HW6	Gomm Valley and Ashwells	High Wycombe Area	74	17.2	530	31 dph

Policy reference	Site	Settlement	Site area (ha)	Net developable area (ha) for residential	Indicative dwelling numbers	Net density (dph)
HW7	Terriers Farm and Terriers House	High Wycombe Area	24.6	15.2	500	33 dph
HW8	Land off Amersham Road including Tralee Farm, Hazlemere	High Wycombe Area	12.87	10	350	35 dph
HW9	Part of Greens Farm, Glynswood, Green Hill, High Wycombe	High Wycombe Area	1.62	1.42	50	35 dph
HW10	Horns Lane, Booker, High Wycombe	High Wycombe Area	2.04	1.82	64	35 dph
HW11	Clay Lane, Booker, High Wycombe	High Wycombe Area	1.97	1.18	30	25 dph
HW12	Leigh Street, Desborough Area, High Wycombe	High Wycombe Area	1.21	1.21	275	227 dph

Policy reference	Site	Settlement	Site area (ha)	Net developable area (ha) for residential	Indicative dwelling numbers	Net density (dph)
HW13	Former Bassetsbury Allotments, Bassetsbury Lane	High Wycombe Area	2.08	1.3	30	23 dph
HW14	Highbury Works/Hazlemere Coachworks, Chestnut Lane, Hazlemere	High Wycombe Area	0.62	0.53	14	26 dph
	JC and MP Smith, Princes Gate (also known as Ricketts road, Ryedale), High Wycombe, HP13 7AB	High Wycombe Area	0.16	0.16	32	200 dph
	46 West Wycombe Road High Wycombe Buckinghamshire HP11 2LW	High Wycombe Area	0.08	0.08	12	163 dph
	193-197 West Wycombe Road High Wycombe Buckinghamshire HP12 3AW	High Wycombe Area	0.19	0.19	9	63 dph

Policy reference	Site	Settlement	Site area (ha)	Net developable area (ha) for residential	Indicative dwelling numbers	Net density (dph)
	Edie Pusey House 9A Amersham Road High Wycombe Buckinghamshire HP13 6PN	High Wycombe Area	0.18	0.18	8	50 dph
	Delafield Heights South, Longland Way / Pettifer Way, previously known as Flats off Chairborough Road	High Wycombe Area	0.7	0.7	40	96 dph ¹
	Frank Hudson Furniture Factory, Rosebery Avenue, High Wycombe	High Wycombe Area	0.11	0.11	11	100
	Kitchener Works, Kitchener Road, adjacent to Smewin Court, High Wycombe	High Wycombe Area	0.24	0.24	14	58 dph
	Notcutts Garden Centre, Clay Lane, High Wycombe	High Wycombe Area	0.91	0.91	15	16 dph

¹ Based on gross dwellings 67; net 40

Policy reference	Site	Settlement	Site area (ha)	Net developable area (ha) for residential	Indicative dwelling numbers	Net density (dph)
	Delafield Heights North, (Longland Way / Pettifer Way, also known as Castlefield Estate, High Wycombe)	High Wycombe Area	1.74	1.74	32	59 dph ²
	Casa Mia, Gillets Lane, High Wycombe, HP12 4BB	High Wycombe Area	0.23	0.19	12	63 dph
	7-8 High Street, High Wycombe	High Wycombe Area	0.06	0.06	12	233 dph ³
	17-19 Frogmoor, High Wycombe	High Wycombe Area	0.04	0.04	11	275 dph
	27 High Street, High Wycombe	High Wycombe Area	0.01	0.01	5	500 dph

² Based on gross dwelling number 102 ; net 32

³ Based on gross dwellings 14 and net 12

Policy reference	Site	Settlement	Site area (ha)	Net developable area (ha) for residential	Indicative dwelling numbers	Net density (dph)
	Rear of 154-156 West Wycombe Road, High Wycombe	High Wycombe Area	0.1	0.1	10	100 dph
	Burleighfield House (Mayflower House), London road, Loudwater	High Wycombe Area	1.55	0.032	11	344 dph
	Dashwood Avenue, High Wycombe	High Wycombe Area	0.89	0.89	70	79 dph
	34 Dashwood Avenue High Wycombe Buckinghamshire HP12 3DX	High Wycombe Area	0.02	0.02	5	250 dph
	Ogilvie Road, High Wycombe	High Wycombe Area	0.21	0.21	9	43 dph
	Land to the rear of Quebec Road, High Wycombe	High Wycombe Area	0.18	0.18	5	28 dph

Policy reference	Site	Settlement	Site area (ha)	Net developable area (ha) for residential	Indicative dwelling numbers	Net density (dph)
	Netley Works, 89 Queens Road, High Wycombe	High Wycombe Area	0.08	0.08	11	138 dph
	Garages between Chiltern Avenue and Rutland Avenue, High Wycombe	High Wycombe Area	0.38	0.38	10	26 dph
	Garages at Tyzack Road, High Wycombe	High Wycombe Area	0.25	0.25	6	24 dph
	Garages at Havenfield Road, High Wycombe, HP12 4ST	High Wycombe Area	0.03	0.03	5	167 dph
	1-9 Shaftesbury Street, High Wycombe, HP11 2NA	High Wycombe Area	0.03	0.03	9	300 dph
	The Gordon Arms, Gordon Road, High Wycombe	High Wycombe Area	0.11	0.11	11	100 dph
	Sunnyside and St Johns House, High Wycombe	High Wycombe Area	0.09	0.03	5	167 dph

Policy reference	Site	Settlement	Site area (ha)	Net developable area (ha) for residential	Indicative dwelling numbers	Net density (dph)
	Westside Fruit/The Apple Orchard, Clay Lane	High Wycombe Area	0.62	0.46 ha	11	26 dph ⁴
HW15	Land to the rear of Hughenden Road, High Wycombe	High Wycombe Area	2.55	Unknown	Further work required	No specific figure in the plan
	Beaumont, 3-13 Holmer Green Road, Hazlemere	High Wycombe Area	0.31	0.31	28	110 dph ⁵
	Thame House, Castle Street, High Wycombe	High Wycombe Area	0.25	0.10	120	1200 dph

⁴ Based on gross dwellings 12 net 11

⁵ Based on gross dwellings 34; net 28

Policy reference	Site	Settlement	Site area (ha)	Net developable area (ha) for residential	Indicative dwelling numbers	Net density (dph)
MR6	Land at Seymour Court Road, Marlow	Marlow	0.3	0.25 (source: HELS4 - urban design assessment – development capacity report)	9	36 dph
	Police Station, Dean Street, Marlow, Bucks, SL7 3AB	Marlow	0.24	0.24 (assumed to be the same)	29	119 dph
	Foxes Piece Marlow Buckinghamshire	Marlow	1.52	0.16	10	63 dph
PR3	Princes Risborough Expansion Area	Princes Risborough	177.25	71.3 ha ⁶	1,662 ⁷	33 dph
PR11	Land to the Rear of Poppy Road, Princes Risborough	Princes Risborough	3.74	2 ha ⁸	58	30 dph

⁶ Topic paper 6 Princes Risborough Appendix C

⁷ Within the plan period to 2033 and excluding the Leo Labs site which is counted separately as it has a planning permission.

⁸ Source: Green Belt part 2 site pro forma in GB1.1 Green Belt Part Two Assessment - Appendix GB1: Individual Site Assessments - Steps 2 and 3 p. 289

Policy reference	Site	Settlement	Site area (ha)	Net developable area (ha) for residential	Indicative dwelling numbers	Net density (dph)
PR16	Land at Princes Risborough Station, Princes Risborough	Princes Risborough	2	0.91	45	49 dph
	Greensleeves, Maryland, Longwick Road and Aylesbury Road, Princes Risborough	Princes Risborough	0.33	0.33	32	109 dph
BE1	Slate Meadow, Bourne End and Wooburn	Bourne End and Wooburn	10.26	4	150	38 dph
BE2	Hollands Farm (north), Bourne End and Wooburn	Bourne End and Wooburn	23.74	14.6	467	32 dph
	Windrush House, Bourne End	Bourne End and Wooburn	0.15	0.15	8	200 dph ⁹
RUR1	Land south of Finings Road, Lane End	Lane End	0.86	0.34	19	56 dph

⁹ Based on gross dwelling number 30; net 8

Policy reference	Site	Settlement	Site area (ha)	Net developable area (ha) for residential	Indicative dwelling numbers	Net density (dph)
RUR2	Land between Chalky Field and Marlow Road, Lane End	Lane End	1.27	0.74	27	37 dph
RUR3	Land at Sidney House, Lane End	Lane End	1.14	Unknown	Further work required	Unknown
	Land off Simmons Way (remainder of Springbank House)	Lane End	0.26	0.26	17	65 dph
RUR7	Land off Clappins Lane, Naphill	Naphill	2.24	1.84	64	35 dph)
RUR8	Land off Mill Road, Stokenchurch	Stokenchurch	4.97	3.32	100	30 dph
RUR9	Land at Wood Farm, Stokenchurch	Stokenchurch	0.9	0.60	28	47 dph
	Land Adjacent to Longburrow Hall, Park Lane, Stokenchurch	Stokenchurch	0.6	0.6	14	23 dph

Policy reference	Site	Settlement	Site area (ha)	Net developable area (ha) for residential	Indicative dwelling numbers	Net density (dph)
RUR11	Land at Heavens Above, Marlow Bottom	Marlow Bottom	0.9	0.87	20	23 dph
	Westhorpe House, Westhorpe Park, Little Marlow, SL7 3RQ	Little Marlow	1.86	0.12	12	100 dph
	Coal Yard Smalldean Lane Saunderton Buckinghamshire	Saunderton	0.67	0.64	6	9 dpha
RUR12	Uplands Conference Centre	Cryers Hill	7.6	2.95	59	20 dph

The following identified Parishes intend to produce a Neighbourhood Development Plan:

Policy reference	Identified settlement	Settlement	Required dwellings to be delivered
RUR5	Longwick-cum-Ilmer Parish	Longwick	300
RUR6	Great and Little Kimble-cum-Marsh Parish	Great and Little Kimble	160

