

Appendix 2 Development parcels land budget – Princes Risborough Expansion SPD

Table 1 below provides a summary of land uses by land ownership in the PREA. The Main Expansion Area offers a total Net Developable Area (NDA)¹ of circa 66.2 hectares available for housing developments, to which the Station site and Poppy Road site add 2.91 ha of NDA.

Table 1– summary of PREA development budget by ownership

Landowner / Developer	Total Area (ha)	Net Developable Area (ha)	Proportion of Net Developable Area to each landowner/ developer’s GDA	Total dwellings	Housing development land parcels for the main expansion area	Main non-residential land uses included
Gladman	5.4	0	0 %	0		SOS2 (part)
Bloor Homes	50.8 ²	26	53%	853	DP10a, DP10b (part), DP11b (part), DP11c, DP12a, DP12b(part), DP12c, DP13a, DP13b, DP14, DP15	SOS1 (part) SOS2 (part), Neighbourhood Open Spaces, Mill Lane buffer, Relief Road, Lower Icknield Buffer, Northern School (part), landscape buffers, Railway Park(part) Crowbrook east (part)

¹ The definition of NDA includes: internal estate roads to the individual development parcels, play areas, private gardens, car parking areas and incidental open space. It excludes strategic infrastructure such as the green corridors, relief road, sports facilities and schools.

² GDA 49.5ha

Landowner / Developer	Total Area (ha)	Net Developable Area (ha)	Proportion of Net Developable Area to each landowner/ developer's GDA	Total dwellings	Housing development land parcels for the main expansion area	Main non-residential land uses included
Eyre	5.9	1.7	28%	64	DP11a, DP11b (part), DP11d	Landscape buffers, Local Centre, Northern school (part), Crowbrook east (part)
Taylor Wimpey	11.9 ³	7.1	84%	254	DP6a(part), DP6b (part), DP7 (part), DP9a, DP9b, DP9c	Neighbourhood Open Space, Longwick buffer, landscape buffer, Relief Road, Crowbrook West (part)
Wates	9.1	3.9	43%	147	DP6a (part), DP6b (part), DP7 (part)DP8	Neighbourhood Open Space, Relief Road (part), Crowbrook West (part)
Persimmon	18	9.6	53%	363	DP1, DP3, DP4	Relief Road, Neighbourhood Open Space, Crowbrook West (part)
Screech	0.8	0.7	93 %	27	DP4	Neighbourhood Open Space
Hypnos	2.1	0	0 %	0		Landscape buffers
Ashill	4.0	3.3	83 %	96	DP5	Railway Park

³ GDA 8.5

Landowner / Developer	Total Area (ha)	Net Developable Area (ha)	Proportion of Net Developable Area to each landowner/ developer's GDA	Total dwellings	Housing development land parcels for the main expansion area	Main non-residential land uses included
Halsbury Homes	24.5	10.4	42 %	428	DP1, DP2, DP3, DP4	Relief Road, Southern School, Railway Park, Neighbourhood open spaces, Odour buffer, Park Mill Ponds
Thames Water	4.6	0	0 %	0		Sewage Treatment Works, Odour Buffer
Sumitomo	0.9	0	0 %	0		Relief Road, Park Mill Ponds, Twin Track park
Bradbury	3.0	0	0 %	0		Strategic Open Space
Skeet / Broadway / Luck	6.1 ⁴	1.0	57%	25	DP10	Lower Icknield buffer, landscape buffer
Meech	1.6	0	0 %	0		Strategic Open Space
Quilter	3.0	2.5	84 %	93	DP12	Railway park, landscape buffer
Other land	25.5	0	0 %	0		Existing properties, Crowbrook Corridor, Park Mill Ponds, Railway Park, railway and highways holdings

⁴ GDA 1.8 ha

Landowner / Developer	Total Area (ha)	Net Developable Area (ha)	Proportion of Net Developable Area to each landowner/ developer's GDA	Total dwellings	Housing development land parcels for the main expansion area	Main non-residential land uses included
W E Black	2	0.91	46%	45		Retail, station interchange
Magnacrest	3.7	2.00	54 %	58		Open space

More details on the breakdown of land uses by land ownership for the main expansion area can be found at Table 2 below.

Table 2 - Detailed development budget by Ownership for the Main Expansion Area

Owner/ Developer	Total land area Area	Land use	Area (ha)	Density per Ha	Dwellings	%NDA/ GDA
Gladman	5.4	SOS2 (multi sports hub) (part)	5.4			0%
			5.4			
Bloor Homes	10.3	Housing				
		DP15	1.6	25	41	18%
		SOS2 (multi sports hub) (part)	5.9			
		NOS5	0.7			
		Mill Lane Buffer	0.2			
		Relief Road(part)	0.6			
		Lower Icknield Buffer	1.3			
		10.3				
	GDA		9.0			
Bloor Homes	40.5	Housing				
		DP10a	2.7	33	88	
		DP10b (part)	0.6	25	16	
		DP11b (part)	1.9	38	71	
		DP11c	0.9	33	30	
		DP12a	3.0	25	75	
		DP12b(part)	2.5	35	86	
		DP12c	1.7	38	64	
		DP13a	2.7	35	95	
		DP13b	1.7	38	63	
		DP14	6.8	33	225	
		Total housing areas:	24.4		812	60%
		Northern School (part)	0.6			
		Landscape buffers	2.3			
		NOS4	0.4			
		NOS6	0.5			
		NOS1	1.0			
SOS1 (part - allotments)	1.2					
Railway Park	1.2					
Relief Road (part)	1.0					
Crowbrook east (part)	8.2					
		40.5				
Eyre	5.9	Housing				
		DP11a	0.7	38	26	

		DP11b (part)	0.7	38	27	
		DP11d (above business part of local centre)	0.3	38	11	
		Total housing areas:	1.7		64	28%
		Landscape buffers	0.3			
		Local Centre (retail)	0.7			
		School (part)	1.5			
		Crowbrook east (part)	1.8			
			5.9			
Taylor Wimpey	11.9	Housing				
		DP6a (part)	0.8	38	29	
		DP6b (part)	0.6	35	20	
		DP7 (part)	0.9	38	33	
		DP9a	1.5	33	49	
		DP9b	2.1	35	74	
		DP9c	1.3	38	50	
		Total housing area:	7.1		254	84%
		NOS 3 (part)	0.2			
		NOS 6 (part)	0.2			
		Landscape Buffer	0.4			
		Longwick Buffer	3.4			
		Relief Road (part)	0.4			
		Crowbrook West	0.1			
			11.9			
	GDA		8.5			
Wates	9.1	Housing				
		DP6a (part)	0.6	38	21	
		DP6b (part)	0.6	35	21	
		DP7 (part)	1.1	38	42	
		DP8	1.7	38	63	
		Total housing area:	3.9		147	43%
		NOS 3 (part)	0.4			
		Relief Road (part)	0.4			
		Crowbrook West	4.4			
			9.1			
Persimmon	18.0	Housing				
		DP1 (part)	1.2	38	45	
		DP3 (part)	3.9	38	147	
		DP4 (part)	4.5	38	171	
		Total housing area:	9.6		363	53%

		NOS2 (part)	0.8			
		Relief Road(part)	0.6			
		Landscape bufers	0.1			
		Crowbrook West	7.0			
			18.0			
Screech	0.8	Housing DP4 (part)	0.7	38	27	90%
		NOS2 (part)	0.1			
		Landscape buffer	0.0			
			0.8			
Hypnos	2.0	excluded land	1.7			
		Landscape buffers (excluded)	0.3			
			2.0			
Ashill (note: housing numbers as per planning permission)	4.0	Housing DP5	3.3	29	96	83%
		excluded land	0.2			
		Railway park	0.4			
		Landscape buffer	0.2			
			4.0			
Halsbury Homes	24.5	Housing DP1 (part)	0.9	38	34	42%
		DP3 (part)	0.7	38	27	
		DP2	8.2	42	344	
		DP4 (part)	0.6	38	23	
		Total housing area	10.4		428	
		Relief Road (part)	1.6			
		School 2FE	2.0			
		Railway park	1.0			
		NOS7 (part)	0.5			
		NOS2	1.0			
		Odour Buffer	2.7			
		Park Mill Ponds	1.1			
		Buffers	4.4			
			24.5			
Thames Water	4.6	STW	4.0			0%
		Odour Buffer	0.6			
			4.6			
Sumitomo	1.0	Relief Road (part)	0.2			

		Park Mill Ponds	0.5			
		Railway park	0.3			
			1.0			0%
Bradbury	3.1	SOS 1 (rugby pitch and changing rooms)	2.0			
		Lower Icknield Buffer	1.1			
			3.1			
Skeet/ Broadway/ Luck	6.1	Housing				
		DP10b (part)	1.0	25	25	57%
		Total Housing	1.0			
		Lower Icknield Buffer	4.3			
		Landscape buffer	0.8			
			6.1			
	GDA		1.8			
Mrs Meech	1.6	SOS2 (multi sports hub) (part)	1.6			
			1.6			0%
Quilter	3.0	Housing				
		DP12b(part)	0.5	35	16	
		DP12d	2.0	38	77	
		Total Housing	2.5		93	84%
		Railway Park	0.3			
		Landscape buffer	0.2			
			3.0			
Other land	25.5	Railway holdings	2.8			
		Misc properties within Longwick buffer	4.0			
		Misc properties within Lower Icknield buffer	0.5			
		Ivy Farm	0.9			
		Crowbrook corridor east	4.7			
		Crowbrook corridor west	1.5			
		Park Mill Ponds	0.4			
		Cuttlebrook stream	0.3			
		Railway Park	0.4			
		Alscot	2.2			
		Existing properties on Mill lane	4.0			
		Existing highway land	3.0			
		Misc Relief Road (part)	0.0			
		Misc hedge / footpath / stream*	0.8			
			25.5			
TOTAL*	177.2		177.2	36	2350	37%

Housing parcels	66.2	
Total land within main PREA	177.2	
Av Net Density	36	dph
Av Gross Density	13	dph

*development land parcels are not always contiguous and a minor allowance for misc hedge/ footpath/ stream buffers has been made to reflect the total area allocated in the plan

Two sites are outside the Main Expansion Area but within the Area of Comprehensive Development as set out in Policy PR3 of the Local Plan: these are the Station site (see also policy PR16) and Land off Poppy Road (see also policy PR11).

Table 3 – other sites in the Area of Comprehensive Development - Development budget by Ownership

Owner/ Developer	Site Area	Land use	Area (ha)	Density per Ha	Dwellings	%NDA/ GDA
W E Black (PR16)	2	Housing	0.91	49	45	46%
		Other land	1.09			
Magnacrest (PR11)	3.74	Housing	2	30	58	54%
		Other land	1.74			