

Wycombe District Local Plan Examination

Action Point AP3.4 - Large Site Windfall Note for the Inspector

Background

In response to a request by the Inspector the Council undertook some analysis in relation to the potential for large site windfalls. This involved the following analysis:

1. An assessment of large site windfall delivery (ie completions) in the period 2008-2016.
2. Information on rejected sites in the HELAA.

Large Site Windfall Delivery

The Council undertook an assessment of the delivery of large site windfalls in the period 1st April 2008 to 31st March 2016. This sought to identify sites that had not been allocated in the Local Plan adopted in 2004, any made neighbourhood plans, or specifically identified as commitments or deliverable/developable sites in the 2009 Strategic Housing Land Availability Assessment (SHLAA) which had a base date of 31st March 2008. The use of the 2009 SHLAA was a proxy for Local Plan allocations at a similar site size threshold to that applying in the Local Plan currently being examined and the associated Housing and Economic Land Availability Assessment, in the absence of a Local Plan allocating sites on a district wide level on this basis. Appendix 1 is a note provided to the Inspector explaining the reason for this approach in more detail.

The assessment:

- Excluded garden land sites due to paragraph 48 of the 2012 NPPF;
- Excluded all sites below 5 units net, as these are already factored into the small site windfall allowance included in the Plan;
- Sifted out all completions on large sites that were either in the adopted Local Plan or in the 2009 SHLAA;

There were no “made” neighbourhood plans in the District during the assessment period.

Appendix 2 summarises the findings. Appendix 3 sets out the list of each windfall site delivered on a year on year basis. In summary, over the 8 year period:

- A total of **35 windfall sites** were developed
- This is an average of just over **4 sites per year**
- These yielded a total of **359 net dwelling units**
- This is an average of **45 dwellings per annum**
- First large site completions resulting from office to residential permitted development rights were in 2014/15 and increased significantly in 2015/16.

The assessment showed that broadly the level of windfall development increases later in the assessment period. This is to be expected as most sites delivered early on should be identified in the SHLAA process.

Analysis of Rejected Sites in the HELAA

This assessment involved production of a list of sites rejected in the HELAA, as set out in Appendix 4 of the HELAA. Sites were excluded for the list if they:

- Had a planning permission at 1st April 2016
- Are allocated in the submitted Local Plan, Delivery and Site Allocations Plan or neighbourhood plans
- Are in the Green Belt or AONB.

The table in Appendix 3 sets out the list of remaining Appendix 3 sites once these exclusions are applied.

Indicative dwelling capacities are included in the table. Where possible these have used indicative dwelling numbers from the HELAA. Otherwise the comments/constraints column (final column in the table) explains the basis of the capacity figure. In some instances a density multiplier has been used. The reason for why the site was rejected in the HELAA is included in the table and other relevant constraints are included in the comments/constraints column.

The table breaks down the list by main settlements. Separate sections are included for Kimble and Longwick as the Local Plan specifically does not allocate sites in either of these settlements but instead sets on overall housing requirement. Neighbourhood Plans either already (Longwick) or will in the future (Kimble) allocate housing sites in those places.

Various reasons are set out for why site have been rejected. These include loss of employment land with a number of sites having been considered in the employment land review and now proposed in the Local Plan as either local or strategic employment area to be protected under Policy DM28. A number of sites were also rejected as they fell below the site size threshold, as well as various availability issues.

Wycombe District Council

30 August 2018

Appendix 1 Note for the Inspector by Wycombe District Council

Large Site Windfalls

Introduction

At the hearing session on Housing the Inspector asked the Council to prepare information on the level of large site (5 units and above net) windfall housing development over the last 10 years

Background

The Council's approach to windfall is set out in the Plan and HELAA/AMR. A windfall allowance is applied to sites under 5 units net, based on the average of the last 10 years of delivery of those sites. Garden sites are excluded from this assessment due to the requirements of NPPF paragraph 48.

No large site windfall allowance is included in the Plan because sites of 5 units and above are specifically identified either as commitments or as new allocations in the Plan and hence there would be double counting.

The Council does not specifically categorise large site windfalls in its monitoring.

Issues in relation to identifying large site windfalls

The last district-wide plan to allocate housing sites was the currently adopted Wycombe District Local Plan (adopted in 2004). This Plan however set a higher site threshold of 1 hectare for site allocations with a higher reliance on windfall (see Table 3 and Policy H2 of the 2004 Local Plan – reference DPD6). As such a significant part of the subsequent supply is likely to be windfall because there were no sites allocated in the Plan with a capacity less than 40 units. The approach taken with the current submitted Plan involves allocation of a lot more sites down to a much lower site threshold (ie 5 units net and above), consistent with the PPG guidance – as such it is a much more comprehensive process.

As such an analysis of large site windfall in relation to commitments and allocations in the 2004 Local Plan would not provide a comparable position to the commitments and allocation process in relation HELAA and the Local Plan subject to the current examination.

The Core Strategy adopted in 2008 did not allocate sites so this does not provide a base for comparison.

The Delivery and Site Allocations Plan (DSA), adopted in 2013, originally set out to provide the detailed housing allocations to deliver the targets and strategy in the Core Strategy. However following the announcement to abolish the regional spatial strategy the scope of the DSA was reduced to focus only on town centre allocations and some development management policy areas so does not provide district wide housing allocation coverage against which to compare delivery.

However as part of the work to inform the DSA prior to the change in scope of that Plan, the Council published a SHLAA in March 2009 with a 31st March 2008 base date. This identified deliverable and developable sites, both commitments and potential new sites, with a size of 5 units gross and above. These would have formed the basis of the identified sites, including allocations, in the DSA if it had progressed with housing allocations.

As such a potential approach would be to identify completions that have come forward in addition to the identified sites above the 5 unit gross threshold in the 2009 SHLAA. This would cover a 9 year

period from 2008 – 2017. This would have to exclude residential gardens from the assessment in line with para 48 of the NPPF.

It should be noted that there are likely to be some methodological differences between the 2009 SHLAA and the 2017 HELAA including how we deal with sites where we cannot obtain information from developers/landowners/agents, which could affect the analysis.

As noted above the Council has not undertaken/published a specific large site windfall analysis in the past compared against the 2009 SHLAA, or indeed against the 2004 Plan. In reality new sites are picked up through updates to SHLAAs/HELAAAs and ultimately through the monitoring system.

The above suggested analysis against the 2009 SHLAA we believe can be undertaken by GIS analysis but may take some time to complete.

We would welcome any feedback the Inspector has on the suggested approach.

Ian Manktelow

WDC

25.7.18

Appendix 3 Detailed Year of Year Schedule of Large Site Windfalls

Table 2 Large site windfalls for 2008 / 9

Application number	Address	Gross number of dwellings	Net number of dwellings
05/06730/FUL	The Old Coach House Amersham Hill High Wycombe Buckinghamshire HP13 6NQ	5	5
	Totals	5	5

Table 3 Large site windfalls for 2009 / 10

Application number	Address	Gross number of dwellings	Net number of dwellings
	None in 2010	0	0
	Totals	0	0

Table 4 Large site windfalls for 2010 / 11

Application number	Address	Gross number of dwellings	Net number of dwellings
04/07442/FUL	The Royal Oak Site Missenden Road Great Kingshill Buckinghamshire HP15 6DN	13	13
06/05701/FUL	Constant Air Systems Ltd Dashwood Avenue High Wycombe Buckinghamshire HP12 3DP	23	23
09/05220/FUL	Mill House Gallows Lane High Wycombe Buckinghamshire HP12 4BX	12	12
09/07299/FUL	75 West Wycombe Road High Wycombe Buckinghamshire HP11 2LR	8	8
09/06921/FUL	The Magpie 56 Heath End Road Flackwell Heath Buckinghamshire HP10 9DY	9	9
	Totals	65	65

Table 5 Large site windfalls for 2011 / 12

Application number	Address	Gross number of dwellings	Net number of dwellings
09/06560/FUL	Plot 2, Wycombe Abbey School Marlow Hill High Wycombe Bucks	5	5
06/07568/FUL	plot 3, Sycamore House, Bird And Tole Ltd Chinnor Road Bledlow Ridge	5	5
09/06729/FUL	Plot 10, 3, 9 & 11 Dedmere Road Marlow	13	10
08/06809/FUL	Flat 8, Midsummer Place, 44 -46 Station Road Princes Risborough	8	6
09/05613/FUL	Flat 01, Merton House 19 - 21 Culverton Hill Princes Risborough	22	20
	Totals	53	46

Table 6 Large site windfalls for 2012 / 13

Application number	Address	Gross number of dwellings	Net number of dwellings
09/06657/FUL	Land At St Georges Close High Wycombe Buckinghamshire	7	7
09/06509/FUL	Hatches Farm Hatches Lane Great Kingshill Buckinghamshire HP15 6DS	5	2
08/05975/FUL	80 Holmer Green Road Hazlemere Buckinghamshire HP15 7BW	6	5
09/06513/FUL	251 Amersham Road Hazlemere Buckinghamshire HP15 7QW	8	7
	Totals	26	21

Table 7 Large site windfalls for 2013 / 14

Application number	Address	Gross number of dwellings	Net number of dwellings
12/06444/FUL	OS Parcel 2879 Grove Lane Great Kimble Buckinghamshire	9	9
10/07767/FUL	Former Grove Furniture Princes Gate High Wycombe Buckinghamshire HP13 7AA	9	9
	Totals	18	18

Table 8 Large site windfalls for 2014 / 15

Application number	Address	Gross number of dwellings	Net number of dwellings
09/05358/FUL	14 Pauls Row High Wycombe Buckinghamshire HP11 2HQ	6	6
08/05160/FUL	395 West Wycombe Road High Wycombe Buckinghamshire HP12 4AE	6	5
11/07410/FUL	Springbank House High Street Lane End Buckinghamshire HP14 3JH	42	42
12/06697/FUL	The Plough Little Marlow Road Marlow Buckinghamshire SL7 1HA	6	5
11/07243/OUT	Ebor Works Chapel Lane High Wycombe Buckinghamshire HP12 4BS	14	13
	Totals	74	71

Table 9 Large site windfalls from office to residential PD schemes in 2014 / 15

Application number	Address	Gross number of dwellings	Net number of dwellings
13/06389/PAJ	The Clock House Frogmoor High Wycombe Buckinghamshire HP13 5DL	6	6
	Totals	6	6

Table 10 Large site windfalls for 2015 / 16

Application number	Address	Gross number of dwellings	Net number of dwellings
11/06680/FUL	4 High Street High Wycombe Buckinghamshire HP11 2AZ	8	8
14/06216/FUL	Albany House 84 Oxford Road High Wycombe Buckinghamshire HP11 2DX	5	5
14/05473/FUL	Former Culver Graphics & Essex Works Finings Road Lane End Buckinghamshire HP14 3EY	11	11
09/05537/FUL	21 & 23 Hughenden Road High Wycombe Buckinghamshire HP13 5HS	7	5
10/06608/FUL	The Halfway House 706 London Road High Wycombe Buckinghamshire HP11 1HE	10	9
13/05338/FUL	B C P House Bassetsbury Lane High Wycombe Buckinghamshire HP11 1HT	13	13
13/07388/FUL	The Disraeli Arms Ford Street High Wycombe Buckinghamshire HP11 1RU	6	6
	Totals	60	57

Table 11 Large site windfalls from office to residential PD schemes in 2015 / 16

Application number	Address	Gross number of dwellings	Net number of dwellings
14/05133/PAJ	3 Buckingham Place Bellfield Road High Wycombe Buckinghamshire HP13 5HW	8	8
14/05400/PAJ	High Wycombe (Western House) Ltd. Mendy Street High Wycombe Buckinghamshire HP11 2NZ	23	23
14/06769/PAJ	5 Priors Road High Wycombe Buckinghamshire HP13 6SE	9	9
13/07109/PAJ	Astor House Station Road Bourne End Buckinghamshire SL8 5YP	10	10
15/05803/PAJ	Park House 38 Station Road Loudwater Buckinghamshire HP10 9UN	20	20
	Totals	70	70

Appendix 4 HELAA Rejected Sites

Table 12 HELAA rejected sites with capacity

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
High Wycombe									
SFH0015	Flackwell Heath Football Club, Flackwell Heath	1	GF	Developer Promoted Site	Housing	39	1.29	Rejected at Stage 2. Site allocated in the DSA as Green Space. See proforma in appendix 4 for further detail. .	Backing to residential units on all sides, requirement of new access and joining of existing road network. Green space allocation and loss of playing pitch. Assume 30dpha
SFH0018	Hughes Builders Merchants, Rear of 26-30 Whitepit Lane, Flackwell Heath	1	PDL	Employment Land Review	Housing	4	0.19	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.	
SHW0008	Marlborough Industrial Estate, High Wycombe	1	PDL	Employment Land Review	Housing	27	0.54	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.	Within emerging Local Plan Policy DM28 Local Employment Area. Site not considered to be suitable for release to residential use in PBA Economy Study. Assume 50 dpha

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
SHW0019	Sands Industrial Estate, High Wycombe	1	PDL	Employment Land Review	Housing	315	18.90	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.	Within emerging Local Plan Policy DM28 Strategic Employment Areas. Employment land review suggested it is viable and it should be kept as industrial use. Assume 50 dpha, 6.3ha net developable area.
SHW0043	Rear Of 18 Crendon Street, High Wycombe	1	PDL	Previous planning permission	Housing	11	0.05	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.	Planning permission has expired and there is no information to indicate continued interest in the development of the site. (06/07012/FUL for 11 units). Dwelling capacity from lapsed planning application
SHW0248	158-160 Kingsmead Road, High Wycombe	1	PDL	Developer Promoted Site	Housing	6	0.16	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.	
SHW0284	192 Hughenden Road High Wycombe	1	PDL	Employment Land Review	Housing	6	0.11	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.	
SHW0331	Desborough Road Car Park and the Kings Centre, Desborough	1	PDL	Draft DSA Site Allocation	Housing	18	0.35	Rejected at Stage 2. Site not currently available. See proforma in Appendix 4 for further detail.	Existing public car park in use. Assume 50 dpha.

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
SHW0353	The Courtyard, (formerly Merryfields School), Cressex Road, High Wycombe	1	PDL	Buckinghamshire County Council	Housing	17	0.33	Rejected at Stage 2. Site not currently available. See Appendix 4 for further detail.	Site is unavailable. Assume 50 dpha
SHW0359	Kingsmead Depot, London Road	1	PDL	Developer Promoted Site	Housing	50	0.60	Rejected at Stage 2. Majority of site in Flood Zone 3a.	
SHW0390	Westwood, High Wycombe	1	PDL	Housing Association	Housing	55	1.09	Rejected at Stage 2. Site not currently available. See Appendix 4 for further detail.	Part of site also designated green space not suitable for development (see policy DM11). Site area already taken account of green space (DM11). Assume 50 dpha
SHW0393	Car Park Red Lion PH, Castle Street, High Wycombe	1	PDL	Planning History	Housing	20	0.40	Rejected at Stage 2. Site not currently available for residential development. See proforma in Appendix 4 for further detail.	site is unavailable for residential use. 16/07011/FUL planning application permitted for economic development use, not residential. Assume 50 dpha.
SHW0476	144-146 Kingsmead Road, High Wycombe	1	PDL	Planning History	Housing	6	0.21	Rejected at Stage 2. Site achievability unknown at time of review. Application pending decision after the base date. See proforma in	17/05544/FUL, application for 14 dwellings refused. Achievability of site is uncertain. Refused on design and relationship to surroundings. Assume 30 dph

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
								Appendix 4 for further details.	
SHW0492	85-93 West Wycombe Road, High Wycombe	1	PDL	Planning History	Housing	8	0.10	Rejected at Stage 2. Site achievability unknown at time of review. Permission granted since base date for 8 x 2 bed apartments and B1 office building.	See 16/07246/FUL. Capacity from application
SHW0499	RailCo, Boundary Road, Loudwater, High Wycombe	1	PDL	Employment Land Review	Housing	29	0.96	Rejected at Stage 2 - Site has been cleared from employment use. Site not currently available for redevelopment. See proforma in Appendix 4 for further detail.	Site tied up with a long term lease, rendering any redevelopment unviable. Assume 30 dpha.
SHW0504	154-156 West Wycombe Road High Wycombe	1	PDL	Developer Promoted Site	Housing	4	0.08	Rejected at Stage 2. Site not currently available. See proforma in Appendix 4 for further detail.	10/06056/FUL, new HMO completed in March 2017. Site not available for resi (dwellings) development. Assume 50 dpha

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
SHW0529	Land north of Cressex Road, High Wycombe	1	PDL	Planning History	Housing	35	1.18	Rejected at Stage 2. Site not currently available for re-development. See proforma in Appendix 4 for further detail.	Understood to be landowner interest for commercial not residential.
SHW0532	Railway Place/Saffron Road (Car Park), High Wycombe	1	PDL	Planning History	Housing	24	0.48	Rejected at Stage 2. Site not currently available for re-development. See proforma Appendix 4 for further detail.	Site forms part of 'Eastern Quarter' and requires masterplan. Wider Eastern Quarter area included in HELAA and land supply for both offices and residential - as part of Easton Street site and Duke Street sites. Site likely to be required for decked parking to compensate for loss of parking elsewhere in Eastern Quarter. Assume 50 dpha
SHW0555	Southern De La Rue premises, Coates Lane, High Wycombe, HP13 5EZ	1	PDL	Employment Land Review	Housing	21	0.71	Rejected at Stage 1. Site in ongoing employment use. See Employment Land Review.	Proposed Local Employment Area (DM28) in the submitted Local Plan. PBA employment land reiew recommended retention for employemny use.
SHW0560	Revola site, Clay Lane, High Wycombe	1	PDL	Developer Promoted Site	Housing	4	0.43	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.	capacity details from HELAA database

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
SHW0565	Burrows House, Jubilee Road, Downley, High Wycombe	1	PDL	Housing Association	Housing	26	0.36	Rejected at Stage 1 - Redevelopment would result in net loss, below HELAA threshold of 5 dwellings.	Site is occupied by property guardian. Red Kite proposed for 26 sheltered units in the last update.
SHW0570	197 Desborough Avenue, High Wycombe	1	PDL	Employment Review	Housing	4	0.03	Rejected at Stage 1 - Redevelopment would result in net loss, below HELAA threshold of 5 dwellings.	16/05191/PNP30 - change of use of B1a office to 4 resi units.
SHW0579	Mentmore, The Greenway, High Wycombe	1	PDL	Developer Promoted Site	Housing	4	0.09	Rejected at Stage 1. Site size too small, below HELAA threshold of 5 dwellings.	16/05904/FUL, application for 5 units gross. New 4 dwellings
SHW0581	Seymour House, Copyground Court, High Wycombe,	1	PDL	Employment Review	Housing	5	0.09	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.	Assume 50 dpha
SHW0585	62 West Wycombe Road, High Wycombe	1	PDL	Developer Promoted Site	Housing	4	0.05	Rejected at Stage 1. Site size too small, below HELAA threshold of 5 dwellings.	17/08450/FUL , application for 4 units.
SHW0601	Empire Cinemas, Crest Road, High Wycombe	1	PDL	Developer Promoted Site	Housing	5	0.09	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.	Cinema is in use and no proposed plans for redevelopment of site for resi. Assume 50 dpha

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
SHW0602	21 Amersham Hill, High Wycombe	1	PDL	previous planning history	Housing	4	0.07	Rejected at Stage 1. Site size too small, below HELAA threshold of 5 dwellings.	previous application proposed for creation of 4 units under 14/05650/FUL and 14/07943/FUL. Net 3 dwellings
SHW0604	193-195 Hughenden Avenue (car park), High Wycombe	1	PDL	Developer Promoted Site	Housing	2	0.05	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.	Assume 30 dpha
SHW0606	1 - 3 Priory Avenue, High Wycombe	1	PDL	Developer Promoted Site	Housing	2	0.08	Rejected at Stage 1. Planning permission for HMO.	Assume 30 dpha
SHW0609	Phoenix House, Desborough Road, High Wycombe	1	PDL	Developer Promoted Site	Housing	16	0.19	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.	Whole site is within flood zone 2 and covered with ground water flood risk. Site too small. Application permitted for 16 units under 16/06468/PNP30 since base date. Capacity based on application
SHW0611	Compair (south) previously Timber Yard, Bellfield Road, High Wycombe	1	PDL	Employment Land review	Housing	13	0.25	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.	Application for 16/06470/FUL for public house and restaurant which has since been built out hence no longer available for residential. Assume 50 dpha

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
SHW0612	Leigh Street Employment Area (south west), Kitchener Road, High Wycombe	1	PDL	Employment Land review	Housing	35	0.69	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.	Within emerging Local Plan Policy DM28 Local Employment Areas. Assume 50 dpha
SHW0619	The Berber Business Centre, Kitchener Road, High Wycombe	1	PDL	Developer Promoted Site	Housing	15	0.30	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.	Site can only be released if applicant demonstrates that site has been marketed and meets policy test to allow the release of a scattered employment site (DSA Pollicy DM5) . Assume 50 dpha
SHW0631	58-60 Deeds Grove, High Wycombe	1	PDL	previous planning history	Housing	2	0.08	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.	Permission is for 1 unit but net loss of 1 unit. Assume for 30 dpha.
SLW0028	Queensmead House, Queensmead road, Loudwater	1	PDL	Developer Promoted Site	Housing	1	0.41	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.	whole site is covered with flood zone 2.last update suggest the residents are currently being rehoused hencing it is becoming available. Pre-application previously suggest Red Kite would proposed for 30 units on site with existing 29 dwellings with 1 guestroom on site. Therefore, below net

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
									dwelling threshold of 5. Assume 30 dpha
SWC0065	Amersham and Wycombe College, Spring Lane, Flackwell Heath	1	PDL	Developer Promoted Site	Housing	61	2.04	Rejected at Stage 2. Site not currently available for residential development. See proforma in appendix 4 for further detail. .	Site current used for educational purposes. No short or medium term plan for redevelopment of site. Site has seen significant investment for educational purposes since plans to relocate into High Wycombe approx 10 years ago were shelved. Assume 30 dpha
SWG0020	Glory Park, High Wycombe	1	PDL	Developer Promoted Site	Housing	82	4.90	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review. Recent appeal refused for housing development.	Within emerging Local Plan Policy DM28 Strategic Employment Areas. 17/06279/OUT - appeal in progress. Roughly 40% of site within flood zone 3. net developable area 1.63 ha. Assume 50 dpha
						980			

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
Princes Risborough									
SPR0051	BCC Highways Depot, Corporation Yard, Longwick Road, Princes Risborough.	2	PDL	Developer Promoted Site	Housing	7	0.23	Rejected at Stage 2. Site not currently available for residential development. See proforma in appendix 4 for further detail. .	It is currently under offer to a local business that intend to use it for commercial purposes and not residential going forward. Assume 30 dpha
SPR0073	Land north of Mill Lane, Monks Risborough	2	GF	Developer Promoted Site	Housing	192	3.37	Rejected at Stage 2 - Outside Princes Risborough Expansion Area. See proforma in Appendix 4 for further detail.	Severe flooding constraints which it has not been showed can be addressed. Capacity details from 2015/16 HELAA database. Current outline application pending consideration for 300 units. Earlier appeal on southern part of site dismissed.
SPR0081	Land East of Lower Icknield Way, Monks Risborough	2	GF	Developer Promoted Site	Housing	203	20.34	Rejected at Stage 2. Site not currently suitable for residential development. See proforma in appendix 4 for further detail. .	Poor relationship to nearby settlement. Net developable area is 6.78ha. Assume 30 dpha
SPR0098	Hypnos, Longwick Road, Princes Risborough	2	PDL	Employment Land Review	Housing	60	2.00	Rejected at Stage 1. Ongoing employment site.	existing factory on site, within 100m buffer zone of landfill site and within 2km buffer zone of SAC. Existing business

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
									has indicated they wish to remain on current site.
SRD0072	Former BOCM Site Risborough Road Stoke Mandeville	?	PDL	Developer Promoted Site	Housing	88	8.84	Rejected at Stage 2. Site not currently available for residential development. See proforma in appendix 4 for further detail. .	a number of Bio/Geo sites on site, Grassland at North Lee. BCC highways review (requirements) 'acceptable if vehicle movements don't intensify, junction capacity and collision analysis needed'. Site is considered abandoned. Owner no intention of developing site. Site does not adjoin any settlement. Net developable area is 2.95ha. Assume 30 dpha
						550			

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
Marlow									
SMA0029	Alfred Davis Ground (Marlow FC) Oak Tree Road Marlow	2	GF	Developer Promoted Site	Housing	48	1.61	Rejected at Stage 2. Site allocated in the DSA as Green Space. See proforma in appendix 4 for further detail.	Site adjoins existing development on all four sides. Site falls within green infrastructure area (DM11) and Green space designation (DM12). Assume 30 dpha
SMA0061	Hanging Hill Allocation, Off Berwick Road, Marlow	2	GF	Developer Promoted Site	Housing	37	3.74	Rejected at Stage 2. Site allocated in the DSA as Green Space. See proforma in appendix 4 for further detail.	Net developable area is 1.24ha. Assume 30 dpha
SMA0075	Cavendish Court, Beaumont Rise, Marlow	2	PDL	Developer Promoted Site	Housing	7	0.14	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.	4 existing properties on site, WDC officer considered any developemnt will result in below threshold of 5 units. Assume 50 dpha
SMA0096	New Court / Liston Court, Marlow	2	PDL	Developer Promoted Site	Housing	37	0.74	Rejected at Stage 2. Site not currently available. See proforma in appendix 4 for further detail.	Within Marlow conservation area, constrained with rights of way and open space. Last update suggest may just be a refurbishment project rather than new build. Assume 50 dpha
SMA0070	Dean Street Carpark, Marlow	2	PDL	DSA Site Allocation	Housing	14	0.28	Rejected at Stage 2. Site not currently available for re- development. See proforma in appendix 4 for further detail.	Existing operational car park. Assume 50 dpha

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
SMA0101	Wethered House, Draymans Lane, Marlow SL7 2AF	2	PDL	Developer Promoted Site	Housing	3	0.10	Rejected at Stage 2. Site not currently available. See proforma in appendix 4 for further detail.	Assume 30dpha. 14/05765/PAJ not implemented and expired.
SMA0107	Land at Riverwoods Drive, Marlow	2	PDL	Developer Promoted Site	Housing	4	0.93	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.	capacity details from HELAA database
SWC0084	Harleyford Manor, Harleyford Estate, Marlow	2	PDL	Developer Promoted Site	Housing	14	0.45	Rejected at Stage 2 - Site not currently considered deliverable. See proforma in appendix 4 for further detail. .	Conversion of Manor house would need to respect the Grade I listing. The site now benefits from Listed Building Consent for the 'conversion of building from commercial use to form 1 x 7 bed dwellinghouse' (16/06358/LBC). Assume 30 dpha
						164			

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
Bourne End									
SWB0021	Lincoln House, Wooburn	1	PDL	Developer Promoted Site	Housing	5	0.18	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.	Justin Gurney (Lennox Estates) states that development will be refurb only with no net gain. Assume 30 dpha
SWG0029	Land east of Manor Gardens, Wooburn Green	2	GF	Developer Promoted Site	Housing	17	0.58	Rejected at Stage 2. Site allocated in the DSA as Green Space. See proforma in appendix 4 for further detail. .	Within Windsor Hill Wooburn green space designation and green infrastructure area (DM11), flood zone 3. assume 30 dpha
SBE0008	Land at Fieldhead Gardens, Bourne End	4	GF	Developer Promoted Site	Housing	10	0.32	Rejected at Stage 2. Site allocated in the DSA as Green Space. See proforma in appendix 4 for further detail.	assume 30 dpha
SBE0031	Wharf Business Centre, Wharf Lane, Bourne End	4	BF	Employment Land Review	Housing	7	0.24	Rejected at Stage 1 - Site in ongoing employment use. See Employment Land Review.	Scattered Employment site which PBA employment land review does not recommend for release to residential. Surrounded by existing development on all sides. Assume 30 dpha

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
SBE0035	Well End Farm, Well End, Bourne End	4	GF	Developer Promoted Site	Housing	11	0.37	Rejected at Stage 1 - Site size too small, below HELAA threshold of 5 dwellings.	site suitable - subject to the taking account of the following constraints: archaeological notification area, within 500m of SSSI, within conservation area and Grade II listed building. HELAA concluded further development would not be over the threshold due to limited net gain. Assume 30 dpha.
						50			
Rural Areas									
SBE0043	Land south of Marlow Road, Well End	4	GF	Developer Promoted Site	Housing	68	6.82	Rejected at Stage 2. Site allocated in the DSA as Green Space. See proforma in appendix 4 for further detail.	Much of site affect by Zone 3, and Zone 2 flood risk and high surface water flood risk. Part of green infrastructure area. South of the site consists of notable plant species. Net developable area is 2.27ha. Assume 30 dpha
						68			
						1812			

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
Longwick									
SLK0007	Land off Bar Lane, Longwick	4	GF	Developer Promoted Site	Housing	26	0.85	Rejected at Stage 2 - Site unsuitable for residential development. Site not allocated in Neighbourhood Plan. See proforma in appendix 4 for further detail.	Site is disconnected from village core and does not adjoin any built form. Site is beyond the building line of Wheel Wright / Walkers Road. Access to site via Bar Lane. Within Longwick NDP A5 Small Scale Business Space. Assume 30 dpha.
SLK0009	Land north of Rose Farm, Longwick	4	GF	Developer Promoted Site	Housing	52	1.74	Rejected at Stage 2 - Site unsuitable for residential development. Site not allocated in Neighbourhood Plan. See proforma in appendix 4 for further detail.	Poor relationship with existing residential area. Development of this site would be beyond the existing built form and an intrusion into the countryside. Currently no vehicular access. Highway access constraints. Within Longwick NDP Policy A5 small scale business space. Parts of north east of the site within low risk of surface water flooding. Assume 30dph.

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
SLK0012	Remainder of Rose Farm, Longwick	5	GF	Developer Promoted Site	Housing	32	3.20	Rejected at Stage 2 - Site unsuitable for residential development. Site not allocated in Neighbourhood Plan. See proforma in appendix 4 for further detail.	Site has a poor relationship to the existing built form. Open countryside beyond Green Belt. Low risk of surface water flooding at the north of the site. Northern half of the site is constrained by TPOs on site. Site within Longwick NDP Policy A5 as Small Scale Business Space. Net developable area is 1.07ha, assume 30 dpha
						110			
Kimble									
SRD0182	Land south east of Grove Lane, Kimble	4	GF	Great Kimble Landscape Assessment (June 2017)	Housing	43	1.43	Rejected at Stage 2 - Significant landscape constraints. See proforma in Appendix 4 for further detail.	within 2km buffer zone of SAC. Assume 30 dpha
SRD0184	Land at Birdbrook, Marsh Road, Kimble	4	mixed	Great Kimble Landscape Assessment (June 2017)	Housing	33	1.11	Rejected at Stage 2 - Significant landscape constraints. See proforma in Appendix 4 for further detail.	east boundary of the site falls within flood zone 2 and 3. Assume 30 dpha
SRD0185	Land at Grove Farm incl. Grove Farm House, Kimble	4	Mixed	Great Kimble Landscape Assessment (June 2017)	Housing	43	4.31	Rejected at Stage 2 - Significant landscape constraints. See proforma in Appendix 4 for further detail.	within 2km of SAC and water sources on site. Net developable area is 43. Assume 30 dpha

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
SRD0189	OS Parcel 0052, Grove Lane, Kimble	4	GF	Great Kimble Landscape Assessment (June 2017)	Housing	83	8.29	Rejected at Stage 2 - Significant landscape constraints. See proforma in Appendix 4 for further detail.	south eastern corner is within 500m of SSSI. Net developable area is 2.76ha. Assume 30 dpha
SRD0192	Land to the rear of Hill View and Bridge Street, Great Kimble	4	GF	Great Kimble Landscape Assessment (June 2017)	Housing	42	4.21	Rejected at Stage 2 - Landscape assessment concluded Medium/low development capacity. See proforma in Appendix 4 for further detail.	within 2km of SAC, 100m buffer of water. Open countryside beyond green belt. Locate behind existing development. Net developable area is 1.40ha, assume 30dpha
SRD0193	Land to the rear of Marsh Road, Little Kimble	4	GF	Great Kimble Landscape Assessment (June 2017)	Housing	59	1.97	Rejected at Stage 2. Connectivity constraints. See proforma in Appendix 4 for further detail.	within 2km of SAC, open countryside beyond green belt. Located behind existing development. Assume 30 dpha
SRD0194	OS Parcel 2265, Marsh Road, Little Kimble	4	GF	Great Kimble Landscape Assessment (June 2017)	Housing	34	3.35	Rejected at Stage 2 - Landscape assessment concluded medium/low development capacity. See proforma in Appendix 4 for further detail.	Low surface water flood risk and flood zone 3 along the east boundary Within 2km of special area of conservation. Isolated from existing built form. Net developable area is 1.17ha, assume 30 dpha
SRD0195	Land adjacent to Kimble Court, Marsh Road, Little Kimble	4	GF	Great Kimble Landscape Assessment (June 2017)	Housing	49	1.64	Rejected at Stage 2. Connectivity constraints. See proforma in Appendix 4 for further detail.	Within 2km of SAC. Assume 30 dpha

HELAA ID	Address	Settlement Tier	Site Type	Site Source	Proposed Use	Dwelling Capacity (units)	Area (Ha)	HELAA Assessment Conclusion	Comments/Constraints
SRD0197	Land rear of The Firs, Risborough Road, Little Kimble	4	GF	Great Kimble Landscape Assessment (June 2017)	Housing	75	2.5	Rejected at Stage 2 - Connectivity constraints. See proforma in Appendix 4 for further detail.	Open countryside beyond green belt. Within 2km of SAC. Assume 30 dpha
SRD0199	Land adjacent to Horsetone Cottages, Kimblewick Road, Kimblewick	4	GF	Great Kimble Landscape Assessment (June 2017)	Housing	26	0.85	Rejected at Stage 2 - Landscape assessment concluded Medium/low development capacity. See proforma in Appendix 4 for further detail.	assume 30dpha
						487			
	Overall total					2409			