



Five Year Housing Land Supply Position Statement

December 2016

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1. Introduction

- 1.1. This position statement updates the five year housing land supply calculations set out in the 2015 Annual Monitoring Report (published in December 2015). It is based on the monitoring period between the 1 April 2015 and 31 March 2016, providing a five year projected housing land supply between the 1 April 2016 and the 1 April 2021.
- 1.2. The purpose of the assessment is to identify a supply of specific deliverable sites sufficient to provide the housing requirement over the next five years. The NPPF requires authorities to demonstrate a rolling five-year supply of deliverable sites. This requirement applies to the District level only. This is with an additional buffer of either 5% or 20%, (moved forward from later in the plan period), depending on historic delivery rates to ensure choice and competition in the market for land to meet the requirements as set out in paragraph 47 of the National Planning Policy Framework (NPPF). Previous Government advice and indicators on assessing five-year land supply have all been withdrawn and replaced with the Planning Practice Guidance (PPG) published in March 2014 to accompany the NPPF.
- 1.3. The five year housing land supply calculation is dynamic and changes as planning permissions are granted and as existing commitments are completed. Therefore it is important that any developer considering submitting a planning application should consider the latest position on the five year housing supply calculation from the Council.
- 1.4. It is intended that the position on 5 year housing land supply will be updated as part of the evidence base to support the publication of the new Local Plan. This is scheduled to take place in April 2017. As such this assessment is an interim position until the five year housing land supply is updated in April 2017, taking account of any relevant proposals in the publication version of the Local Plan

2. Housing Requirement

- 2.1. The Wycombe Core Strategy was adopted in July 2008 covering the period 2006 to 2026 prior to the publication of the NPPF. It sets a housing provision of 8,050 dwellings up to 2026, established in the context of the requirement set out in the South East Plan, which has since been revoked. It is considered that this housing target does not represent the full objectively assessed needs of Wycombe District and therefore is out of date. However delivery should still be examined against this target to identify any past shortfall of provision against the target at that time.

Table 1 – Housing Supply Against Core Strategy Target

Year	Net Dwelling Completions	Original and Residual Requirement	Original and Adjusted Target per annum	Performance Against Adjusted Target
2006-07	607	8,050	402.5	151%
2007-08	611	7,443	391.7	156%
2008-09	625	6,832	379.6	165%
2009-10	304	6,207	365.1	83%
2010-11	575	5,903	368.9	156%
2011-12	514	5,328	355.2	145%
2012-13	223	4,814	343.9	65%
2013-14	266	4,591	353.2	75%
2014-15	423	4,325	360.4	117%
2015-16	376	3,902	354.7	106%
Total 2006-16	4,524	3,526	352.6	

- 2.2. The table above demonstrates that Wycombe have successfully delivered the Core Strategy target in the ten years since adoption and could not be considered to be under-delivering. Indeed, at the end of the 2006-16 period delivery sits at 112% of the Core Strategy requirement over that period¹.
- 2.3. The Council has commenced work on a new Local Plan, which includes identification of a new housing requirement based on an objectively assessed housing need. A draft Strategic Housing Market Assessment (SHMA) was published in January 2014. It tested a range of scenarios resulting in an objectively assessed housing need broadly in the range of 480 – 715 dwellings per year for the period 2011-31, and concluded that the best estimate of objectively assessed need was in the range 550 – 600 homes per year. This assessment was produced before the PPG was published and before a joint assessment of the Housing Market Areas for Buckinghamshire was published.
- 2.4. Since then a further joint study has been commissioned to produce a 'Housing and Economic Development Needs Assessment' (HEDNA) for the Central Buckinghamshire Housing Market Area (consisting of

¹ Requirement for first 10 years = 4,025. Delivery = 4,524

Aylesbury Vale, Chiltern and Wycombe districts). The HEDNA is fully compliant with the NPPF and PPG, taking account of the latest demographic data and guidance, employment forecasting and market signals. The Draft HEDNA report originally identified a housing requirement of 15,011 dwellings for Wycombe District (751 dwellings per annum). The OAN figures for all four of the central Buckinghamshire Authorities have since been revised downwards. In the case of Wycombe District the revised OAN is 12,900, a reduction of 2,200 from the previous figure.

- 2.5. For the purpose of the 5 year housing land supply, during this interim period prior to adoption of a new Local Plan, the Objectively Assessed Need (OAN) figure of 12,900, as set out in the HEDNA represents the most up-to-date assessment of housing need which will be used to assess the current five year housing land supply.
- 2.6. It is important to note that the objectively assessed need does not represent the Local Plan target. The PPG² identifies that where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided on the latest full assessment of housing needs should be considered, but weight given to these assessments should take account of the fact that they have not been tested or moderated against relevant constraints.
- 2.7. The Local Plan housing target will need to take account of issues such as Green Belt, Areas of Outstanding Natural Beauty, the approach to growth distribution and infrastructure provision, sustainability appraisal, community and stakeholder engagement, deliverability and viability assessments.
- 2.8. This approach has also been highlighted by A Ministerial letter to the Planning Inspectorate in December 2014 which identifies that the outcome of a SHMA is untested and should not automatically be seen as a proxy for a final housing requirement in Local Plans and that housing numbers in existing Local Plans are not immediately invalidated. The Ministerial letter goes on to state Councils will need to be considered whether there are environmental and policy constraint, such as Green Belt, which will impact on their overall final housing requirement. In the case of Wycombe District such constraints are relevant. Consideration also needs to be given for opportunities to co-operate with neighbouring planning authorities to meet needs across the housing market area.
- 2.9. In this respect Wycombe District Council has been working with the other District Councils in Buckinghamshire³ under the Duty to Cooperate to consider whether, in the light of the constraints in parts of

² PPG Paragraph: 030 Reference ID: 3-030-20140306

³ Which make up the Buckinghamshire Housing Market Area

the County including Wycombe District, there are unmet housing needs and how these might be accommodated. In August 2015 a Memorandum of Understanding between Wycombe District, Aylesbury Vale District and Chiltern District, subsequently updated to also include South Bucks District, recognised that the three southern districts were unlikely to meet all of their housing needs and that in principle Aylesbury Vale accommodate those unmet needs.

- 2.10. Since then there has been extensive work on identifying the housing land supply in Wycombe District. The draft Local Plan published in June 2016 identified a housing supply for the District of 10,000 across the Local Plan period 2013-33, resulting in an unmet need of just over 5,000 homes against the then OAN of 15,100. Further discussions with Aylesbury Vale and the other Bucks Districts, including further testing of the housing land supply has resulted in a position as of December 2016 that the potential housing supply for the Local Plan is 11,200 dwellings, and the unmet need, when assessed against the updated HEDNA OAN of 12,900 is 1,700 dwellings.
- 2.11. On 8th December 2016 Wycombe District Council and Aylesbury Vale signed an MOU whereby AVDC agreed to accommodate 1,700 dwellings of unmet need from Wycombe District. This would leave a housing requirement for Wycombe District to take forward in its Local Plan of 11,200 dwellings, or 560 dwellings per annum. The Council intends to publish its Regulation 19 Pre Submission version of the Local Plan in April 2017.
- 2.12. For the purpose of a 5 year housing land supply calculation, during this interim period before the Council has published the Local Plan, the housing requirement set out in the HEDNA represents the most up to date assessment of housing need, albeit that it is not the Local Plan requirement.

Table 2 – Five Year target from current OAN (based on the Updated Bucks HEDNA Dec 2016)

Demand	Totals
OAN	12,900
Per annum target	645
5 year target	3,225
Shortfall 2013-2016	870
Subtotal	4,095
Plus 5% buffer	4,300
Buffered per annum target	860

- 2.13. Table 2 above sets out how the 12,900 OAN figure is used to calculate a per annum target, then a 5 year target of 3,225 to which a 2013-16 shortfall (see below) of 870 must be added. The total of 4,095 then has a 5% buffer (again, see below) applied in order to ensure a robust supply in line with the NPPF.
- 2.14. **Shortfall:** delivery against the OAN is measured from a 2013 base date (the start date of the new Local Plan and based date of the HEDNA). As can be seen in Table 1 delivery in 2013-16 delivery in this period totals 1,065 net units against an OAN figure of 1,935 (three years at 645 pa). This gives a shortfall figure of 870 units which need to be accounted for in the five year period.
- 2.15. **Buffer:** the NPPF (para 47) requires an additional buffer of 5% to be added (moved forward from later in the plan period) or, where there has been 'a record of persistent under delivery of housing' local planning authorities should increase the 5% buffer to 20%. Table 1 identifies that since the start of the Core Strategy plan period a cumulative oversupply of completions has been achieved. Overall there has not been a persistent under delivery of housing and therefore a 5% buffer is appropriate.
- 2.16. If the dwelling requirement for the emerging Local Plan following the recent agreement with Aylesbury Vale District Council on unmet need is considered the overall five year requirement would be 3,585⁴.

3. Housing Land Supply

- 3.1. Sites for the supply of housing are identified through a Housing and Economic Land Availability Assessment (HELAA) for the district. The HELAA identifies housing and employment sites that are, or may become, available for development within the Local Plan period up to 2033, and as such includes short term sites within the next 5 years and longer term supply for the remainder of the plan period. The schedule of sites are updated with current information about availability and deliverability.
- 3.2. A Draft HELAA⁵ was published in November 2015. A further update to the HELAA is taking place in the latter half of 2016/early 2017 as part of the programme of evidence supporting the New Local Plan.
- 3.3. The short-term housing supply information set out in this paper represents the work undertaken thus far on the HELAA on sites that are considered to be deliverable. The update brings the HELAA to a base date of 1 April 2016, so takes account of the latest year of development monitoring in 2015-16. Sites have been updated with the latest

⁴ Five times 560 per year, plus 615 shortfall + 5%.

⁵ Housing and Economic Land Availability Assessment November 2015

<http://www.wycombe.gov.uk/council-services/planning-and-buildings/planning-policy/new-local-plan/technical-studies.aspx>

information on their availability and deliverability. Any additional information which is obtained in the period following the position stated here will be reflected in the final HELAA when published alongside the rest of the Local Plan evidence base.

4. Summary of Housing Land Supply Position

Table 3 - Housing Land Supply Against Five Year Target

Type of Site	Supply
Sites Under construction	794
Full permission (including PAJ – permitted changes of use)	1,167
Outline permission	86
Small sites (4 net and below)	379
Resolution to grant	32
Reserve Locations with Council Resolution to Release for Development	755
Site with permission since base date	474
Other Identified Deliverable Sites	453
windfall	86
Total	4,226
Years of supply against buffered target	4.91

- 4.1. The Draft HEDNA sets out a housing requirement of 12,900 dwellings for the period of 2013 – 33 (645 dwellings per annum). As of 1 April 2016 there are 4,226 deliverable dwellings (as set out in Table 3), equating to 4.9 years of supply. A five year supply cannot currently be demonstrated in Wycombe District when assessed against the objectively assessed need.

5. Five-Year Supply of Deliverable Sites

- 5.1. The PPG and NPPF sets out the criteria for sites to be considered ‘deliverable⁶’ and therefore contribute to five year supply. Deliverable sites are those that are allocated for housing in the development plan and sites with planning permission (outline, full or prior approvals that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years. However, a site does not have to have a permission or allocation in order to be counted in the five year supply. Those sites without permission have been

⁶ In accordance with footnote 11 of the NPPF

included where information indicates good progress and likely delivery within the five year period. This includes information from landowners, agents, developers, building regulations and development management officers.

- 5.2. The supply for the next five years is made up of:
 - sites under construction;
 - sites with planning permission (but not yet started at the base date);
 - prior approvals for office to residential;
 - other deliverable sites, including Reserve Locations with a Council resolution to release for development, and sites which gained a permission since the base date.
- 5.3. Other deliverable sites are where there is a reasonable prospect that completions will take place within the five year period. This includes those sites which are currently allocated for development, reserve sites which have been released for development or sites which have received planning permission since the base date.
- 5.4. In the case of the Reserve Locations, in 2014 the Council agreed to release five strategic development sites ahead of production of the new local plan to contribute towards meeting the Council's housing needs. The five sites had been safeguarded for a number of years as sites where future development needs could be accommodated and are currently identified as Reserve Locations for Future Development in the adopted Core Strategy (2008). The sites are Abbey Barn North, Abbey Barn South, Gomm Valley and Ashwells, Slate Meadow, and Terriers Farm.
- 5.5. As part of the release of these sites the Council has embarked on a process of working with local stakeholders, landowners and developers to produce development briefs for each of the sites, the briefs are being produced on a site by site basis where the constraints and infrastructure requirements for each site are used to calculate development potential and capacity. This is in line with para 2.40 of the agreed HELAA methodology. All of the sites begin delivery within the five year period save for Abbey Barn North.
- 5.6. The assessment of all HELAA sites reflects delivery at a particular time when checks and enquiries were made, in line with evidence gathering best practice, which reflects a proportionate approach to Local Plan evidence base. The data has been assembled on the basis of the best available information and forms a realistic supply.
- 5.7. In order to ensure robust deliverability information is gathered site owners, developers, builders and agents are targeted to supply specific site updates on availability and achievability. Contacts were sent a copy of the HELAA site information form by email or post in order to supply relevant data. Where forms were not forthcoming contact was pursued

via email and phone (repeatedly where needed) to ensure appropriate lengths were gone to in order to obtain up-to-date site information.

- 5.8. Where a site is already recorded as being under construction house builders or developers were contacted to verify their latest projected build out rates, phasing and completions. All sites of 5 dwellings and above that are included in the supply have been individually assessed as being available, achievable and suitable. This along with past delivery rates is used to inform the housing land supply. In line with Government guidance where a site has permission it is considered deliverable unless there is evidence to the contrary. As set out above great efforts have been gone to identify sites where that is the case. A few sites were identified as having permission but not being deliverable and as such have not been counted within the five year supply (e.g. a non-residential use being continued, medium-long term leases etc).
- 5.9. Sites are categorized according to their planning status at the base date of the report – 1 April 2016. Hence some sites are listed as a permitted site but then their status may reflect the fact that the site is now under construction. Similarly some sites will have gained permission since the base date or perhaps completed. Base date status reflects the Council's development monitoring information. This relies on National House Builders Council (NHBC) reporting, Building Regulation applications and site inspections. In all of these cases the reporting of starts and completions may experience some time lag between development on the ground and sign-off by the relevant authority. The Council have checks in place to reflect this. For instance if a site is recorded as being under construction but we receive no further updates then a member of the monitoring team would go out on site during the annual site survey to check where the site has got to on the ground. This would take place at the latest within three years of a start but obviously information gathered during the HELAA process may well mean an update is received prior to that time period elapsing.
- 5.10. Deliverability information is not included for planning permissions for small sites with unimplemented planning permissions due to the impracticality of gathering data on such a large number of very small sites. Instead a ten percent discount has been applied to these sites to take account of potential non-implementation of permissions. This is based on past assessments by the Council of implementation levels. This approach has been supported at an appeal in Wycombe District⁷ and used by an Inspector at an Examination in Public in West Berkshire⁸. The discount is not applied to small sites which are under construction. Small sites are counted in years one to three.
- 5.11. All sites are detailed in Tables 1 to 8 at the end of this report.

⁷ Appeal Ref: APP/K0425/A/07/2040917 and APP/K0425/A/07/2040916

⁸ West Berkshire Inspector's Post Hearing Note 2 – Core Strategy Examination 2010

- 5.12. It should also be noted that the HELAA does not allocate sites for development and only provide a menu of sites to choose from. It is not the place of the HELAA to make policy decisions with regard to sites. These decisions, particularly the identification of supply to make up the housing land supply beyond the 5 year supply will be made in the course of developing the New Local Plan for Wycombe District.

6. Small Sites Windfall Allowance

- 6.1. A small sites windfall allowance has been included within the supply in accordance with paragraph 48 of the NPPF. The NPPF allows for windfall sites to be included in the five-year supply (and beyond) where there is compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply. Any allowance should be realistic, having regard to the Housing and Economic Land Availability Assessment (HELAA), historic windfall delivery rates and expected future trends. The NPPF also requires that the allowance should not include residential gardens.
- 6.2. The windfall supply identified within Wycombe District is only on small sites below the HELAA threshold of five units (net) in order to avoid double counting. The allowance is only included in years where no completions are counted on identified small sites, again to avoid any double counting of supply from small sites.
- 6.3. Past trends for the last 5 years were used to identify average levels of completions in line with the agreed HELAA methodology, however this has been updated to a 10 year average bringing the windfall allowance up from approximately 40 units per annum to 43 units per annum in line with a new agreed approach between the Buckinghamshire Authorities which seeks to ensure that the windfall allowance takes account of a longer time period to reflect a full economic cycle.. This assessment should still ensure a robust basis to project forward a future windfall allowance. Supply from residential intensification sites has been excluded to ensure no garden land was included.
- 6.4. See Table 9 and Figure 1 at the end of this report for further detail.

7. **Conclusions**

- 7.1. This Statement indicates that the Core Strategy housing target is out of date and whilst the Council can demonstrate a 5 year supply of housing land against the Core Strategy, that is not the appropriate basis for assessment.
- 7.2. Against the latest objectively assessment housing need, the Council can demonstrate a 4.91 year supply. However, as set out in this statement, the objectively assessed need is not the same as the housing requirement in a Local Plan and full weight should not be attached to the objectively assessed need, particularly in areas such as Wycombe District where significant planning and environmental constraints exist.

- 7.3. Close working with the other Buckinghamshire Districts in the housing market area is resulting in an agreement that some 1,700 dwellings of unmet need from Wycombe District are to be accommodated in Aylesbury Vale District. This would result in a housing requirement for Wycombe District of 11,200 against the OAN of 12,900 and would result in more than a five year housing land supply. Given this progress under the Duty to Cooperate, the Council considers that the weight to be attached to the lack of a 5 year housing land supply against the OAN should be significantly reduced.

Appendices

Table	Page number
Table 4 – Sites Under Construction at the Base Date	11
Table 5 – Sites With Permission at the Base Date	18
Table 6 – Other Deliverable Sites	31
Table 7 – Small Sites – Under Construction at Base Date	45
Table 8 – Small Sites – Not Yet Started at Base Date	53
Table 9 – Small Site Windfall Analysis	72
Figure 1 – Net Windfall Dwellings Completed	73

Detailed Site Tables

Table 4 – Sites Under Construction at the Base Date

SHLAA ID	Site status at base date	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SBE0020	Under construction	Parade Court The Parade & Y Not Marlow Road & 2-10 Oakfield Road & Billinghamurst Builders Yard Bourne End Buckinghamshire SL8 5SF	13/08109/FUL	26	0.304	Planning permission	All 26 units are under construction. Site started 01/04/2015. Since 1st April 2016 completion dates received for all units, except for flat 11. It is possible the whole site is complete. Last completion date was 25/08/2016.	25	Urban brownfield
SHW0053	Under construction	44 - 45 Oxford Street High Wycombe Buckinghamshire HP11 2DJ	12/07004/FUL and 12/05682/REN	6	0.016	Planning permission	Since base date completion date received for all units - complete as of 18/07/2016.	6	Urban Employment
SHW0117	Under construction	Former De La Rue Site Coates Lane High Wycombe Buckinghamshire HP13 5EZ	11/05353/FUL	97	2.28	Planning Permission	Site is under construction. Work started in early 2014 with 22 units already completed at the base date.	75	Urban Employment

SHLAA ID	Site status at base date	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SHW0205	Under construction	14 - 16 & 18 & 20 Oakridge Road And Former Greengate Furniture Factory High Wycombe Buckinghamshire HP11 2PF	07/06444/FUL	10	0.118	Planning permission	Site is under construction. Agent has advised that the site will be complete within the next year. Site started 19/07/2011. 2 houses under construction, 4 houses complete. 4 flats yet to start.	6	Residential intensification with PP
SHW0209	Under construction	132 West Wycombe Road High Wycombe Buckinghamshire HP12 3AA	09/05549/FUL	6	0.076	Planning permission	Site is under construction. 2016 site survey notes flats almost complete.	5	Residential intensification with PP
SHW0247	Under construction	Sewage Treatment Works (Wycombe Marsh) Bassetsbury Lane High Wycombe Buckinghamshire HP11 1HS	07/07512/REM	527	6.397	Planning Permission.	Majority of the site has been completed. At base date 64 units were under construction and 48 remained to be started. Developer is St.James. Site started 15/12/2008.	112	Urban Employment
SHW0258	Under construction	Land At Sands County First School Fronting Hylton Road High Wycombe Buckinghamshire	11/05621/FUL	5	0.098	Planning permission	Site is nearing completion. Started 31/03/2010. Possible site complete but not signed off as such by Building Control.	1	Urban brownfield other (not employment)

SHLAA ID	Site status at base date	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
		HP12 4JF							
SHW0298	Under construction	Fairacre Priory Avenue & Rear Of Hamilton School Priory Road High Wycombe Buckinghamshire HP13 6SG	07/06896/FUL	14	0.47	Planning permission	Site is under construction. Developer Leywood Estates (Stockrow) Ltd. Site started 07/07/2015. All units are under construction.	13	Residential intensification with PP
SHW0408	Under construction	Former RAF Daws Hill, High Wycombe	13/05799/FUL EA	441	24.76	Suitable. Mixed use site with consent for resi and employment	Site is under construction. Two branches of Taylor Wimpey are developing the site out and their delivery programme suggests 350 units (net) to be delivered within the 5 year period. Site started 07/02/2015.	350	Urban brownfield
SHW0411	Under construction	JUBILEE WORKS, 37-43 Green Street, High Wycombe	10/05413/FUL	9	0.113	Planning permission	Site is under construction. Agent advises it is almost complete. Site started 26/11/2013.	9	Urban Employment

SHLAA ID	Site status at base date	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SHW0424	Under construction	Kingswood County First School, Totteridge Lane, High Wycombe	14/07820/FUL	42	1.73	Planning permission	Site under construction at base date. Agent suggests that developer Bellway Homes has now built the site out. Official completion data reported for each plot save one.	35	Urban brownfield other (not employment)
SHW0475	Under construction	Land off Lance Way, High Wycombe	10/05964/FUL	164	2.24	Planning permission	Site is under construction. Agent notes that one block is now complete. 142 units to be demolished as part of this regeneration scheme. Site started 09/05/2012.	22	Residential intensification with PP
SHW0556	Under construction	81 Queens Road, High Wycombe	14/05720/FUL	14	0.216	Planning Permission.	Site is under construction. Developer Inland Homes Plc. Site started 02/12/2015.	14	Urban brownfield other (not employment)
SHW0567	Under construction	Bell and Mast, Brindley Avenue, HP13 5SX	13/06888/FUL	12	0.125	Planning Permission	Site is under construction at base date. Agent states that site is now complete. 2016 site survey notes many units now occupied.	12	Urban brownfield other (not employment)
SHW0569	Under construction	Land rear of 17 to 19 West Wycombe Road, High Wycombe, HP11 2LQ	13/07197/PAJ	9	0.016	Planning permission	Site is under construction. Site started 12/06/2014.	9	Part J

SHLAA ID	Site status at base date	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SHW0574	Under construction	32-33 Pinions Road High Wycombe HP13 7AS	13/07795/FUL, 15/08357/FUL 15/08357/FUL 15/08357/FUL	5	0.035	Planning permission	Site is under construction at base date. Agent states site now complete. Site started 05/11/2015.	5	Urban Employment
SHW0575	Under construction	13-15 Priory Road, High Wycombe, HP13 6LX	14/06332/FUL	14	0.15	Suitable.	Site is under construction at base date. Agent states site now complete. Site started 31/07/2015.	12	Residential intensification with PP
SHW0578	Under construction	Archdale, High Wycombe,	14/07659/FUL	10	0.59	Full planning permission	Site is under construction. Majority of units are complete.	3	Residential intensification with PP
SHW0598	Under construction	77 London Road, High Wycombe HP11 1BN	15/06167/FUL	7	0.07	Planning permission	Site is under construction. Developer is Artisan Building & Development Ltd. Site started 07/01/2016.	6	Residential intensification with PP
SHW0613	Under construction	Riverside House, Nutfield Lane, High Wycombe	14/07156/PAJ	9	0.04	planning permission	Site is under construction. Agent states that site is almost complete. Site started 11/03/2015.	9	Part J
SHW0632	Under construction	8 Jubilee Road, High Wycombe	14/05433/FUL	9	0.06	Planning permission	Site is under construction. Site started 08/05/2014.	9	Urban brownfield employment

SHLAA ID	Site status at base date	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SHZ0042	Under construction	Church of St.Edmund Campion, off Cedar Avenue, Hazlemere, High Wycombe	14/06316/FUL	8	0.56	Planning Permission. Part of site is now designated as green space	Site is under construction. All units started. Site started 18/01/2016.	8	Urban brownfield other (not employment)
SLE0008	Under construction	Former Culver Graphics Finings Road Lane End Buckinghamshire HP14 3EY	14/05473/FUL	19	0.58	Planning permission	Site is under construction at base date. Agent for Shanly Homes, David Howells advises that site is now complete. Completion formerly reported 04/05/2016.	8	Urban Employment
SMA0098	Under construction	The Ice House, Dean Street, Marlow, SL7 3AB	13/08015/PAJ	9	0.08	Planning permission	Site is under construction. Site started 15/04/2014.	9	Part J
SMA0102	Under construction	Rear of 32 West Street Marlow SL7 2NB	14/06119/FUL	6	0.07	Planning permission. Part of Riley Road (MR3) allocation suitable for mixed use or residential.	Site is under construction. Site started 26/08/2015.	6	Urban brownfield other (not employment)

SHLAA ID	Site status at base date	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SPR0063	Under construction	The Post Office, Bell Street, Princes Risborough	13/07237/FUL	5	0.11	Planning Permission	Site is under construction at base date. Developer is WE Black. Redeveloped as flats over retail unit - 'Beechwood Court'. Site started 29/08/2014.	5	Urban employment
SRD0013	Under construction	Bledlow Homes Bledlow Ridge Road Bledlow Buckinghamshire	06/05875/FUL	7	0.71	Planning permission	Site is under construction. Redevelopment from children's home.	7	Urban brownfield other (not employment)
SSC0025	Under construction	Stokenchurch County First School, Slade Road, Stokenchurch	14/06297/REM 10/06590/OUT	37	1.82	Planning Permission	Site is under construction at base date. Agent advises now built out. All plots save one are now reported as complete. Site owned by Persimmon Homes.	2	Urban Brownfield
SWG0009	Under construction	51 & Rear Of 33 To 127 Wycombe Lane Wooburn Green Buckinghamshire	12/05444/FUL	26	0.78	Planning Permission	Site was under construction at base date. Started 03/12/2013. Developer Inland Homes advises now almost complete.	11	Residential intensification with PP
Subtotal								794	

Table 5 – Sites With Permission at the Base Date

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
Deliverable Sites with Full Planning Permission									
SBE0044	Full planning permission	The Firefly, Station Road, Bourne End	14/08162/FUL	15	0.16	Planning permission. Part of site area of surface water flooding	Under construction since the base date. The architect Bob Baker anticipates completion in October 2016. Approved application is for 15 flats.	15	Urban brownfield other (not employment)
SBE0056	Full planning permission	Technology House, part of Meadow Bank, Furlong Road Bourne End	14/08045/PAJ	16	0.05	Suitable. Prior notification	According to the agent the site is under construction	16	Part J
SBE0058	Full planning permission	Riverside House, Furlong road, Bourne End, High Wycombe	15/07331/PNP 30, 15/08428/FUL	16	0.115	Suitable. Prior notification	Agent stated that site is almost complete.	16	Part J
SHW0121	Full planning permission	207 Hughenden Road High Wycombe Buckinghamshire HP13 5PL	10/07474/FUL	5	0.105	Planning permission	Appeal allowed in November 2016. No information to suggest permitted scheme will not come forward within the 5 year period.	5	Residential intensification with PP
SHW0207	Full planning permission	Ruskin Works, Oakridge Road, High Wycombe,	14/08128/FUL, 16/05752/IN.	14	0.13	Planning permission. Area of	Agent has advised that the site will be delivered over 2016 to 2018.	14	Urban Employment

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
		Buckinghamshire				flood zone 2.			
SHW0240	Full planning permission	Trades And Social Club Queens Road High Wycombe Buckinghamshire HP13 6AH	12/06041/FUL, 15/07798/MIN AMD	9	0.17	Planning permission.	According to the agent the site is now complete.	8	Urban Employment
SHW0262	Full planning permission	209-211 West Wycombe Road High Wycombe Buckinghamshire HP12 3AW	14/05432/FUL	10	0.14	Planning permission.	No information to suggest permitted scheme will not come forward within the 5 year period.	10	Residential intensification with PP
SHW0292	Full planning permission	Rear Of 38 - 48 Rectory Avenue High Wycombe Buckinghamshire HP13 6HW	14/07005/FUL	5	0.467	Planning permission	Permission granted in March 2016. No information to suggest permitted scheme will not come forward within the 5 year period.	5	Residential intensification with PP
SHW0327	Full planning permission	Hughenden Quarter Main Development Site, Hughenden Avenue, High Wycombe	14/06590/FUL	260	5.805	Planning permission	Scheme for 260 extra care apartments being delivered by The ExtraCare Charitable Trust. Site is under construction. Awaiting detailed phasing from agent.	260	Urban brownfield employment
SHW0335	Full planning permission	Needham Bowl, Leigh Street	15/05594/FUL	77	0.33	Planning permission	Site is in the process of being purchased by IDM development company.	77	Urban Employment

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SHW0468	Full planning permission	Temple Chambers, 4-10 Corporation Street, High Wycombe	14/07670/PAJ	12	0.09	Suitable. Prior notification .	It has been reported to agent that site is almost complete.	12	Part J
SHW0471	Full planning permission	Terriers House and Paddock Land (Montgomery Watson House), Amersham Road, High Wycombe, Buckinghamshire, HP13 5AJ.	15/06860/FUL	18	0.33	Planning Permission	Agent states that site will be built out within 5 years. Site to deliver a pedestrian access to the Terriers Farm development. 18 units approved at base date. 23 units approved after base date app 15/06860/FUL.	23	Urban brownfield employment
SHW0494	Full planning permission	152-156 Kingsmead Road, High Wycombe		8	0.16	Planning permission.	Site is nearing completion and units are being marketed.	5	Residential intensification with PP
SHW0503	Full planning permission	Land Adjacent 23 Easton Street High Wycombe Buckinghamshire HP11 1NJ	15/05700/FUL	14	0.12	Planning permission	Agent advises that site will have commenced within 12 months and be delivered within another 12 months.	14	Urban brownfield
SHW0506	Full planning permission	222-224 Hatters Lane, High Wycombe , Bucks, HP13 7LU	15/05306/FUL	8	0.16	Planning permission	The site is under construction.	6	Residential intensification with PP
SHW0543	Full planning permission	185 - 197 Gordon Road, High Wycombe, Bucks, HP13 6AP	12/07667/FUL	14	0.079	Planning permission	According to the agent demolition has taken place and the site will be delivered	14	Urban Employment

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
							within 5 years.		
SHW0544	Full planning permission	4 Priory Road, Liverpool Victoria House, High Wycombe Buckinghamshire HP13 6SF	13/06375/PAJ	5	0.028	Suitable. Prior notification	Agent states that site is now complete.	5	Prior Notification/Part J
SHW0548	Full planning permission	Victoria Pharmacy, 19 Desborough Avenue, High Wycombe	13/07187/FUL	9	0.056	Planning Permission	Agent considers that 0-5 years is a reasonable timeframe for delivery for this mixed-use development including residential, retail and offices.	9	Urban brownfield
SHW0550	Full planning permission	Sunnyside and St.Johns House, 16-18 St.Johns Road, High Wycombe	13/07334/PAJ	5	0.086	Planning permission	No information to suggest permitted scheme will not come forward within the 5 year period.	5	Part J
SHW0568	Full planning permission	Oak and Beech House Temple End High Wycombe, HP13 5DR	13/07519/PAJ	10	0.048	Suitable. Prior notification	Site is currently being marketed for residential redevelopment. No information to suggest permitted scheme will not come forward within the 5 year period.	10	Part J

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SHW0571	Full planning permission	30 High Street, High Wycombe, HP11 2AG	14/05063/FUL	6	0.022	Planning Permission	No information to suggest permitted scheme will not come forward within the 5 year period.	6	Urban brownfield employment
SHW0573	Full planning permission	21-21a High Street High Wycombe HP11 2BE	15/05335/LBC	6	0.07	Planning permission	Agent advises that the site will be completed within 5 years.	6	Urban Employment
SHW0576	Full planning permission	201 West Wycombe Road, High Wycombe	14/05838/FUL	11	0.124	Planning permission	According to the agent the site is under construction.	10	Residential intensification with PP
SHW0583	Full planning permission	The Nag's Head and land to rear, 63 London Road, High Wycombe,	14/06780/FUL, 14/06781/FUL	21	0.098	Planning permission	Yeme Architects understand the site to be under construction. This site reflects two planning permissions - 13 units on the Nag's Head site and 8 to the rear. Loss of 1 unit.	20	Urban brownfield other (not employment)
SHW0593	Full planning permission	Former 88 to 102 Gordon Road, High Wycombe	14/05281/FUL	7	0.083	Planning Permission	Agent states that the site will be delivered within 5 years. Redevelopment of existing car park site for the erection of 7 x 3 bedroom terrace houses with associated parking.	7	Rural brownfield other (not employment)
SHW0600	Full planning permission	27 High Street, High Wycombe	15/07328/FUL, 16/06154/FUL	5	0.014	Planning permission	Agent advises that site will be complete within 5 years.	5	Urban brownfield other (not

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
									employment)
SHW0603	Full planning permission	Rear of 154-156 West Wycombe Road, High Wycombe	15/05788/FUL	11	0.1	Full planning permission	According to the agent the site is under construction	11	Residential intensification with PP
SHW0607	Full planning permission	Ariston Building (Compair), High Wycombe	14/05190/PAJ	10	0.14	Suitable. Prior notification for this building. Part of a larger employment site SHW0010.	Applicant Avenue Investments. At this stage no information to suggest permitted scheme will not come forward within the 5 year period.	10	Part J
SHW0609	Full planning permission	Phoenix House, Desborough Road, High Wycombe	14/06960/PAJ, 16/06468/PNP 30, 16/07796/OUT	16	0.19	Suitable. Prior notification	Further Prior notification approved since base date. Another outline application 16/07796/OUT is pending consideration for 45 units. Agent, Heritage & Architecture, consider delivery of the 45 units to come forward in 2017/18. Numbers currently reflect the Prior Notification.	16	Part J

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SHW0622	Full planning permission	3 - 5 Frogmoor & 53 Oxford Street High Wycombe HP13 3DS	14/06589/FUL	5	0.02	Planning permission	No information to suggest permitted scheme will not come forward within the 5 year period.	5	
SHW0626	Full planning permission	Plumbshore House, Ogilvie Road, High Wycombe, HP12 3DS	14/07300/FUL	5	0.084	Planning permission	Agent advises that the planning permission is due for completion September / October. Initial Notice received 16/03618/IN.	5	Urban brownfield employment
SHW0627	Full planning permission	Westfields, London Road, High Wycombe	14/07861/PAJ	40	0.229	Suitable. Prior notification	The site is under construction and almost complete	40	Part J
SHW0629	Full planning permission	StayinFront House, 12 Corporation Street, High Wycombe HP13 6TQ	15/07078/PNP 30 15/07078/PNP 30 15/07078/PNP 30	9	0.03	Suitable. Prior notification	Agent confirmed the site is completed.	9	Part J
SHW0639	Full planning permission	Kotecha Heights, formerly Audio House, Progress Road, High Wycombe	15/08568/PNP 30	16	0.149	Suitable. Prior notification	Agent has estimated delivery within 2016/17.	16	Part J

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SHW0641	Full planning permission	17 Mendy Street, High Wycombe, Buckinghamshire, HP11 2NZ	16/05033/PNP 30	24	0.107	Suitable. Prior notification .	Site has been sold. Agent understands that the permission is now being implemented.	24	Part J
SHW0642	Full planning permission	8 Buckingham Place, Bellfield Road, High Wycombe, HP13 5HW	15/06992/PNP 30	8	0.01	Suitable. Prior notification .	No information to suggest permitted scheme will not come forward within the 5 year period.	8	Part J
SHW0643	Full planning permission	7 Buckingham Place, Bellfield Road, High Wycombe, HP13 5HW	15/06608/PNP 30	8	0.011	Suitable. Prior notification .	No information to suggest permitted scheme will not come forward within the 5 year period.	8	Part J
SHW0644	Full planning permission	4 Priory Road High Wycombe Buckinghamshire HP13 6SE	14/05238/PAJ	8	0.022	Suitable. Prior notification .	According to the agent the site is complete.	8	Prior Notification/Part J
SHZ0043	Full planning permission	35 Jackson Court, Hazlemere, Buckinghamshire, HP15 7TZ	15/07815/PNP 30; 16/05014/FUL	7	0.084	Suitable. Prior notification .	No information to suggest permitted scheme will not come forward within the 5 year period. Further application 16/05014/FUL also for residential development permitted in June 2016.	7	Part J

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SLW0029	Full planning permission	Units 4 to 5 Wycombe Three Boundary Road, Loudwater HP10 9QT	14/06577/PAJ	12	0.28	Suitable. Prior notification .	No information to suggest permitted scheme will not come forward within the 5 year period.	12	Part J
SMA0043	Full planning permission	79-81 High Street Marlow Buckinghamshire SL7 1AB	11/06593/FUL	6	0.06	Planning permission.	16/06183/IN independent building reg.s received July 2016. Further application, 16/07708/FUL, received in October 2016 to increase number of units to 7 - pending consideration.	6	Urban Employment
SMA0068	Full planning permission	Portlands Gardens , Marlow	15/07417/FUL	71	1.52	Planning Permission	The site is under construction since the base date. Developer Crest Nicholson estimates build out over 24 months with site completed in 2019.	62	Urban Brownfield
SMA0093	Full planning permission	Windsor House, 33 - 39 Spittal Street, Marlow, SL7 3HJ	14/07003/FUL	11	0.09	Suitable. Prior notification .	Advised by David Howells on behalf of Shanly Homes that the the site will be delivered within 5 years.	11	Part J
SMA0097	Full planning permission	Willowbank House, 84 Station Road, Marlow, SL7 1NX	13/06939/PAJ /14/05981/FUL	6	0.13	Planning permission	Prior notification and full planning permission. No information to suggest permitted scheme will not come forward within the 5 year period.	6	Prior Notification/Part J

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SMA0099	Full planning permission	Abbey House 28-30 Chapel Street, Marlow, SL7 1DD	13/07614/PAJ	6	0.03	Planning permission	Agent is no longer acting for the owner but it is his understanding that the site has been completed. No information to suggest permitted scheme will not come forward within the 5 year period.	6	Part J
SMA0100	Full planning permission	Regal House, 4-6 Station Road, Marlow SL7 1NZ	14/05668/PAJ	12	0.2	Suitable. Prior notification	Advised by David Howells (Shanly Homes) that the timeframe for implementing the permission runs out in 2017. Will seek to renew and then implement and complete within 3 years. Currently no tenant and lease to expire within 12 months so site is available for redevelopment.	12	Part J
SMA0106	Full planning permission	Computer House, Station approach, Marlow	15/07681/FUL	9	0.2	Planning permission	Site originally had prior notification for 16 units, superceded by full permission for 9 units. No information to suggest permitted scheme will not come forward within the 5 year period.	9	Urban brownfield employment

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SPR0001	Full planning permission	Leo Laboratories, Longwick Road, Princes Risborough	15/07349/FUL	96	3.87	Planning permission. Part of Princes Risborough Extension. Within flood zone 2 and some surface water flooding.	CgMs Consulting advised that decontamination work is currently taking place. The site will start next year and is estimated to finish in 1.5 years, definitely to be delivered within 5 years.	96	Urban brownfield employment
SPR0077	Full planning permission	The Black Prince, Public House, Wycombe Road, Princes Risborough HP27 0EN	13/07946/FUL - appeal won	12	0.17	Planning permission.	Development allowed on appeal. No information to suggest permitted scheme will not come forward within the 5 year period.	11	Urban brownfield other (not employment)
SRD0136	Full planning permission	West Yard, Saunderton	14/05870/FUL	42	1.38	Planning permission	Agent proposes that site can be available for delivery of residential development within 5 years.	42	Rural Employment
SRD0144	Full planning permission	Former Wycliffe Centre, Horsleys Green	13/06772/FUL	139	9.95	Planning permission	Site owner and developer Salmon Harvester Properties Ltd plan to develop the site with units being delivered in 2017/18.	139	Rural brownfield other (not employment)

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SWC0068	Full planning permission	Water Research Centre Laboratories, Medmenham	11/05434/OUT, 16/07321/REM	5	8.702	Planning Permission	Reserve matters application 16/07321/REM permitted in October 2016. No information to suggest permitted scheme will not come forward within the 5 year period. Agent discharging conditions.	5	Rural Employment
Subtotal								1167	
Deliverable Sites with Outline Planning Permission									
SPR0023	Outline planning permission	Whiteleaf, Picts Lane, Princes Risborough Buckinghamshire HP27 9DN	14/05386/OUT, 15/07904/REM, 16/07783/REM	91	2.94	Outline planning permission.	15/07904/REM permitted in March 2016 for phase 1 of development under outline permission 14/05386/OUT. According to the agent units are under construction with remainder to follow in 2017/18. Agent projects build out rates as follows: 30 units 2016/17, 30 units 2017/18 and 26 units 2018/19. Three further reserve matter applications are currently awaiting consideration.	86	Urban brownfield employment
Subtotal								86	

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
Deliverable Sites with Resolution to Permit									
SHW0419	Resolution to permit	JC and MP Smith, Princes Gate (also known as Ricketts road, Ryedale), High Wycombe, HP13 7AB	15/06660/FUL	32	0.15	Resolution to permit	S106 has now been signed with new site owner Eaglefield Limited (developer). Permission to be issued imminently. Site is available and agent advises that there are no obstacles to early delivery.	32	Urban brownfield employment
							Subtotal	32	
Deliverable Sites with Full Planning Permission								1167	
Deliverable Sites with Outline Planning Permission								86	
Deliverable Sites with Resolution to Permit								32	
TOTAL								1285	

Table 6 – Other Deliverable Sites

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
Reserve Locations with Council Resolution to Release for Development									
SBE0033	5 years	Slate Meadow, Bourne End		140	10.26	Core Strategy Reserve Location. The Council agreed in Nov 2014 to release these reserve sites for development. Part of the site is Village Green status and part within Flood Zone 2 restricting capacity of the site. Also identified in draft Local Plan (Jun 2016) for residential development (Policy BE1)	Site is in multiple-ownership. Avant Homes and Croudace Homes are jointly promoting the site for residential use, working with WDC's Planning Team. PPA was completed and signed by all three parties in Oct 2015. Considered site will be built out between 2018/19 and 2020/21	140	Greenfield within a settlement

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SHW0004	5 years	Gomm Valley and Ashwells, High Wycombe		500	73.96	Core Strategy Reserve Location. The Council agreed in Nov 2014 to release these reserve sites for development. Part of site suitable. Site contains SSSI, Priority Habitat. Biological Notification Site (Little Gomm's wood) and an area of Ancient Woodland. Long distance views into and out of site/steep slopes. Draft development brief published autumn 2016.	Axa have now sold the Gomm Valley site to Equitable Life. WDC own the Ashwells site. Ashwells is currently going through the formal pre-application process and anticipate to build 90 (in 2019/20 and 2020/21) out of 130 within 5 year period . An outline application on Gomm Valley anticipated in early 2017. Gomm Valley expected to deliver approx. 100 units within the 5 year period (during 2019/20 and 2020/21) and continue building out into the 6-10 yr period.	190	Greenfield Rural

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SHW0283	5 years	Land At Terriers Farm Kingshill Road High Wycombe Buckinghamshire HP13 5BB		500	23.06	Core Strategy Reserve Location. The Council agreed in Nov 2014 to release these reserve sites for development. Draft development brief published autumn 2016.	Persimmon Homes and Redrow Homes have controlling interests in the site. Planning Brief consulted on in Autumn 2016 indicates planning application to be submitted early 2017. With 2 developers on site, expected limited completions of 25 in 2018/19, then 100 per year in 2019/20 and 2020/21. Guide number of dwellings has increased to reflect a larger site area compared to the original site.	225	Greenfield Rural

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SHW0429	5 years	Abbey Barn South, High Wycombe		465	31.06	Core Strategy Reserve Location. The Council agreed in Nov 2014 to release these reserve sites for development. Development brief adopted summer 2016.	Developer Berkley Strategic suggest the site could be developed for circa 500 dwellings. WDC estimate 465. Proposed development to be residential with some employment adjacent to M40. Estimate phasing net 50 units in 2018/19, net 50-100 units in 2019/20, net 50-100 in 2010/21. Approx. 200 to fall within the 5yr period.	200	Greenfield within a settlement
							Subtotal	755	
Site with permission since base date									
SHW0067	5 years	46 West Wycombe Road High Wycombe Buckinghamshire HP11 2LW	15/06043/FUL	14	0.08	Permission since base date	Permission granted since base date. No information to suggest permitted scheme will not come forward within the 5 year period.	13	Residential intensification with PP

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SHW0263	5 years	193-197 West Wycombe Road High Wycombe Buckinghamshire HP12 3AW	16/05324/FUL	11	0.193	Permission since base date.	The applicant is Sheraton Dwellings Ltd. Information submitted with application is suggests site likely to be developed within 3 years. No information to the contrary.	9	Residential intensification with PP
SHW0323	5 years	Lilys Walk Gas Works, High Wycombe	15/08002/FUL EA	239	1.24	Permission since base date.	Application for 239 units permitted on 1 December 2016. Estimate phasing to begin delivery in 2017/18 with site built out by 2020/21. Agent states completions per annum subject to market conditions but WDC anticipate high rate of build out as site is 100% flats. Site is controlled by developers Inland Homes.	239	Urban brownfield employment

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SHW0432	5 years	Kitchener Works, Kitchener Road, adjacent to Smewin Court, High Wycombe	16/05718/FUL	14	0.238	Permission since base date.	Agent estimates start on site in 2017 and delivery in 2018. The owner is seeking to clear conditions and is preparing to start.	14	Urban brownfield employment
SHW0586	5 years	Casa Mia, Gillets Lane, High Wycombe, HP12 4BB	15/08465/FUL	14	0.234	Permission since base date.	Site is under construction. Building Reg.s 16/05256/IN.	13	Urban brownfield employment
SHW0596	5 years	17-19 Frogmoor, High Wycombe	15/07782/FUL	11	0.04	Permission since base date.	No information to suggest permitted scheme will not come forward within the 5 year period.	11	

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SLW0031	5 years	Burleighfield House (Mayflower House), London road, Loudwater	16/05582/PNP 30	11	1.55	Permission since base date.	Site is part owned by Inland Homes. Burleighfield House currently in office use. A prior approval application was recently consented for the use of building as 11 resi units (16/05582/PNP30) and a further building on site also consented for a further 2 resi units (16/05942/PNP30). Proposed redevelopment would include residential development and commercial uses on frontage by the Knaves Roundabout. All access controlled by Inland. No dwellings would be lost.	11	Prior Notification/ Part J
SRD0148	5 years	Uplands House Hotel, Four Ashes Road, Cryers Hill, Bucks, HP15 6LB	16/05053/FUL	59	7.6	Permission since base date.	The agent is not aware of any constraints which may prevent development on the site and estimates delivery of 25 units in 2018/19 and 34 units in	59	Rural brownfield Green Belt

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
							2019/20.		
SLK0006	5 years	Land off Barn Road, Longwick	15/06161/OUT	160	7.02	Outline permission since base date.	Gladman have secured an outline permission on the site. It is currently being marketed with a sale anticipated in Spring 2017. Allowing for reserve matters to be secured first completions are anticipated in 2018/19 with 100 complete within the 5 year period.	100	
SRD0008	5 years	Coal Yard Smalldean Lane Saunderton Buckinghamshire	15/08368/OUT	6	0.67	Outline permission since base date.	Agent for site is Carter Jonas. Application 15/08368/OUT permitted 2nd November 2016. Outline application with all matters reserved for redevelopment of existing coal yard for residential purposes.	5	Rural brownfield Green Belt

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
							Subtotal	474	
Other Identified Deliverable Sites									
SHW0281	5 years	Edie Pusey House 9A and 9b Amersham Road High Wycombe Buckinghamshire HP13 6PN	16/07320/FUL, 08/07080/FUL	14	0.179	Suitable. Previous permission expired.	Full application currently pending consideration. Site previously had a full permission for 8 units which has now expired. Developer WE Black has acquired the site.	14	Urban brownfield other (not employment)
SHW0325	5 years	Buckingham House and Castle House, West End Road, High Wycombe	16/07548/PNP 30.	117	0.92	Suitable. Site Allocation for mixed-use redevelopment for main town centre and residential uses - HWTC13.	Developer Inland Homes are sole site owner. They propose Buckingham House to be mix-use, 330sqm of commercial and net 85 dwellings. Estimated to deliver in 2018/19. Castle House proposed to be residential only, recent application 16/07548/PNP30, net 32. Developer Inland Homes is the sole owner.	117	Urban brownfield employment

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SHW0339	5 years	Collins House and 32 Bridge St, Corner of Bridge St/Desborough Rd		51	0.18	Suitable. Site allocated in the Delivery and Site Allocations document.	In Wycombe District Council ownership and willing to redevelop. Full application due to be submitted in November 2016. Proposing large residential scheme with retail/ commercial to ground floor. Owner estimates delivery of 51 dwellings in 2019/20.	45	Urban brownfield other (not employment)
SHW0400	5 years	Longland Way / Pettifer Way (South) (previously known as Flats off Chairborough Road)		72	0.545	Suitable. Redevelopment of existing residential area.	Agent for this Red Kite owned site estimates south site to deliver approx. 72 units gross. Mixed tenure. WDC view that the site will come forward within the 5 yr period but slightly later than assumed by the owner. Current tenancies are very short-term. Scheme is to be self-funded.	45	Residential Intensification no PP

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SHW0402	5 years	Frank Hudson Furniture Factory, Rosebery Avenue, High Wycombe		11	0.11	Site allocation - site suitable subject to meeting policy DM5. Areas of surface water flooding.	Site available in the next 5 years. Currently on short term lease expiring 2019 latest. Site agent estimates 10 dwellings delivering in 2019/20.	11	Urban brownfield employment
SHW0416	5 years	Bassetsbury Allotments, Bassetsbury Lane, High Wycombe		30	2.86	The site is an allocation for housing in the draft Local Plan.	Site is owned by Wycombe District Council with Savills acting as agent. WDC are pursuing development for residential use. Site previously used as allotments but now disused.	30	Greenfield within a settlement
SHW0564	5 years	Longland Way / Pettifer Way (North)(also known as Castlefield Estate), High Wycombe		112	3.32	Suitable. Redevelopment of existing residential area.	WDC view that the site will come forward within the 5 yr period but slightly later than assumed by the owner Red Kite. Total approx. 112 units gross. The site is currently vacant and ready for demolition to begin. Site to be self-funded.	42	Residential Intensification no PP

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SHW0589	5 years	7-8 High Street, High Wycombe	16/05538/FUL	12	0.06	Suitable - site within High Wycombe primary shopping area. Listed building adjoins the site.	Site is currently used as shop and office. Current proposal suggests demolition of buildings to rear and replacement with 12 apartments. The applicant is the landowner so site considered available. Agent is HAP Architects. Estimate site will deliver 12 units in 2017/18. Application 16/05538/FUL pending consideration.	12	Urban brownfield other (not employment)
SLK0004	5 years	Land at Thame Road, Longwick	15/08455/OUT	43	2.88	Suitable. Application pending consideration.	Outline application for up to 43 dwellings. The Savills have submitted a response on behalf of Bellwood Homes with delivery during the period 2016/17 to 2018/19. WDC view is that this is optimistic but would still deliver in full within the 5 year period.	43	Greenfield Rural

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SLK0008	5 years	Rose Farm, Longwick	16/06673/OU T	65	3.05	Suitable. Application pending consideration.	Framptons Planning report site is in single ownership. Following discharge of pre-commencement conditions post gaining a permission, estimate phasing to be net 25 dwellings in 2018/19, net 25 dwellings in 2019/20 and net 15 dwellings in 2020/21.	65	Greenfield Rural
SLK0010	5 years	Land off Thame Road to the south of Chestnut Way Junction, Longwick	15/07817/OU T	15	1.02	Suitable - identified in the draft Wycombe Local Plan.	The site is allocated to 0-5 years. The agent has commented that if the planning application is determined favourably then another 12 months needs to be allowed for determination of a detailed application and then 12 months to be on site. Currently application is pending consideration.	15	Greenfield Rural

SHLAA ID	Site status	Address	Planning Reference	Total dwellings (gross)	Area Ha	Suitability Summary	Deliverability	Remaining dwellings net	Site Source
SSC0023	5 years	Land Adjacent to Longburrow Hall, Park Lane, Stokenchurch		14	0.6	Suitable. Site is within the built area; in the AONB and near the Aston Rowant SAC. Potential surface water flooding issues. Adjacent to green belt.	The site is available. The site was previously the subject of a planning application (15/07794/OUT) which was recommended for approval but withdrawn. According to the agent there will be a new application in the next 2 months (late 2016). Agent estimates delivery of 16 units in 2017/18.	14	Greenfield within a settlement
							Subtotal	453	
Reserve Locations with Council Resolution to Release for Development								755	
Site with permission since base date								474	
Other Identified Deliverable Sites								453	
TOTAL								1682	

Table 7 – Small Sites – Under Construction at Base Date

Planning Reference	Address	Net dwellings under construction	Monitoring Reference
12/06731/FUL	74 Daws Hill Lane High Wycombe Buckinghamshire HP11 1PU	1	HABBEY226
12/07919/FUL	72 Deeds Grove High Wycombe Buckinghamshire HP12 3NU	1	HABBEY234
13/05953/FUL	158 Desborough Road High Wycombe Buckinghamshire HP11 2QA	1	HABBEY238
14/05333/PAJ	Second Floor 32 High Street High Wycombe Buckinghamshire HP11 2AG	4	HABBEY252
14/07412/PAJ	Incentive House 23 Castle Street High Wycombe Buckinghamshire HP13 6RU	2	HABBEY259
14/07415/FUL	4 Easton Street High Wycombe Buckinghamshire HP11 1NJ	1	HABBEY268
14/07632/CLP	Hype 6 White Hart Street High Wycombe Buckinghamshire HP11 2HL	2	HABBEY271
07/07588/FUL	Hawthorns Church Lane Bledlow Ridge Buckinghamshire HP14 4AZ	1	HBLEDL067
08/05868/FUL	Badgers View Red Lane Chinnor Buckinghamshire OX39 4BN	0	HBLEDL072
13/07130/FUL	Warren Cottage Upper Icknield Way Bledlow Buckinghamshire OX39 4AB	0	HBLEDL090
14/05098/FUL	Ridge Farm Upper Icknield Way Saunderton Buckinghamshire HP27 9NJ	1	HBLEDL100
13/08104/FUL	The Chiltern Hotel Wycombe Road Saunderton Buckinghamshire HP27 9NP	1	HBLEDL101
14/06655/FUL	Princes Risborough Golf Club Lee Road Saunderton Buckinghamshire HP27 9NX	2	HBLEDL102
15/05609/FUL	Old Callow Down Farm Wigans Lane Bledlow Ridge Buckinghamshire HP14 4BH	1	HBLEDL105
14/07074/FUL	189 Cressex Road High Wycombe Buckinghamshire HP12 4PZ	0	HBOOKE038

Planning Reference	Address	Net dwellings under construction	Monitoring Reference
14/07618/FUL	74 Havenfield Road High Wycombe Buckinghamshire HP12 4ST	1	HBOOKE039
14/07677/FUL	Oakleigh Booker Common High Wycombe Buckinghamshire HP12 4QS	1	HBOOKE041
10/07693/REN	Tudor Lea Ferry Lane Bourne End Buckinghamshire SL8 5DZ	2	HBOURN093
14/06488/FUL	Riverside Riversdale Bourne End Buckinghamshire SL8 5EB	0	HBOURN111
12/07093/FUL	19 St Georges Close High Wycombe Buckinghamshire HP13 7JT	0	HBOWER032
14/06978/FUL	174 Totteridge Road High Wycombe Buckinghamshire HP13 7LB	1	HBOWER035
15/08323/FUL	156 Bowerdean Road High Wycombe Buckinghamshire HP13 6XW	1	HBOWER039
11/07147/FUL	Kirkwood Cadmore End High Wycombe Buckinghamshire HP14 3PL	0	HCHILT063
12/05232/FUL	Dairy Farm Bullocks Farm Lane Wheeler End Common Wheeler End Buckinghamshire HP14 3NJ	1	HCHILT079
12/07730/FUL	10 Queen Street Piddington Buckinghamshire HP14 3BW	0	HCHILT085
14/05231/FUL	Rustlings Park Lane Lane End Buckinghamshire HP14 3LB	1	HCHILT095
14/05561/FUL	Golden Palace Restaurant Church Road Lane End Buckinghamshire HP14 3JE	2	HCHILT099
14/06078/FUL	Magnum House High Street Lane End Buckinghamshire HP14 3JG	3	HCHILT100
14/06540/FUL	367 West Wycombe Road High Wycombe Buckinghamshire HP12 4AE	1	HCHILT101
15/06356/FUL	Conifers Gardenland Nursery Church Road Cadmore End Buckinghamshire HP14 3PJ	1	HCHILT109

Planning Reference	Address	Net dwellings under construction	Monitoring Reference
10/06757/FUL	61 Hughenden Road High Wycombe Buckinghamshire HP13 5HS	3	HDISRA050
14/05538/FUL	53 & 55 Hughenden Road High Wycombe Buckinghamshire HP13 5HS	1	HDISRA062
15/07047/FUL	150 The Pastures High Wycombe Buckinghamshire HP13 5RT	1	HDISRA064
14/05901/FUL	Water Meadow The Drive Bourne End Buckinghamshire SL8 5RE	0	HFLACK111
14/05536/FUL	The Old Vicarage Church Road Little Marlow Buckinghamshire SL7 3RT	1	HFLACK113
14/07447/FUL	8 Chapman Lane Flackwell Heath Buckinghamshire HP10 9AZ	0	HFLACK119
15/05057/FUL	Rowan Water 1 Spade Oak Meadow Bourne End Buckinghamshire SL8 5PT	0	HFLACK121
14/07512/FUL	2 Spade Oak Meadow Bourne End Buckinghamshire SL8 5PT	0	HFLACK123
09/05925/FUL	Highfield Windmill Lane Widmer End Buckinghamshire HP15 6AU	0	HGHUGH081
14/06652/FUL	Jean Cote Warrendene Road Hughenden Valley Buckinghamshire HP14 4LX	1	HGHUGH120
15/05058/FUL	Burnhams Hunts Hill Lane Naphill Buckinghamshire HP14 4RL	0	HGHUGH121
14/07920/FUL	Land Adjacent Haydor Four Ashes Road Cryers Hill Buckinghamshire	1	HGHUGH123
15/07854/FUL	Overcombe Speen Road North Dean Buckinghamshire HP14 4NH	0	HGHUGH132
12/06958/FUL	Ashling Bovingdon Green Marlow Buckinghamshire SL7 2JL	1	HGMARL088
14/07675/FUL	96 Marlow Bottom Road Marlow Bottom Buckinghamshire SL7 3PH	1	HGMARL096
14/06865/FUL	87 New Road Marlow Bottom Buckinghamshire SL7 3NN	1	HGMARL097
15/06000/FUL	Widmere Farm Cottages 1 & 2 Copy Farm Lane Marlow Buckinghamshire SL7 3DG	-1	HGMARL102

Planning Reference	Address	Net dwellings under construction	Monitoring Reference
09/06001/FUL	The Barn St Katherines Convent Parmoor Lane Frieth Buckinghamshire RG9 6NN	1	HHAMBL110
13/05972/FUL	Wagtails Lower Woodend Road Lower Woodend Buckinghamshire SL7 2HN	0	HHAMBL124
14/06051/FUL	4 Perrin Springs Lane Frieth Buckinghamshire RG9 6PD	0	HHAMBL131
14/05572/FUL	Bosmore Barns Bosmore Lane Fawley Buckinghamshire RG9 6JJ	2	HHAMBL133
13/07266/FUL	Summer Cottage Drovers Lane Turville Heath Buckinghamshire RG9 6JS	1	HHAMBL139
15/06509/FUL	Tumblewood Northend Road Northend Buckinghamshire RG9 6LF	0	HHAMBL142
14/06911/FUL	Poynatts Manor Skirmett Road Skirmett Buckinghamshire RG9 6TG	1	HHAMBL144
10/05172/FUL	211 Amersham Road Hazlemere Buckinghamshire HP15 7QX	1	HHAZLN011
09/07359/FUL	50 Green Street Hazlemere Buckinghamshire HP15 7RA	1	HHAZLN057
12/06998/FUL	274 Amersham Road Hazlemere Buckinghamshire HP15 7PZ	2	HHAZLS043
14/07621/FUL	Nickson Court Highfield Way Hazlemere Buckinghamshire HP15 7UF	-1	HHAZLS046
13/05780/FUL	Dunsmore Park Lodge Diners Hill Dunsmore Buckinghamshire HP22 6QH	0	HICKND139
14/06292/FUL	Land Between Station House And Ladymede Lodge Station Road Little Kimble Buckinghamshire	1	HICKND144
14/06290/FUL	Hill View Farmhouse Moreton Road Kimblewick Buckinghamshire HP17 8SX	1	HICKND146
14/06389/FUL	Meadowbrook Cottage Marsh Lane Marsh Buckinghamshire HP17 8SP	0	HICKND147
14/08181/FUL	Vindobala Marsh Road Little Kimble Buckinghamshire HP22 5XS	0	HICKND148

Planning Reference	Address	Net dwellings under construction	Monitoring Reference
13/07589/FUL	Chalkshire Farm 51 Chalkshire Road Butlers Cross Buckinghamshire HP17 0TR	1	HICKND149
15/05358/FUL	St Michaels Stockwell Lane Meadle Buckinghamshire HP17 9UD	1	HICKND150
09/05688/FUL	Widmer Farm Pink Road Lacey Green Buckinghamshire HP27 0PG	1	HLACEY075
12/06625/ful	The Cedars Grubbins Lane Speen Buckinghamshire HP27 0SE	0	HLACEY086
14/05702/FUL	Hill House Hampden Road Great Hampden Buckinghamshire HP16 9RD	2	HLACEY090
14/06778/FUL	Land Adjacent The Meadows Greenlands Lacey Green Buckinghamshire	2	HLACEY091
14/07224/FUL	Barn At Deep Meadows Farm Pink Road Lacey Green Buckinghamshire HP27 0PG	1	HLACEY092
13/06221/FUL	Land Rear Of Homestead & Byways Chalkpit Lane Marlow Buckinghamshire SL7 2PN	1	HMARNW170
14/05641/FUL	The Hare And Hounds Henley Road Marlow Buckinghamshire SL7 2DF	3	HMARNW184
14/06698/FUL	37 Mill Road Marlow Buckinghamshire SL7 1QB	0	HMARNW188
14/07131/FUL	56 Seymour Park Road Marlow Buckinghamshire SL7 3EP	1	HMARNW189
14/07619/FUL	Mayorfield House Queens Road Marlow Buckinghamshire SL7 2PU	2	HMARNW191
15/06132/FUL	The Ice House Dean Street Marlow Buckinghamshire	2	HMARNW197
13/06393/FUL	30 Lock Road Marlow Buckinghamshire SL7 1QW	0	HMARSE082
13/07461/FUL	39 Station Road Marlow Buckinghamshire SL7 1NW	1	HMARSE094
14/06224/FUL	Land Adjacent 29 Newtown Road Marlow Buckinghamshire SL7 1JY	1	HMARSE097
14/07853/FUL	27 Station Road Marlow Buckinghamshire SL7 1NL	1	HMARSE098

Planning Reference	Address	Net dwellings under construction	Monitoring Reference
14/06948/FUL	Apple House 13 Lock Road Marlow Buckinghamshire SL7 1QN	0	HMARSE099
11/06133/FUL	Land Rear Of 52 To 54 Whitelands Road High Wycombe Buckinghamshire	1	HOAKCA160
12/05961/FUL	69 Chiltern Avenue High Wycombe Buckinghamshire HP12 3UW	1	HOAKCA165
12/07720/FUL	102 West Richardson Street High Wycombe Buckinghamshire HP11 2SB	1	HOAKCA173
13/06011/FUL	5 Sharrow Vale High Wycombe Buckinghamshire HP12 3HB	1	HOAKCA176
14/06507/FUL	153 - 155 Rutland Avenue High Wycombe Buckinghamshire HP12 3JQ	1	HOAKCA188
15/05103/FUL	148 West Wycombe Road High Wycombe Buckinghamshire HP12 3AE	1	HOAKCA193
12/07028/FUL	88 Kingsmead Road High Wycombe Buckinghamshire HP11 1HY	1	HRYEME148
15/06039/FUL	54 Mead Way High Wycombe Buckinghamshire HP11 1RH	1	HRYEME169
15/06058/FUL	7 Edgewood High Wycombe Buckinghamshire HP11 1DH	1	HRYEME170
15/07576/FUL	508 & 510 London Road High Wycombe Buckinghamshire	2	HRYEME175
11/06352/FUL	Dennistan House Gallows Lane High Wycombe Buckinghamshire HP12 4BX	1	HSANDS083
11/06529/FUL	17 New Road High Wycombe Buckinghamshire HP12 4LH	1	HSANDS084
12/07060/FUL	Rosewood Walnut Tree Close High Wycombe Buckinghamshire HP12 4DE	1	HSANDS091
12/06899/FUL	72 Chapel Lane High Wycombe Buckinghamshire HP12 4BS	1	HSANDS096
15/08018/FUL	49 Mill End Road High Wycombe Buckinghamshire HP12 4JN	1	HSANDS110

Planning Reference	Address	Net dwellings under construction	Monitoring Reference
12/06729/FUL	The Old Post Office Wycombe Road Studley Green Buckinghamshire HP14 3XA	1	HSTOKE114
13/05000/REM	Minnis Cottage The Pitch Beacons Bottom Buckinghamshire HP14 3XE	1	HSTOKE118
13/05257/FUL	Land Formerly Part Of Ponds Farm Bennett End Road Radnage Buckinghamshire	1	HSTOKE122
14/05147/FUL	Radnage House Riding School Green End Road Radnage Buckinghamshire HP14 4BZ	2	HSTOKE125
14/07305/FUL	Land Adjacent To: The Old House Farm Marlow Road Stokenchurch Buckinghamshire HP14 3UN	0	HSTOKE127
15/05432/FUL	Locos Tattoo Church Street Stokenchurch Buckinghamshire HP14 3TH	1	HSTOKE133
09/05775/FUL	183 Amersham Road High Wycombe Buckinghamshire HP13 5AE	1	HTERAH146
11/05988/FUL	54 Amersham Hill High Wycombe Buckinghamshire HP13 6PQ	4	HTERAH164
11/06378/FUL	18 Coningsby Road High Wycombe Buckinghamshire HP13 5NX	3	HTERAH168
13/05755/FUL	43 Rushbrooke Close High Wycombe Buckinghamshire HP13 7QW	1	HTERAH177
14/05650/FUL	21 Amersham Hill High Wycombe Buckinghamshire HP13 6NU	0	HTERAH190
12/05678/FUL	5 & 7 Bell Street Princes Risborough Buckinghamshire HP27 0DE	1	HTHRIS120
11/07399/FUL	Cobwebs 15 Park Meadow Princes Risborough Buckinghamshire HP27 0EB	1	HTHRIS121
14/05622/FUL	Land Rear Of 1 High Street Princes Risborough Buckinghamshire HP27 0AE	1	HTHRIS132
14/07662/FUL	Woollerton Court Princes Risborough Buckinghamshire HP27 9HB	-5	HTHRIS137

Planning Reference	Address	Net dwellings under construction	Monitoring Reference
11/06400/FUL	79 Wycombe Lane Wooburn Green Buckinghamshire HP10 0HD	2	HTHWOO076
13/07101/FUL	Rose Cottages Old Moor Lane Wooburn Green Buckinghamshire HP10 0NA	-1	HTHWOO078
14/06486/FUL	Land Adjacent Hill House 312 Totteridge Road High Wycombe Buckinghamshire	1	HTOTTR042
15/06732/FUL	1 Hollis Road High Wycombe Buckinghamshire HP13 7UN	1	HTOTTR046
11/05661/REN	Rayners Bungalows Hammersley Lane Tylers Green Buckinghamshire HP10 8HB	0	HTYLER098
13/07081/PAJ	Nutbrown Farm Riding Lane Wooburn Moor Buckinghamshire HP9 1BT	2	HTYLER127
14/07327/FUL	Greenhaven Rays Lane Tylers Green Buckinghamshire HP10 8LJ	0	HTYLER132
14/07339/FUL	750 London Road Loudwater Buckinghamshire HP11 1HQ	3	HTYLER133
14/06591/FUL	Hilden Hall Hammersley Lane Tylers Green Buckinghamshire HP10 8HE	1	HTYLER134
16/05342/FUL	26 New Road Tylers Green Buckinghamshire HP10 8DJ	0	HTYLER142
TOTAL Net Units Under Construction		111	

Table 8 – Small Sites – Not Yet Started at Base Date

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
11/07927/FUL	49 - 50 Oxford Street High Wycombe Buckinghamshire HP11 2DJ	4	HABBEY222
12/06895/FUL	15 Castle Street High Wycombe Buckinghamshire HP13 6RU	3	HABBEY228
12/06937/FUL	19A Crendon Street High Wycombe Buckinghamshire HP13 6LJ	2	HABBEY229
13/06304/FUL	31 & 33 Marlow Road High Wycombe Buckinghamshire HP11 1TA	3	HABBEY239
13/06485/FUL	12A White Hart Street High Wycombe Buckinghamshire HP11 2HL	3	HABBEY240
13/06286/PAJ	5 Oxford Street High Wycombe Buckinghamshire HP11 2DG	2	HABBEY242
13/07878/FUL	6 Easton Street High Wycombe Buckinghamshire HP11 1NJ	3	HABBEY246
14/05132/PAJ	18 Crendon Street High Wycombe Buckinghamshire HP13 6LS	4	HABBEY248
14/06395/FUL	24 High Street High Wycombe Buckinghamshire HP11 2AB	1	HABBEY257
14/07577/FUL	24 High Street High Wycombe Buckinghamshire HP11 2AB	1	HABBEY270
14/08065/FUL	105 Suffield Road High Wycombe Buckinghamshire HP11 2JJ	0	HABBEY273
14/06293/FUL	58 & 60 Deeds Grove High Wycombe Buckinghamshire HP12 3NU	-1	HABBEY274
15/05309/PAJ	49 Castle Street High Wycombe Buckinghamshire HP13 6RN	3	HABBEY275
15/05569/PAJ	27A Crendon Street High Wycombe Buckinghamshire HP13 6LJ	2	HABBEY278
15/05809/FUL	234 Desborough Avenue High Wycombe Buckinghamshire HP11 2TN	1	HABBEY279

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
15/05791/FUL	St Michael's Catholic School Daws Hill Lane High Wycombe Buckinghamshire HP11 1PW	-1	HABBEY280
15/06101/FUL	Rear Of 83 Easton Street High Wycombe Buckinghamshire HP11 1LT	1	HABBEY281
15/06249/FUL	22 Queens Square High Wycombe Buckinghamshire HP11 2DF	2	HABBEY282
15/06425/FUL	51 Oxford Street High Wycombe Buckinghamshire HP11 2DJ	1	HABBEY283
15/06252/PNP3O	27 Castle Street High Wycombe Buckinghamshire HP13 6RU	1	HABBEY284
15/06758/FUL	6 Church Street High Wycombe Buckinghamshire HP11 2DE	2	HABBEY286
13/07969/FUL	82 Carrington Road High Wycombe Buckinghamshire HP12 3HT	1	HABBEY287
15/07585/FUL	4 - 5 Cornmarket High Wycombe Buckinghamshire HP11 2BW	2	HABBEY289
15/07204/PNP3O	25 West Wycombe Road High Wycombe Buckinghamshire HP11 2LQ	1	HABBEY294
15/07022/FUL	Land To Rear Of 12, 14 & 16 Cressex Road High Wycombe Buckinghamshire HP12 4TY	3	HABBEY295
15/08390/FUL	74 Marlow Road High Wycombe Buckinghamshire HP11 1TH	0	HABBEY296
16/05194/PNP3O	First And Second Floor 114 - 116 Oxford Road High Wycombe Buckinghamshire HP11 2DN	4	HABBEY299
15/08409/FUL	59 - 63 Cressex Road High Wycombe Buckinghamshire HP12 4PG	4	HABBEY300
07/05393/OUT	Land Adj To Medeway Shootacre Lane Princes Risborough Buckinghamshire HP27 9EH	1	HBLEDL057
15/05815/FUL	Land Adjacent Eversden Court Chinnor Road Bledlow Ridge Buckinghamshire HP14 4AL	1	HBLEDL104

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
15/07531/PNP30	The Barn Office The Old House Chinnor Road Bledlow Ridge Buckinghamshire HP14 4AA	1	HBLEDL106
13/08115/FUL	Oakleigh Booker Common High Wycombe Buckinghamshire HP12 4QS	1	HBOOKE037
15/06050/FUL	17 Nancy Hall Court The Homestead High Wycombe Buckinghamshire HP12 4NZ	1	HBOOKE042
15/06053/FUL	Flat 14 74 Havenfield Road High Wycombe Buckinghamshire HP12 4ST	1	HBOOKE043
10/06674/FUL	The Stables Harvest Hill Hedsor Buckinghamshire	2	HBOURN067
10/06283/FUL	86 - 88 The Parade Bourne End Buckinghamshire SL8 5SS	4	HBOURN092
11/06434/FUL	33 - 35 The Parade Bourne End Buckinghamshire SL8 5SB	2	HBOURN094
12/07349/OUT	Colliers Farm Nursery New Road Bourne End Buckinghamshire SL8 5BZ	1	HBOURN104
13/07103/FUL	The Chiltern Lift Company 8 Furlong Road Bourne End Buckinghamshire SL8 5DG	1	HBOURN105
13/07541/PAJ	Brook House 3 Oakfield Road Bourne End Buckinghamshire SL8 5QN	1	HBOURN107
13/05046/FUL	Land Adjacent Formoso Kiln Lane Bourne End Buckinghamshire	1	HBOURN109
14/07259/FUL	Rosemead Riversdale Bourne End Buckinghamshire SL8 5EB	0	HBOURN114
15/05510/PAMB	Harvest Close Barn Hedsor Towers Harvest Hill Hedsor Buckinghamshire SL8 5JJ	1	HBOURN118
14/08161/FUL	Car Park Adjacent To 65 Furlong Road Bourne End Buckinghamshire SL8 5AG	3	HBOURN119
15/05407/FUL	11 Claytons Meadow Bourne End Buckinghamshire SL8 5DQ	2	HBOURN120

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
15/06593/FUL	The Old Bakery Station Road Bourne End Buckinghamshire SL8 5QA	2	HBOURN122
15/06834/FUL	1 New Road Bourne End Buckinghamshire SL8 5BQ	1	HBOURN123
15/06838/FUL	St Margarets Abney Court Drive Bourne End Buckinghamshire SL8 5DL	1	HBOURN124
15/06965/FUL	33 - 35 The Parade Bourne End Buckinghamshire SL8 5SB	1	HBOURN125
15/07645/FUL	Sunrise House Harvest Hill Hedsor Buckinghamshire SL8 5JJ	0	HBOURN127
15/07406/PNP3O	3 The Courtyard Furlong Road Bourne End Buckinghamshire SL8 5AU	4	HBOURN129
15/06315/PNP3O	Bourne House Cores End Road Bourne End Buckinghamshire SL8 5AR	1	HBOURN130
10/05633/FUL	170 Totteridge Road High Wycombe Buckinghamshire HP13 7LB	1	HBOWER028
13/07940/FUL	35 Rowan Avenue High Wycombe Buckinghamshire HP13 6JA	1	HBOWER033
15/05916/FUL	255 Bowerdean Road High Wycombe Buckinghamshire HP13 6XS	1	HBOWER036
15/06056/FUL	42 Chichester Close High Wycombe Buckinghamshire HP13 6AU	1	HBOWER037
15/06919/FUL	Garage Site Rear Of 166 Totteridge Road High Wycombe Buckinghamshire	1	HBOWER038
13/06351/FUL	Brickmakers Arms Bolter End Lane Wheeler End Buckinghamshire HP14 3ND	0	HCHILT087
13/07165/FUL	Rackleys Farm Marlow Road Cadmore End Buckinghamshire HP14 3PP	1	HCHILT088
13/08131/FUL	Pound Farm Marlow Road Cadmore End Buckinghamshire HP14 3PF	1	HCHILT093

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
14/05724/FUL	Windy Ridge Marlow Road Lane End Buckinghamshire HP14 3JW	1	HCHILT094
14/06301/FUL	Rackleys Farm Marlow Road Cadmore End Buckinghamshire HP14 3PP	1	HCHILT096
14/05414/FUL	Lane End Studios High Street Lane End Buckinghamshire HP14 3JG	1	HCHILT097
13/07734/FUL	Sidney House Denham Road Lane End Buckinghamshire HP14 3LJ	-20	HCHILT098
14/06716/FUL	Barn To North Of Huckenden Farm Cadmore End Common Road Wheeler End Buckinghamshire HP14 3ND	1	HCHILT105
15/06134/FUL	335A West Wycombe Road High Wycombe Buckinghamshire HP12 4AD	1	HCHILT106
15/05044/FUL	OS Parcel 2146 Lane End Footpath 10 Lane End Buckinghamshire	1	HCHILT108
15/07439/FUL	County Police House Marlow Road Lane End Buckinghamshire HP14 3JP	1	HCHILT110
16/05075/FUL	Chiltern Meadow Cadmore End High Wycombe Buckinghamshire HP14 3PL	0	HCHILT112
09/07042/FUL	1 Garratts Way High Wycombe Buckinghamshire HP13 5BX	1	HDISRA006
10/06350/REN	81 & 83 Hughenden Road High Wycombe Buckinghamshire HP13 5HS	2	HDISRA037
13/05440/FUL	93 Hughenden Avenue High Wycombe Buckinghamshire HP13 5SS	1	HDISRA056
12/07810/FUL	Land Adjacent 52A Telford Way High Wycombe Buckinghamshire HP13 5EE	1	HDISRA058
14/07195/FUL	Ricordo Plomer Green Lane Downley Buckinghamshire HP13 5XN	0	HDOWNL046
14/07399/FUL	2 Middlebrook Road High Wycombe Buckinghamshire HP13 5NJ	1	HDOWNL047

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
12/07100/FUL	Pigeon Tower Cottage Bracken Way Flackwell Heath Buckinghamshire HP10 9JU	1	HFLACK103
13/07009/FUL	Winchbottom Farm Winchbottom Lane Little Marlow Buckinghamshire HP10 9QF	1	HFLACK106
13/07917/FUL	Bungalow The Old Malt House Marlow Road Bourne End Buckinghamshire SL8 5PL	0	HFLACK108
13/07931/FUL	Land At 38 Sedgmoor Road Flackwell Heath Buckinghamshire HP10 9AP	1	HFLACK109
13/08042/FUL	Little Marlow Church Of England School School Lane Little Marlow Buckinghamshire SL7 3SA	-1	HFLACK110
14/06314/FUL	Garden Cottage School Lane Little Marlow Buckinghamshire SL7 3SA	0	HFLACK112
11/05644/FUL	The Hedgerow Parkwood Walters Ash Buckinghamshire HP14 4XQ	2	HFLACK114
12/06273/FUL	The Nursery 128 Heath End Road Flackwell Heath Buckinghamshire	2	HFLACK115
14/07143/FUL	4 Fennels Way Flackwell Heath Buckinghamshire HP10 9BY	0	HFLACK118
15/06202/FUL	Land Adjacent Way Down Treadaway Road Flackwell Heath Buckinghamshire HP10 9NY	2	HFLACK124
15/06654/FUL	32 Buckingham Way Flackwell Heath Buckinghamshire HP10 9EH	1	HFLACK125
16/05040/FUL	Land To The Rear Of: Morwena 1 Links Road Flackwell Heath Buckinghamshire HP10 9LY	1	HFLACK126
12/06973/FUL	Stoneleigh Coombe Lane Naphill Buckinghamshire HP14 4QX	1	HGHUGH108
12/07701/FUL	Land Adjacent 40 Main Road Naphill Buckinghamshire HP14 4QB	1	HGHUGH110
13/06837/FUL	Green Barn Denner Hill Farm Denner Hill Road Denner Hill Buckinghamshire	1	HGHUGH114

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
14/07671/CLP	38 Primrose Hill Widmer End Buckinghamshire HP15 6NU	1	HGHUGH122
15/05194/FUL	1 & 1A Cowslip Road Widmer End Buckinghamshire HP15 6BJ	1	HGHUGH124
15/05614/FUL	Beehive Cottage Downley Road Naphill Buckinghamshire HP14 4RQ	1	HGHUGH125
15/06627/FUL	49 Brimmers Hill Widmer End Buckinghamshire HP15 6NN	1	HGHUGH129
15/07512/FUL	Broomhedge Boss Lane Hughenden Valley Buckinghamshire HP14 4LQ	0	HGHUGH131
15/07883/FUL	256 Main Road Naphill Buckinghamshire HP14 4RX	1	HGHUGH133
15/07877/FUL	Laburnum Cottage Cockpit Road Great Kingshill Buckinghamshire HP15 6EU	0	HGHUGH134
13/06816/FUL	Hawkins Farm Frieth Road Marlow Buckinghamshire SL7 2QU	1	HGMARL090
14/06284/FUL	Apple Orchard Cottage Clay Lane Booker Buckinghamshire SL7 3DJ	0	HGMARL092
14/06669/FUL	42 Marlow Bottom Road Marlow Bottom Buckinghamshire SL7 3NB	1	HGMARL094
14/07293/FUL	66 Frieth Road Marlow Buckinghamshire SL7 2QU	0	HGMARL098
15/05485/PAMB	The Barn Daisy Lee Farm Spinfield Lane Marlow Buckinghamshire SL7 2JN	1	HGMARL101
15/06866/FUL	16 High Heavens Wood Marlow Bottom Buckinghamshire SL7 3QQ	0	HGMARL103
15/07626/FUL	4 Frieth Road Marlow Buckinghamshire SL7 2QT	0	HGMARL104
15/07482/FUL	5 Kingsley Drive Marlow Bottom Buckinghamshire SL7 3QR	1	HGMARL105

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
13/05878/FUL	Pinnocks Church Lane Fawley Buckinghamshire RG9 6JH	1	HHAMBL125
13/08011/PAJ	The Stables Bockmer End Farm Bockmer Road Bockmer End Buckinghamshire SL7 2HL	1	HHAMBL129
14/05148/FUL	Westcroft Skirmett Road Hambleden Buckinghamshire RG9 6SX	0	HHAMBL130
14/07011/FUL	Woodpeckers Turville Heath Buckinghamshire RG9 6JY	0	HHAMBL135
14/07453/FUL	St Benedicts & St Albans St Katharines Convent Parmoor Lane Frieth Buckinghamshire RG9 6NN	-1	HHAMBL136
14/08236/FUL	The Paddocks Fawley Court Farm Fawley Buckinghamshire RG9 3AW	0	HHAMBL137
15/05019/FUL	Brackendale Northend Road Northend Buckinghamshire RG9 6LJ	0	HHAMBL138
14/05551/FUL	Chail Cottage & Sunnybank Cottage Woodend House Road Lower Woodend Buckinghamshire SL7 2HW	0	HHAMBL140
15/05369/FUL	Gillmans Cottage Henley Road Marlow Buckinghamshire SL7 2HE	-1	HHAMBL141
14/06487/FUL	Huttons Farm Main Road Rotten Row Hambleden Buckinghamshire RG9 6NE	1	HHAMBL143
15/07146/FUL	Plot 7 Fawley Court Farm Fawley Buckinghamshire RG9 3AW	1	HHAMBL145
10/05480/FUL	3 Shepherds Lane Hazlemere Buckinghamshire HP15 7AR	1	HHAZLN059
15/06832/FUL	107 Brackley Road Hazlemere Buckinghamshire HP15 7EY	1	HHAZLN071
15/07823/FUL	35 Copes Shroves Hazlemere Buckinghamshire HP15 7AG	1	HHAZLN072
15/06842/PNP3M	33 Park Parade Hazlemere Buckinghamshire HP15 7AA	2	HHAZLN073

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
12/06528/FUL	St Johns Orchard & Orchard Cottage Manor Road Hazlemere Buckinghamshire HP10 8JA	2	HHAZLS044
14/06276/FUL	Bucholie Manor Road Hazlemere Buckinghamshire HP10 8JA	1	HHAZLS045
15/05571/PAJ	Old Bank House 330 Amersham Road Hazlemere Buckinghamshire HP15 7PU	2	HHAZLS047
15/06055/FUL	27 Nickson Court Highfield Way Hazlemere Buckinghamshire HP15 7UF	1	HHAZLS048
01/05842/VCDN	LAND ADJ SPRING GROVE , BRYANTS BOTTOM	1	HHUGH011
08/06144/FUL	Dropshort Barn Missenden Road Butlers Cross Buckinghamshire HP17 0UP	1	HICKND093
12/07459/FUL	Dodds Charity Kimblewick Road Little Meadle Buckinghamshire HP17 8SX	1	HICKND136
13/05868/FUL	OS Parcel 3479 Marsh Lane Bishopstone Buckinghamshire	1	HICKND138
13/06106/FUL	Land Adjacent Stables Farm Marsh Road Little Kimble Buckinghamshire HP17 8TF	2	HICKND140
13/07517/FUL	Land Adjacent Lapetra Thame Road Longwick Buckinghamshire HP27 9SF	1	HICKND141
13/07983/FUL	Cradle Dene Cadsden Road Cadsden Buckinghamshire HP27 0NB	0	HICKND142
15/07145/FUL	29 Chalkshire Road Butlers Cross Buckinghamshire HP17 0TS	0	HICKND151
15/08097/FUL	Kasturi Indian Restaurant Risborough Road Little Kimble Buckinghamshire HP17 0UF	2	HICKND152
15/06843/FUL	Springwood Church Lane Great Kimble Buckinghamshire HP17 9TH	-1	HICKND153
15/07863/OUT	Willow Croft Marsh Lane Marsh Buckinghamshire HP17 8SP	0	HICKND154

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
15/08466/FUL	The White House Ellesborough Road Butlers Cross Buckinghamshire HP17 0XA	0	HICKND155
16/05246/PNP3O	Wellington House Lower Icknield Way Longwick Buckinghamshire HP27 9RZ	4	HICKND156
13/06918/FUL	1 Woodview Drive Speen Buckinghamshire HP27 0RY	0	HLACEY088
14/05122/FUL	The Thatched Cottage Hampden Road Speen Buckinghamshire HP27 0RU	0	HLACEY089
14/06755/FUL	Datcha Kiln Lane Lacey Green Buckinghamshire HP27 OPT	0	HLACEY094
15/05745/FUL	Apple Acre Slad Lane Speen Buckinghamshire HP27 0PW	0	HLACEY095
15/07507/FUL	Pickles Orchard Memorial Road Great Hampden Buckinghamshire HP16 9RE	0	HLACEY096
15/08088/FUL	The White House Of Speen Hampden Road Speen Buckinghamshire HP27 0RU	0	HLACEY097
11/06419/REN	15 Henley Road Marlow Buckinghamshire SL7 2BZ	1	HMARNW119
11/06389/REN	3 Beechwood Drive Marlow Buckinghamshire SL7 2DH	1	HMARNW123
10/07273/FUL	Queen Cottage 52 West Street Marlow Buckinghamshire SL7 2NB	-1	HMARNW143
13/07527/FUL	36 - 40 High Street Marlow Buckinghamshire SL7 1AW	1	HMARNW173
14/05102/FUL	28 High Street Marlow Buckinghamshire SL7 1AW	1	HMARNW177
14/05033/FUL	The Larches Chalkpit Lane Marlow Buckinghamshire SL7 2PN	0	HMARNW180
14/06177/PAJ	10 - 12 Oxford Road Marlow Buckinghamshire SL7 2NL	4	HMARNW182

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
13/08059/CLP	5 & 6 Dunstable House Riverside Marlow Buckinghamshire SL7 2AD	0	HMARNW185
14/07020/FUL	Amberstone Highfield Park Marlow Buckinghamshire SL7 2DE	0	HMARNW190
13/07374/FUL	Riverpark House Pound Lane Marlow Buckinghamshire SL7 2FH	4	HMARNW192
15/05204/FUL	46 Oak Tree Road Marlow Buckinghamshire SL7 3EE	1	HMARNW193
15/05329/FUL	Land Adjacent 8 Creswell Row Marlow Buckinghamshire SL7 2QD	1	HMARNW195
15/06052/FUL	23 Brooke Furmston Place Little Marlow Road Marlow Buckinghamshire SL7 1GN	1	HMARNW196
15/06634/FUL	2 Herons Place Marlow Buckinghamshire SL7 3HP	1	HMARNW198
15/07227/FUL	Highfield Lodge Henley Road Marlow Buckinghamshire SL7 2DF	0	HMARNW199
15/07806/FUL	30 West Street Marlow Buckinghamshire SL7 2NB	0	HMARNW201
16/05094/FUL	13 Cambridge Road Marlow Buckinghamshire SL7 2NR	1	HMARNW202
13/06294/FUL	Cedar House Glade Road Marlow Buckinghamshire SL7 1DQ	1	HMARSE083
13/07368/PAJ	81A High Street Marlow Buckinghamshire SL7 1AB	1	HMARSE089
13/07701/PAJ	4A Chapel Street Marlow Buckinghamshire SL7 1DD	1	HMARSE092
13/07909/FUL	6 - 8 Chapel Street Marlow Buckinghamshire SL7 1DD	2	HMARSE093
14/08112/FUL	48 - 54 Chapel Street Marlow Buckinghamshire SL7 1DD	2	HMARSE100

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
15/06556/FUL	66 Station Road Marlow Buckinghamshire SL7 1NX	1	HMARSE104
15/07257/FUL	7 Lock Road Marlow Buckinghamshire SL7 1QS	1	HMARSE107
15/05236/FUL	27 Melbourne Road High Wycombe Buckinghamshire HP13 7HE	2	HMICKL052
15/07223/FUL	10 Hawthorne Road High Wycombe Buckinghamshire HP13 7EP	1	HMICKL054
11/06834/FUL	108 &114 West Wycombe Road High Wycombe Buckinghamshire HP12 3AA	1	HOAKCA175
13/06965/FUL	108 West Wycombe Road High Wycombe Buckinghamshire HP12 3AA	1	HOAKCA180
13/07918/FUL	40 Lindsay Avenue High Wycombe Buckinghamshire HP12 3DT	0	HOAKCA181
14/06065/FUL	18 Bushey Close High Wycombe Buckinghamshire HP12 3HL	1	HOAKCA185
14/05887/FUL	137 Chairborough Road High Wycombe Buckinghamshire HP12 3HN	3	HOAKCA186
14/06313/FUL	80 Abercromby Avenue High Wycombe Buckinghamshire HP12 3BD	1	HOAKCA187
14/06951/FUL	5 Burnham Close High Wycombe Buckinghamshire HP12 3UX	1	HOAKCA191
14/07342/FUL	Buckingham Guest House 156 West Wycombe Road High Wycombe Buckinghamshire HP12 3AE	1	HOAKCA196
15/06174/FUL	165 West Wycombe Road High Wycombe Buckinghamshire HP12 3AF	2	HOAKCA198
15/06404/FUL	10 Longland Way High Wycombe Buckinghamshire HP12 3UN	1	HOAKCA199
15/07106/FUL	91 Rutland Avenue High Wycombe Buckinghamshire HP12 3JQ	1	HOAKCA200

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
15/07095/FUL	67 West Wycombe Road High Wycombe Buckinghamshire HP11 2LR	1	HOAKCA201
15/05795/FUL	62 West Wycombe Road High Wycombe Buckinghamshire HP11 2LP	2	HOAKCA202
15/07732/FUL	30A Booker Lane High Wycombe Buckinghamshire HP12 3UZ	0	HOAKCA203
15/06718/FUL	148 West Wycombe Road High Wycombe Buckinghamshire	1	HOAKCA204
10/06351/REN	140A Kingsmead Road High Wycombe Buckinghamshire HP11 1HZ	1	HRYEME121
11/05702/OUT	146 Kingsmead Road High Wycombe Buckinghamshire HP11 1JB	1	HRYEME141
14/05508/FUL	Millview Guest House 148 London Road High Wycombe Buckinghamshire HP11 1DQ	1	HRYEME159
15/05337/FUL	144 Kingsmead Road High Wycombe Buckinghamshire HP11 1JB	1	HRYEME167
15/05976/FUL	Wendover House 2 Stuart Road High Wycombe Buckinghamshire HP13 6AG	1	HRYEME168
15/06731/FUL	35 Park Street High Wycombe Buckinghamshire HP11 1DF	1	HRYEME173
15/07576/FUL	508 & 510 London Road High Wycombe Buckinghamshire	0	HRYEME175
12/06687/FUL	193 - 195 West Wycombe Road High Wycombe Buckinghamshire HP12 3AW	1	HSANDS092
11/07422/FUL	206 West Wycombe Road High Wycombe Buckinghamshire HP12 3AR	3	HSANDS095
14/05865/PAJ	107 Dashwood Avenue High Wycombe Buckinghamshire HP12 3EB	3	HSANDS100
13/07011/OUT	193 - 197 West Wycombe Road High Wycombe Buckinghamshire HP12 3AW	-1	HSANDS101

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
14/08319/FUL	186 West Wycombe Road High Wycombe Buckinghamshire HP12 3AP	1	HSANDS104
15/06611/FUL	48 Desborough Park Road High Wycombe Buckinghamshire HP12 3BQ	2	HSANDS109
15/06765/PNP3P	The Haulage Yard Gilletts Lane High Wycombe Buckinghamshire HP12 4BB	1	HSANDS111
15/07424/FUL	25 New Road Close High Wycombe Buckinghamshire HP12 4LE	1	HSANDS113
16/05036/FUL	9A Lane End Road High Wycombe Buckinghamshire HP12 4JF	1	HSANDS115
09/05974/FUL	Land Adjacent 14 Mill Road Stokenchurch Buckinghamshire	1	HSTOKE087
11/05516/FUL	Land Rear Of 57 Mill Road Stokenchurch Buckinghamshire HP14 3TP	2	HSTOKE107
12/06709/FUL	Dollyland Wycombe Road Studley Green Buckinghamshire HP14 3UY	0	HSTOKE112
12/07203/FUL	Valencia Mill Lane Stokenchurch Buckinghamshire HP14 3TW	2	HSTOKE116
13/05221/FUL	Land Adjoining 2 Mead Platt Stokenchurch Buckinghamshire HP14 3PZ	1	HSTOKE119
13/06411/FUL	Bella Vista City Road Radnage Buckinghamshire HP14 4DW	0	HSTOKE121
13/06928/FUL	18 Jubilee Road Stokenchurch Buckinghamshire HP14 3SJ	1	HSTOKE124
14/07008/FUL	Wallace Hill Farm Wellground Stokenchurch Buckinghamshire HP14 3YF	1	HSTOKE126
14/07429/FUL	79 Marlow Road Stokenchurch Buckinghamshire HP14 3QS	1	HSTOKE128
14/07547/FUL	Ashridge Farm Green End Road Radnage Buckinghamshire HP14 4BY	1	HSTOKE129

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
14/07642/FUL	Batt Hall Sprigs Holly Lane Chinnor Oxfordshire OX39 4BX	0	HSTOKE130
14/07746/FUL	Britnell Court Stokenchurch Buckinghamshire	1	HSTOKE131
14/08217/FUL	1 - 4 The Cottages Water End Road Beacons Bottom Buckinghamshire HP14 3XF	1	HSTOKE132
15/06847/FUL	Churchfield Farm Town End Road Radnage Buckinghamshire HP14 4DY	0	HSTOKE134
15/07453/FUL	Caravan Old House Farm Marlow Road Stokenchurch Buckinghamshire HP14 3UN	0	HSTOKE135
15/08505/PNP30	Enterprise House Oxford Road Stokenchurch Buckinghamshire HP14 3SX	1	HSTOKE139
07/07747/FUL	57-59 Amersham Road High Wycombe Buckinghamshire HP13 5AA	4	HTERAH121
13/05461/FUL	2 Benjamin Road High Wycombe Buckinghamshire HP13 6SP	1	HTERAH176
13/05829/FUL	82 Roberts Road High Wycombe Buckinghamshire HP13 6XD	2	HTERAH180
13/06807/FUL	The Old Courthouse Benjamin Road High Wycombe Buckinghamshire HP13 5DT	2	HTERAH184
14/06466/PAJ	Wycombe House 9 Amersham Hill High Wycombe Buckinghamshire	4	HTERAH189
14/07176/FUL	27 Totteridge Road High Wycombe Buckinghamshire HP13 6EB	1	HTERAH195
13/08036/FUL	1 - 3 Priory Avenue High Wycombe Buckinghamshire HP13 6SQ	2	HTERAH196
14/07766/FUL	55 Brands Hill Avenue High Wycombe Buckinghamshire HP13 5PY	1	HTERAH198
14/07451/FUL	Land Rear Of 71 Hamilton Road High Wycombe Buckinghamshire HP13 5BH	2	HTERAH200

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
14/08317/FUL	18 Priory Road High Wycombe Buckinghamshire HP13 6SL	1	HTERAH201
15/06144/FUL	1 Rushbrooke Close High Wycombe Buckinghamshire HP13 7QN	1	HTERAH206
15/06554/FUL	57 & 59 Amersham Road High Wycombe Buckinghamshire HP13 5AA	2	HTERAH208
15/06681/FUL	133 Amersham Road High Wycombe Buckinghamshire HP13 5AD	3	HTERAH209
15/07085/FUL	9 Lawsons Rise High Wycombe Buckinghamshire HP13 5NS	1	HTERAH210
15/07731/FUL	75 & Rear 73 Hamilton Road High Wycombe Buckinghamshire HP13 5BH	4	HTERAH212
15/07733/FUL	61 Parsonage Close High Wycombe Buckinghamshire HP13 6DU	1	HTERAH213
15/06881/FUL	Mentmore The Greenway High Wycombe Buckinghamshire HP13 6PU	3	HTERAH214
15/07639/FUL	9 - 11 Priory Avenue High Wycombe Buckinghamshire HP13 6SQ	4	HTERAH215
15/07432/PNP30	The Old Courthouse Benjamin Road High Wycombe Buckinghamshire HP13 5DT	2	HTERAH216
16/05243/FUL	53 Priory Avenue High Wycombe Buckinghamshire HP13 6SN	1	HTERAH218
13/06998/PAJ	63 High Street Princes Risborough Buckinghamshire HP27 0AE	1	HTHRIS130
14/07977/FUL	18 Wellington Avenue Princes Risborough Buckinghamshire HP27 9HY	1	HTHRIS138
14/06842/FUL	Farthings Crowbrook Road Monks Risborough Buckinghamshire HP27 9LW	1	HTHRIS139
15/05626/FUL	Four Seasons Upper Icknield Way Princes Risborough Buckinghamshire HP27 0EX	0	HTHRIS142

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
15/05687/FUL	26 Wycombe Road Princes Risborough Buckinghamshire HP27 0DH	1	HTHRIS143
15/06215/PNP3Q	Sunnymede Longwick Road Princes Risborough Buckinghamshire HP27 9RS	2	HTHRIS145
15/06801/FUL	84 Wycombe Road Princes Risborough Buckinghamshire HP27 0EN	1	HTHRIS146
15/06808/FUL	34 - 36 Bell Street Princes Risborough Buckinghamshire HP27 0AD	2	HTHRIS147
15/06837/FUL	30 The Avenue Princes Risborough Buckinghamshire HP27 0HL	1	HTHRIS148
15/06956/FUL	51 Gatensbury Place Princes Risborough Buckinghamshire HP27 0DS	1	HTHRIS149
15/07096/FUL	Land To The Rear Of 24 - 26 Bell Street Princes Risborough Buckinghamshire HP27 0AD	1	HTHRIS150
16/05174/PNP3O	51 Poppy Road Princes Risborough Buckinghamshire HP27 9DB	1	HTHRIS156
09/05574/FUL	White Stile Wash Hill Wooburn Buckinghamshire HP10 0JB	0	HTHWOO008
06/07623/FUL	Willow Reach Barleyfields Wooburn Moor Buckinghamshire HP10 0NH	1	HTHWOO037
14/06876/PAJ	24 Wycombe Lane Wooburn Green Buckinghamshire HP10 0HE	2	HTHWOO083
14/05340/FUL	The Barn Manor Gardens Wooburn Green Buckinghamshire HP10 0EA	2	HTHWOO084
14/06758/FUL	Land Adjacent To Willow Reach And On The Corner Of Watery Lane Barleyfields Wooburn Moor Buckinghamshire HP10 0NH	1	HTHWOO085
13/08064/FUL	Land At 4 Goodwin Meadows Wooburn Green Buckinghamshire HP10 0AT	1	HTHWOO086
15/06354/OUT	Five Acres London Road Wooburn Moor Buckinghamshire HP10 0NJ	1	HTHWOO088

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
15/07053/FUL	Fairway 1 Wash Hill Lea Wooburn Green Buckinghamshire HP10 0JD	1	HTHWOO090
15/05505/FUL	Land Adjacent To: Paddock View Rivers Edge Wooburn Green Buckinghamshire HP10 0AQ	1	HTHWOO091
10/07504/CLE	Land Adj 52 Old Hardenwaye High Wycombe Buckinghamshire HP13 6TJ	1	HTOTTR036
13/07879/FUL	243 Totteridge Road High Wycombe Buckinghamshire HP13 7LJ	1	HTOTTR040
14/07197/FUL	Land East & South Of Former Golden Fleece PH Hatters Lane High Wycombe Buckinghamshire HP13 7LY	4	HTOTTR043
14/05410/FUL	1 Leas Close High Wycombe Buckinghamshire HP13 7UW	1	HTOTTR045
10/05541/FUL	Land Adj 50 New Road Tylers Green Buckinghamshire HP10 8DL	1	HTYLER110
10/06883/OUT,12	Beechwood Gap Kingswood Road Tylers Green Buckinghamshire HP10 8JL	1	HTYLER112
13/06171/FUL	Claremont Beacon Hill Penn Buckinghamshire HP10 8NJ	0	HTYLER125
13/06927/FUL	Sanfoin Farm Riding Lane Wooburn Moor Buckinghamshire HP9 1BT	1	HTYLER130
13/06678/FUL	Land Adjacent 11 Wheeler Avenue Tylers Green Buckinghamshire HP10 8EN	1	HTYLER131
14/05026/FUL	761 & 761A London Road Loudwater Buckinghamshire HP11 1HH	2	HTYLER135
15/05807/FUL	Eastwood Channer Drive Tylers Green Buckinghamshire HP10 8HJ	0	HTYLER137
15/06777/PNP30	Buckingham Place Church Road Tylers Green Buckinghamshire HP10 8LN	2	HTYLER138
15/06707/FUL	48 New Road Tylers Green Buckinghamshire HP10 8DL	2	HTYLER139

Planning Reference	Address	Net dwellings not yet started	Monitoring Reference
15/07680/FUL	Glendower Church Road Tylers Green Buckinghamshire HP10 8EX	0	HTYLER141
12/07350/FUL	Land Rear Of 262 & 264 Desborough Road High Wycombe Buckinghamshire HP11 2QR	1	HOAKCA172
13/05768/FUL	40 & 40A Booker Lane High Wycombe Buckinghamshire HP12 3UY	2	HOAKCA174
12/06658/REN	158-160 Kingsmead Road High Wycombe	4	HRYEME152
TOTAL Net Units Not Yet Started		298	
TOTAL Net Units Not Yet Started - 10% Discount		268.2	

Table 9 – Small Site Windfall Analysis

Year	Windfall Site Totals at 31/03 of Each Year					Windfall Dwellings Completed Between 01/04 to 31/03 of Each Year		
	Gross Dwellings	Number to Demolish	Net Dwellings	Dwellings retained	Final Total on site	Total	Number lost this year	Net dwellings completed
2006-07	52	18	34	7	63	56	18	38
2007-08	66	19	47	5	71	65	19	46
2008-09	60	8	52	14	76	60	8	52
2009-10	68	9	59	17	76	63	9	54
2010-11	46	7	39	18	64	45	7	38
2011-12	19	2	17	2	21	19	2	17
2012-13	30	6	24	4	34	29	6	23
2013-14	44	6	38	3	47	40	6	34
2014-15	63	7	56	10	73	58	7	51
2015-16	90	12	78	13	103	84	10	74
Total	538	94	444	93	628	519	92	427
						Average no. of Windfall Dwellings Completed over 10 years		42.7
						Average 5 yrs		39.8

% of Windfall Sites		
Year	Net Dwellings Completed	% Windfall
2006-07	607	6%
2007-08	611	8%
2008-09	625	8%
2009-10	304	18%
2010-11	575	7%
2011-12	514	3%
2012-13	223	10%
2013-14	266	13%
2014-15	423	12%
2015-16	376	20%
Total	4524	9%
Average % of Windfall Dwellings Completed over 10 years		10%

Figure 1 – Net Windfall Dwellings Completed

