

Classification: OFFICIAL

Chiltern District Council and South Bucks District Council

Draft Housing and Economic Land Availability Assessment (HELAA) Update

Appendix 4 – Stage 2 Results (Tables)

May 2017

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Sites Excluded at Stage 2 (Not 'Suitable' and/or 'Available')

The following table shows the sites deemed not suitable or available within the HELAA. As stated in the methodology, sites not deemed suitable or available are not assessed for their achievability.

Chiltern Sites Excluded at Stage 2

Site No	Site Name	Suitable	Available	Comments
CD0009	Former George Inn Public House, 94 High Street	No	Yes	The initial HELAA considered that, in principle, the listed buildings could potentially be brought back into use for residential as long as an element of community use was retained. However following the planning application for conversion of the public house and barn for residential uses have shown that this could severely impact the character of the listed buildings. The site is being actively promoted by the land owner so is considered available.
CD0021	Land to North East of Chesnut Avenue, Chesham	Yes	No	Only part of the site is within the Green Belt so the principle of residential development may not be in question. The site does not benefit from highways access so this would have to be achieved either outside of the identified site boundary. Given that the site consists of multiple back gardens support from all land owners is required to show that the site is deliverable: there is not sufficient evidence to support this at this time.
CD0022	The Depository, Gravel Hill	No	Yes	Given the size of the site even a high density development would result in a low yield (upper range at 6 dwellings based on 60 dph) and this would require the access and parking issues (which Buckinghamshire County Council have raised objection to) to be resolved: no information has been provided to show how these could be resolved. The site appears to be available as there is potential for the site to be brought forward through the prior notification process, however this can happen without the need for planning permission and would be counted as part of the supply should that commence.

Site No	Site Name	Suitable	Available	Comments
CD0035	Rowan Garden Centre, Gorelands Lane	No	Yes	There are numerous permanent buildings within the site which could potentially be reused to satisfy Green Belt policies. A. there are issues with access (Buckinghamshire County Council state that development is unlikely to be supported on this basis) would require addressing before being considered suitable. The site is in a single ownership so it is considered available.
CD0050	Plot 1 Penwynne Farm, Dibden Hill	No	Yes	The site is not suitably located - although the site is previously developed and access is via an uneven single lane track and is therefore unlikely to be granted planning permission for residential.
CD0051	Plot 2 Penwynne Farm, Dibden Hill	No	Yes	The site is not suitably located - although the site is previously developed and access is via an uneven single lane track and is therefore unlikely to be granted planning permission for residential.
CD0052	Plot 3 Penwynne Farm, Dibden Hill	No	Yes	The site is not suitably located - although the site is previously developed and access is via an uneven single lane track and is therefore unlikely to be granted planning permission for residential.
CD0065	Garden of 2 Botley House, East Street	No	No	The developable area identified in the nomination does not have immediate highway access. The footway where proposed access is being promoted is a footpath bound on either side by existing dwellings (not suitable for vehicular access in its current state). Any potential access point may have to encroach on the nearby residential curtilages and this raises questions over the availability of the site.
CD0067	Land to rear of 45-73 Watchet Lane, Holmer Green	No	No	Potentially suitable, the site is not within the Green Belt and two parts of the site have already been granted planning permission under 2 separate permissions. The remaining part of the site is not being promoted by the land owner so cannot be considered available.
CD0069	Haleacre Workshops, Watchet Lane	No	No	The sites policy status, location and access make it unsuitable for large scale development. The land owners have not promoted this site for consideration so it is also not considered to be available for redevelopment.

Site No	Site Name	Suitable	Available	Comments
CD0074	Burtens Wooyard, Rear of Dibden Hill and Narcot Lane, Dibden Lane	No	Yes	The site is not suitably located - although the site is previously developed and access is via an uneven single lane track and is therefore unlikely to be granted planning permission for residential.
CD0094	Land to the Rear of Stanley Hill Avenue, Westanly Avenue and Highland Road, Amersham	Yes	No	This site is mainly in back garden use. More information is required to demonstrate the deliverability of this site.
CD0099	Sedges Farm, Nags Head Lane	No	Yes	The site is in agricultural use and so is not previously developed land within the Green Belt according to the NPPF. The site is being promoted by the land owner so it can be considered available for development.
CD0103	Rear of Chartridge Lane and Berkeley Avenue (West), Chesham	Yes	No	The site is currently in use as back garden land and the aspirations of some of the landowners is not currently known. More information is required.
CD0107	Land r/o 29-51 The Ridgeway, Stanley Hill	Yes	No	The site, in principle, may be suitable for residential development in planning policy terms: there are no real policy or physical constraints which could restrict development. The site is not considered to be available for development given the lack of evidence showing that the multiple land owners would support development of the site.
CD0134	Middlegrove Farm, Chesham Road, Hyde Heath	No	Yes	The land is located within a residential area but is in use as car parking for the nearby flats so any redevelopment would have to retain the existing number of car parking spaces whilst making provision for the new units. The land owners and their aspirations are unknown and the site has been identified as a potential housing site (8 no. dwellings) since 1997 but no proposal has come forward. The site cannot be considered available.
CD0147	Kingsgate Farm, Chesham Lane	No	Yes	The redevelopment of agricultural buildings to residential, in the Green Belt, is not appropriate and is therefore not suitable for residential allocation (as proposed). The site is available as the developable area is in sole ownership and these owners are actively promoting the site through the Local Plan process; they also have rights of access over land they do not own.

Site No	Site Name	Suitable	Available	Comments
CD0150	Old Amersham Farm, High Street, Old Amersham	No	Yes	The site is in the Green Belt and AONB. Development is being promoted in the area outside of the flood zone however this is in agricultural use so cannot be considered PDL. The site should therefore be considered as part of the Green Belt Review Assessment process if it is to come forward for development and not the HELAA at this point. There are also other environmental constraints with regard to this site such as flooding issues, Biodiversity Action Plan (BAP) etc. The proposal does however acknowledge the flooding issue and confine its proposal to the area of the site which is outside flood zone 3. The land owner is actively promoting the site so it is considered available.
CD0161	Workshop adjoining Ivydene, Hollycroft and Adjacent Land, Whelpley Hill	No	No	It is unclear whether there is sufficient buildings on site which would allow a policy compliant redevelopment of the site in line with Green Belt policies; previous applications for minor number of dwellings have been refused and turned down at appeal, so it is not considered suitable for development. Only one of the land owners are actively promoting the site for development and the aspirations of the other land owner are not known, so it also cannot be considered available.
CD0180	Plantation Road Employment Site, Amersham	Yes	No	If the employment needs can be met elsewhere, this site may in principle be suitable for an alternative use as the site is considered by the Employment Land Review to be a poorly performing employment site. However no information is available at this time which identifies the land owners of the site and their intentions; at this time more information is required in order to determine availability of the site.
CD0181	Chiltern House, Waterside, Chesham	Yes	No	If this site is to be taken forward in the HELAA we would need to contact the landowners and find out their intentions with regard to this site and consider whether the employment needs can be met elsewhere.

Site No	Site Name	Suitable	Available	Comments
CD0182	Chiltern Trading Estate, Earl Howe Road	Yes	No	If the employment needs can be met elsewhere, this site may be suitable for redevelopment as the Employment Land Review considered it to be a poorly performing employment site. No information is available at this time which identifies the land owners of the site and their intentions; at this time more information is required in order to determine availability of the site.
CD0183	Alma Road Industrial Estate, Chesham	Yes	No	If the employment needs can be met elsewhere, this site may be suitable for redevelopment as the Employment Land Review considered it to be a poorly performing employment site. No information is available at this time which identifies the land owners of the site and their intentions; at this time more information is required in order to determine availability of the site.
CD0184	Saxeway Business Park, Charteridge Lane	Yes	No	If the employment needs can be met elsewhere, this site may be suitable for redevelopment as the Employment Land Review considered it to be one of the least important employment sites in the District. If this site is to be taken forward in the HELAA we would need to contact the landowners and find out their intentions with regard to this site.
CD0185	Phoenix Business Park, part of Townsend Road, Chesham	Yes	No	If the employment needs can be met elsewhere, this site may be suitable for redevelopment as the Employment Land Review considered it to be a poorly performing employment site. No information is available at this time which identifies the land owners of the site and their intentions; at this time more information is required in order to determine availability of the site.
CD0186	Waterside Business Park, Chesham	Yes	No	If the employment needs can be met elsewhere, this site may be suitable for redevelopment as the Employment Land Review considered it to be a poorly performing employment site. No information is available at this time which identifies the land owners of the site and their intentions; at this time more information is required in order to determine availability of the site.
CD0187	Bellingdon Road and Deansway, Chesham	Yes	No	If the employment needs can be met elsewhere, this site may be suitable for redevelopment as the Employment Land Review considered it to be a poorly performing employment site. No information is available at this time which identifies the land owners of the site and their intentions; at this time more information is required in order to determine availability of the site.

Site No	Site Name	Suitable	Available	Comments
CD0190	Cameron Road Employment Site, Cameron Road and Berkhamstead Road	Yes	No	Most of the site has already been partially redeveloped for housing. The office element of this permission has not been implemented and could potentially be utilised for housing or mixed use however, the land owner aspirations are also unknown.
CD0191	Royal Mail Sorting Office, 21 to 27 Hill Avenue	Yes	No	The aspirations of Royal Mail, the land owner and operator of the site, are unknown and therefore it cannot be considered available.
CD0212	Land to the Rear of 7 Station Road, Chesham	Yes	No	The site may be suitable in policy terms for a residential or even mixed use development, given that it is a vacant brownfield site with no noticeable constraints, however little is known of the land owner's aspirations for the site so the site cannot be considered available. A previous planning permission for a 75 bed hotel was allowed to expire, however the Council recently granted permission for 8 flats to the front of the site, which could enable the site to come forward.
CD0213	Land West of Pearce Road, Pond Park, Chesham	Yes	No	The land is located within a residential area but is in use as car parking for the nearby flats so any redevelopment would have to retain the existing number of car parking spaces whilst making provision for the new units. The aspirations of the land owners (Paradigm Housing) are unknown and the site has been identified as a potential housing site (8 no. dwellings) since 1997 but no proposal has come forward.
CD0214	Vacant Site Opposite Deep Mill Diner, A413, Little Missenden	No	No	Given its constraints as a Green Belt and AONB site with potential land contamination and access issues it is questionable whether the site is suitable. As the land owners are not known or actively promoting the site it cannot be considered available.

Site No	Site Name	Suitable	Available	Comments
CD0217	Dovecote Car Park, Old Amersham	No	Yes	The majority of the site is within flood risk zone 3b where even 'less vulnerable' uses such as professional services and restaurants and cafes should not, in principle, be permitted. This limits the development potential of the site significantly. Despite this the neighbouring site (CD0428) has had the principle of C2 use accepted, with this being said CD0217 has a greater extent within the functional floodplain. Further information needs to be provided before this site can be considered deliverable, however as it is within the Councils ownership it could potentially be available for development.
CD0224	Cokes Lane Car Park, Village Hall and Library, Cokes Lane	No	Yes	Although the site is within the Green Belt it is already well developed, in terms of its building footprint. Any redevelopment will have to provide car parking and also the community facilities, so although in principle it is suitable it is unclear how this can be achieved whilst also incorporating housing and employment uses within the scale required for consideration in the HELAA. The other main constraint is the ancient woodland which usually requires a buffer of at least 15m from any development, however given that there is already built development on the site this may alter this situation; requires more information to see how this constraint is addressed.
CD0250	16 and 18 Woodside Road, Amersham	Yes	No	This is a designated employment area. It has been identified as a site with high redevelopment potential in the Employment Land Review. It is not currently in B use. The site is within walking distance of the town centre so could, in principle, be suitable for a high density mixed use development comprising of multiple storeys (3), subject to the change of use of the employment designation. There is no information at this time to support the availability of the site as the site is fully occupied and land owner(s) and their aspirations for the site are not known.

Site No	Site Name	Suitable	Available	Comments
CD0251	31 and 33 to 37 Hazlemere Road, Penn	No	No	The site is in (B1) office use but is relatively small in scale. Subject to the issue of the loss of an employment use, it may be suitable for a change of use or redevelopment for residential development. Land owner(s) are not known, nor are their aspirations. The site is also not being actively promoted for development so cannot be considered available.
CD0252	Penn Street Works, Village Road	Yes	No	Although the site is within the Green Belt and AONB the site is previously developed with substantial permanent built structures present, therefore the principle of redeveloping the site for employment or mixed use should be acceptable, subject to design, access, layout etc. The land owners decided not to follow through on the Outline permission for the Penn Street Works part of the site (which has now expired) this raises questions over the availability of this part of the site. The site is not being actively promoted so there are question marks over the delivery of any potential redevelopment.
CD0253	Rear of 18 to 32 Bell Lane, Little Chalfont	Yes	No	Residential development has come forward on these sites in the District in the past. However there is little evidence to show that the land owners are willing to release the site for development.
CD0254	The Glebe, Prestwood	Yes	No	Residential development has come forward on these sites in the District however some land owners as part of the Delivery DPD process expressed that they do not wish to see the site developed for housing development.
CD0255	Rear of 8 to 28 First Avenue, Amersham on the Hill	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0256	Rear of Quarrendon Road (East),	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0257	Rear of Quarrendon Road (West),	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.

Site No	Site Name	Suitable	Available	Comments
CD0258	Abbots Vale, Chesham	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0259	Land Adjacent to Stevens Garage, Pond Approach	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0260	Land North of Shelley Road,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0261	Rear of 18-20 Frances Street,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0262	Berkeley Avenue / Pulpit Close,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0263	Rear of 9-25 Berkeley Avenue,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0264	Rear of 194-218 Chartridge Lane,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0265	Millfields Hodds Wood Road,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0266	Hivings Hill/Shelley Rd,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0267	Rear of Kings Road,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.

Site No	Site Name	Suitable	Available	Comments
CD0268	Kings Rd / Aswells Way,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0269	Austenwood Lane/Priory Road,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0270	27 & 39 Monument Lane and Land Rear of 9 The Paddock,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0271	23 to 73 Watchet Lane,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0273	Land Off Bell Lane,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0274	Land Rear of Clare Road & Sixty Acres Road,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0275	Rear of 119 to 121 Berkeley Avenue,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0276	Rear of 109 and 111 Berkeley Avenue,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0277	Rear of 4 to 32 Milton Road,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0278	Rear of 52 to 84 Beech Tree Road,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.

Site No	Site Name	Suitable	Available	Comments
CD0279	Kings Lane/Stylecroft Road,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0280	West of London Road,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0281	Land Between Honor Road and High Street,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0282	Rear of 138 to 172 Chartridge Lane,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0283	Rear of 96 to 118 Chartridge Lane,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0284	Rear of 147 to 173 Woodside Road,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0285	High Over Park/Station Road,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0286	First Avenue/London Road West,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0287	Rear of 26 to 46 White Lion Road,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0288	Elizabeth Avenue & Chenies Avenue (West),	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.

Site No	Site Name	Suitable	Available	Comments
CD0289	Rear of 21 to 37 (odd) Chenies Avenue,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0290	Rear of Cavendish Close,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0291	11 to 31 Nortoft Road,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0292	10 to 52 Nortoft Road,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0293	Land Rear to Heath End Road,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0294	Land to Rear of Spurlands End Road (South),	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0295	Land to Rear of Spurlands End Road (North),	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0296	Stag Lane/Fairfields,	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0297	Elizabeth Avenue & Chenies Avenue (East)	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0298	Amersham Road/Westwood Drive	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.

Site No	Site Name	Suitable	Available	Comments
CD0299	33 to 53 Hundred Acres Lane	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0300	Land Off Sandycroft Road	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0301	Rear of 69 to 83 Wycombe Road	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0302	Church Grove/Amersham Road	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0303	Rear of 43 to 53 Long Grove	Yes	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0320	Land Off Roundwood Road, Amersham	No	Yes	There are no policy constraints that would limit the development of the site: the site is a previously developed site within the built-up area, subject to access, layout, design etc. it could be redeveloped. The site is within a single land ownership, however there is no information to show whether the garages (proposed to be demolished) are currently in use and or currently leased, and this raises issues over delivery. More likely to come forward in the 6 to 10 year period unless further information is submitted.
CD0324	Weir House Mill and Adjacent Land, Latimer Road	No	Yes	Given the amount of constraints on the site however it is difficult to see whether it has any development potential: it is within the Green Belt, is within Flood Zones 3a and 3b, has BAP habitats to the southern part of the site and listed buildings in the northern part of the site. Although it is an existing employment site there are already HGVs accessing the site, however intensifying the existing access may not be suitable given that it is effectively a single carriageway with limited turning space and visibility. The site is considered available as the operators are actively promoting the site.

Site No	Site Name	Suitable	Available	Comments
CD0353	Epilepsy Society Site (East of Chesham Lane)	No	Yes	<p>The remaining part of the site nomination (excluding CD0130, CD0192, CD0129 and CD0193) within the Policy CS13 boundary, may have potential for redevelopment. However, as many of the buildings within the area identified within CD0353 are occupied it would be difficult to ascertain whether redevelopment would result in a net gain in new C2 units; proliferation of development may not be in compliance with Green Belt policies (especially CS13 of the Chiltern Core Strategy). Recent development within the general NSE site have been situated away from the 'core' (CD0353) as there are four listed buildings.</p> <p>The site is considered available, given the long history of development on the site and the site owners promoting it as part of the Regulation 18 Consultation and Preferred Options Consultation, albeit for Green Belt release. The HELAA is only considering redevelopment of the previously developed land within the general NSE area, in the context of this site it excludes from the HELAA sites listed above. The latest consultation response indicated development of the areas of Green Belt outside of this area.</p>
CD0354	Land to the South of Hazell Road	Yes	No	<p>In principle the rationalisation of the estate would be in policy terms suitable and create opportunities to create improvements to townscape character; it is possible that the rationalisation could result in fewer dwellings being created. No information relating to the land owners aspirations for the site, therefore it cannot be considered available.</p>
CD0355	Prestwood Junior School	Yes	No	<p>As the site is within the built-up area it is suitable in principle for residential development. However, it would be necessary to find a new site for the school. Sufficient information has not been provided by the education authority or operators regarding their aspirations for the site so it cannot be considered available.</p>

Site No	Site Name	Suitable	Available	Comments
CD0356	Prestwood Infant School	Yes	No	As the site is within the built-up area it is suitable in principle for residential development. However, it would be necessary to find a new site for the school. Sufficient information has not been provided by the education authority or operators regarding their aspirations for the site so it cannot be considered available.
CD0373	Global Infusions, Nashleigh Hill	No	No	The site is allocated as an E3 employment area within the Local Plan and is currently active. Therefore, residential development is not considered suitable. It is assumed, although it is unclear whether the land owners are supportive of the site coming forward for residential development as indicated in the response to the consultation therefore more clarification is needed for it to be considered available.
CD0393	177 Hivings Hill, Chesham	No	Yes	For residential development to be in keeping with the surrounding residential character and to meet amenity and parking requirements it has been determined that under five dwellings could be provided. The distance between the neighbouring property is a key consideration when determining this as a bulkier development would have negative impacts on the amenity. Therefore this is out of the scope of the HELAA. The land is within single ownership and is being promoted for development through the planning application process. An appeal is currently underway for an application for 8 dwellings (7 net); the site may need to be updated depending on the appeals outcome.
CD0431	10 and 12 Kingsway, Chalfont St Peter	No	Yes	The issues identified in the planning application show that achieving 7 dwellings would appear cramped and over developed and would result in a loss of amenity space to potential occupants. As two dwellings are on the site these will have to be lost in order to develop and for this reason, it is not considered possible to achieve a net gain of 5 or more dwellings and is therefore not suitable for inclusion in the HELAA. The site can be considered available as it is within single ownership and there have been multiple applications for the redevelopment of the site.

Site No	Site Name	Suitable	Available	Comments
CD0432	28-32 Oval Way, Chalfont St Peter	No	Yes	<p>In principle the site is considered acceptable for residential redevelopment however given the character of the surrounding street which consists mainly of large 2/3 storey detached dwellings within generous plots it is difficult to determine how a development achieving more than 5 net could be accommodated on the site without creating a development which is incongruous and out of character with the surrounding area. One solution could be to develop a single building resembling a house but is actually made up of individual dwelling units however given the character of the area and trees subject to Tree Preservation Orders it could be difficult to achieve this. The site is within single ownership so should a scheme delivering 5 or more net dwellings be approved by the Council this will update the status of this assessment.</p>

South Bucks Sites Excluded at Stage 2

Site No	Site Name	Suitable	Available	Comments
SB0006	Farnham Royal Garden Centre, Cedar Cottage	No	Yes	The recently approved outline application is for 4 dwellings, which is compliant with Green Belt policy. Stage 2 capacity work did not indicate that further dwellings could be incorporated. The site will be counted within the small planning applications categories.
SB0046	Gerrards Cross Station and Adjoining Land, Gerrards Cross	Yes	No	The site would be located in a sustainable location and could accommodate a variety of uses including a redeveloped train station, and parking facilities. Any potential development could be fraught with issues, mainly it would have to be shown that the development is viable and deliverable. At present the land owner's aspirations are unknown so there is no evidence to support that the site is available. More details are required to ascertain their aspirations for the site.
SB0068	Land North West of Denham Roundabout, Denham	Yes	No	The site is within the Green Belt some parts of the site are in employment uses and other small scale agricultural type uses. There may be potential for small scale redevelopment of existing sites, but would have to be done in line with Green Belt policies. The Green Belt Development Options Appraisal showed there may be limited development potential in this area. No information to support the delivery of the site; likely to be within multiple land ownerships.
SB0070	Land to the West of Oxford Road, Denham	No	Yes	The site is within the Green Belt and although parts of the site have been developed there are limited numbers of permanent buildings on the site; they are predominantly green houses and other temporary buildings so would not be suitable for redevelopment to permanent buildings. The land could be considered available given that the land owner is promoting the site for development.

Site No	Site Name	Suitable	Available	Comments
SB0076	Station Road Car Park, Gerrards Cross, Station Road	Yes	No	Although the site is potentially suitable for mixed use, high density scheme given its location the Council have submitted a planning application for the construction of a multi-storey car park, comprising a total of 450 car parking spaces (16/02094/FUL), which indicates that the Council do not intend to redevelop for residential or employment uses at this time. This makes the redevelopment of the site for anything other than this unlikely at this time.
SB0077	32 North Park, Iver	No	No	The proximity to the Green Belt and size of site (as determined on the site visit) indicate that it would not be suitable for 5 or more (net) dwellings. There is also no evidence to indicate the site is available.
SB0083	1, 2 & 3 One Tree Lane, Beaconsfield	Yes	No	Demolition of no. 2 One Tree Lane and then redevelopment of the back garden (subject to design and access) could potentially yield enough dwellings to be considered as part of the HELAA. There is no evidence to support availability of the site at this moment in time following the refusal of the planning application in 2011.
SB0124	Anamax, Oxford Road	Yes	No	The site is situated within an easily accessible location near the M40 which is potentially suitable for redevelopment for employment uses. However the latest application (in 2010) was refused on the grounds that it would impact on the Green Belt. The site cannot be considered achievable as the land owners' aspirations for the site are currently not known.
SB0125	The Bull Hotel, Oxford Road	Yes	No	The latest proposal was refused on the grounds of parking and conservation, but the principle of redevelopment on the site is acceptable subject to design, access, layout and impacts on the Green Belt. Given the history on the site any redevelopment would have to ensure the cumulative impacts of various piecemeal extensions over the years are policy compliant. There has been no contact with the land owner since 2010 however so their aspirations are currently unknown and therefore the site cannot be considered available.
SB0189	9-17 High Street, Iver	Yes	No	The site visit indicated that it could be a suitable site for redevelopment. The owners need to be contacted to identify their aspirations for the site.

Site No	Site Name	Suitable	Available	Comments
SB0190	Marshgate Trading Estate, Hitcham Road / Boundary Road	Yes	No	In principle the site may provide the opportunity for a sustainable development near to the train station. However further work is required to ascertain whether it is available. As the site was identified through the employment land review its inclusion was not due to a land owner nominating the site so cannot be considered available.
SB0195	Crowne Plaza (Bell House) Hotel, Oxford Road	Yes	No	The site has been substantially developed beyond its original form: the last application for up to 1,300m ² of additional floorspace was refused on the grounds that it would be inappropriate in the Green Belt. Smaller extensions may be considered appropriate, however the cumulative impact of these must be considered in this context as well. Initially it is considered the site is potentially suitable. The site cannot be considered available; contact with the land owner is required to establish whether they remain interested in developing the site.
SB0215	Depot, Dropmore Road, Burnham	No	Yes	The site is a previously developed Green Belt site however the existing built footprint on the site only accounts for 407sqm (less than what was previously on the site before it was redeveloped for its current use); for any potential redevelopment to be eligible to be included in the HELAA it would require the built area to nearly double on site which would result in a development which is likely to be contrary to Green Belt policies. The site is considered to be available as the Council are sole owners of the land however a variation of conditions application was approved in 2015 which allowed for a greater number of vehicles to operate from the site so there may be no prospect of this in the near future.
SB0221	Evreham Centre, Swallow Street	No	Yes	Site is currently a Leisure Centre in the Green Belt. This constitutes an existing use in the Green Belt and redevelopment could be considered suitable if development would not impact on the openness of the Green Belt and the facilities could be re-provided elsewhere. Given the level of information provided there is little to suggest these principle obstacles to development can be overcome. The Council is the land owner so it could potentially be available if the policy issues are overcome.

Site No	Site Name	Suitable	Available	Comments
SB0223	39 Walkwood Rise & 6 Walkwood End, Beaconsfield	Yes	No	Development within the garden of 6 Walkwood End could potentially be suitable for residential development, in principle (subject to access, design, layout etc.) given its location within the built-up area and lack of restrictive constraints. It is uncertain whether there is scope for 5 net or more dwellings. However, the land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0224	3 North Drive, Beaconsfield	No	No	Although the site is suitable in principle for development, it is difficult to determine how it could achieve a new gain in 5 dwellings or more. The site is in a prominent position within the street scene and given that the plot is relatively narrow. A flatted development could occupy the site however this would result in the remaining parts of the site (which are exposed to Cherry Tree Road) would be dominated by parking or amenity space. The land owners' aspirations are not known so it cannot be considered available.
SB0225	53a & 55 Candlemas Lane, Beaconsfield	Yes	No	Potentially suitable for residential development, in principle (subject to access, design, layout etc.) given its location within the built-up area and lack of restrictive constraints. However, the land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0227	86 Holtspur Top Lane & Land at 82/84 Holtspur Top Lane, Beaconsfield	Yes	No	Potentially suitable for residential development, in principle (subject to access, design, layout etc.) given its location within the built-up area and lack of restrictive constraints. However, the land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0228	Orchard Dale, Byways, Rogmead & Kimble, Gregories Farm Road	Yes	No	Potentially suitable for residential development, in principle (subject to access, design, layout etc.) given its location within the built-up area and lack of restrictive constraints. The site has 4 no. dwellings at present all with large plots in relation to the dwellings. There may be scope to create a denser development consisting of smaller residential houses or flats, but this is subject to the availability of the site. The site is within multiple land ownership and the aspirations of the land owners are unknown at this time so the site cannot be considered available.

Site No	Site Name	Suitable	Available	Comments
SB0229	5-7 One Tree Lane, Beaconsfield	Yes	No	Potentially suitable for residential development, in principle (subject to access, design, layout etc.) given its location within the built-up area and lack of restrictive constraints. However, there are three dwellings currently on the site and the land is in multiple ownership. The land owners' aspirations for the site are unknown at this time so the site cannot be considered available.
SB0231	Garages behind 20 Grenville Close, Burnham	Yes	No	Potentially suitable for residential development, in principle (subject to access, design, layout etc.) given its location within the built-up area and lack of restrictive constraints. The site is relatively narrow which may restrict larger scale redevelopment. The land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0232	Garages R/o St Mary's Road, Denham	Yes	No	Potentially suitable for residential development, in principle (subject to access, design, layout etc.) given its location within the built-up area and lack of restrictive constraints. The site is relatively narrow which may restrict larger scale redevelopment. Before this site is taken forward need to check with L & Q that the garages aren't in use as per Pre-Application discussion.
SB0233	Denham House, Village Road, Denham	No	No	The SHLAA identified a potential yield of 0 to 5 dwellings for the site. As the site is within the Green Belt (Policy GB3 infilling area) small infilling would be acceptable however given the small access road this may not be suitable for up to 6 dwellings (5 net required to be included in the HELAA). Uncertain whether a development of 6 dwellings can be achieved in line with Green Belt policy unless the existing houses were to be sub-divided into 6 self-contained units. Residential development cannot be considered suitable in the northern part of the site as this is within Flood Risk Zone 3. The land owner's aspirations for the site are unknown at this time so the site cannot be considered available.

Site No	Site Name	Suitable	Available	Comments
SB0235	Idlewood & Ty Gwyn, Beaconsfield Road	Yes	No	Potentially suitable for residential development, in principle (subject to access, design, layout etc.) given its location within the built-up area and lack of restrictive constraints. There are currently 2 dwellings on the site currently which would need to be demolished to achieve a development eligible to be included in the HELAA (require 7 dwellings gross, 5 net). The site is in multiple ownership and the land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0236	Stoney Stack & The Larches, Blackpond Lane	Yes	No	Potentially suitable for residential development, in principle (subject to access, design, layout etc.) given its location within the built-up area and lack of restrictive constraints. However, the land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0237	The Old Orchard/Forest View, Hawthorne Lane & Robinscroft/ Belmont, Blackpond Lane, Farnham Royal	Yes	No	Potentially suitable for residential development, in principle (subject to access, design, layout etc.) given its location within the built-up area and lack of restrictive constraints. However, the land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0238	Perrywood, Kadima Place & White Lodge, Blackpond Lane	Yes	No	Potentially suitable for residential development, in principle (subject to access, design, layout etc.) given its location within the built-up area and lack of restrictive constraints. However, the land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0242	Kingsclere & Acarsaid, Dukes Wood Drive, Gerrards Cross	Yes	No	Potentially suitable for residential development, in principle (subject to access, design, layout etc.) given its location within the built-up area and lack of restrictive constraints. However, the land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0243	Land R/o 33, 35, 37 & 39 Bulstrode Lane, Gerrards Cross	Yes	No	Potentially suitable for residential development, in principle (subject to access, design, layout etc.) given its location within the built-up area and lack of restrictive constraints. Access would have to be achieved through the neighbouring property to the east. However, the land owner's aspirations for the site are unknown at this time so the site cannot be considered available.

Site No	Site Name	Suitable	Available	Comments
SB0247	Orchard House / Wood End Cottage/The Bramblings/ The Garden Cottage, Elkins Road	No	No	Site is previously developed land within the Green Belt and may be suitable for redevelopment subject to compliance with Green Belt policies. However given that there are 4 dwellings on the site currently redevelopment of the site to incorporate a development with up to 5 net dwellings may not result in a development which is compliant with Green Belt policies (this would require a development of 9 dwellings minimum). The site is in multiple ownership and the aspirations of land owners are unknown so the site cannot be considered available.
SB0251	Land R/o 199-201 The Parkway, Iver Heath	No	No	The site is a back-garden site which is effectively land-locked; redevelopment of the site would be dependent on a new access to the site being established outside of the identified site boundary. The site is in multiple land ownership and the owners' aspirations for the site are unknown at this time so the site cannot be considered available.
SB0252	29-30 Freemans Close, Stoke Poges	Yes	No	Potentially suitable for residential development, in principle (subject to access, design, layout etc.) as the site is within the built-up area. The site is in multiple ownership and the land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0254	Land R/o 15, 17, 19 & 21 Syke Cluan & land R/o 1-13, Richings Park	Yes	No	Suitability of the site is dependent on whether the site is accessible and the two options identified in the SHLAA indicate that land ownership of these options will have to be identified to resolve this. 2 options for access include: a) through new development at adjoining properties; b) from Bathurst Gardens but requires complicated land assembly. The land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0286	Timberstore, Pyebush Lane, Beaconsfield	No	No	Any proposal meeting policy requirements with the whole site being situated in the Green Belt and the site being subject of a Tree Preservation Order which would limit development potential. The site cannot be considered available as the land owner's aspirations are unknown.

Site No	Site Name	Suitable	Available	Comments
SB0287	58 Britwell Road, Burnham	No	No	Site could be suitable for redevelopment provided that it meets policy requirements; there is limited redevelopment potential given the scale of development currently on the site. The site cannot be considered available as the land owner's aspirations are unknown.
SB0288	3 Lincoln Hatch Lane, Burnham	Yes	No	The site is in a potentially suitable location for development given its close proximity to local services within the local centre. The potential loss of employment land is an issue that would need to be considered and, in addition, the site cannot be considered available as the land owner's aspirations are unknown.
SB0289	54-66 Oxford Road, New Denham	No	No	The majority of the site is in Flood Risk Zone 3a which would restrict development of the site. The site is currently in use for employment purposes and may well not, given its flooding position, not be suitable for a more vulnerable use so the site cannot be considered suitable for residential development. The land owner's aspirations are unknown so the site also cannot be considered available.
SB0291	Willow Avenue, New Denham	Yes	No	The site has good access to transport networks meaning it could be potentially suitable for development provided it can meet policy requirements, including meeting the employment needs elsewhere. The site cannot be deemed available as the land owner's aspirations are currently unknown: contact is required with the owner(s) to determine their aspirations.
SB0292	Court Lane Industrial Estate, Court Lane	Yes	No	The site is in employment use and is not considered suitable for alternative uses. The site has good links to the M40 and is a highly developed Green Belt site. The land owner's aspirations are at this time unknown so the site cannot be considered available for redevelopment purposes. The land owner will have to be contacted in order to determine whether the site is available.

Site No	Site Name	Suitable	Available	Comments
SB0293	Duttons Farm, Bangors Road South	No	No	In a poor location for development and the on-site business would have to be relocated should the site be considered for residential development. Also the site is limited by being in the Green Belt. Further information is required before this site could be considered suitable. The landowners' aspirations are not known at this time so the site cannot be considered available.
SB0294	The Boatyard, Mansion Lane, Mansion Lane	No	No	The site is not considered suitable for development. The site is in employment use so this is an issue that will need to be considered. It was unclear from the site visit whether there is enough previously developed area to potentially redevelop for it to be in line with Green Belt policy so it cannot be considered suitable. The site is also not sustainably located as there is no immediate access to amenities. The land owners' aspirations are unknown so the site cannot be considered available.
SB0295	Thorney Mill Road, Iver	No	No	Part of the site is subject to a planning application for use as railway sidings and the other half is in previous use as B8 storage. It is not considered suitable or available for redevelopment for other uses at this time unless further information is made available.
SB0296	Bishop's Gate, Station Road	No	No	The site is unsuitable as it is in use as an electrical sub-station as well as other supporting infrastructure so is therefore unsuitable for development.
SB0297	Marsh Lane, Taplow	No	No	Given the sites location within the Green Belt and the lack of buildings on the site it is likely to be unsuitable for redevelopment. Access to the site is also from a small lane accessed from a residential road. The land owner's aspirations are also not known at this time so cannot be considered available.
SB0298	Marish Wharf, St Mary's Road	No	No	The site is within the Green Belt and consists of 2 storey employment buildings with a car park along the canal. Given the sites location and surrounds it may not be suitable for residential development, even if the employment needs of the site can be met elsewhere. The site appears to be fully developed and may not therefore be suitable for further employment development. The land owner's aspirations for the site are unknown at this point so it cannot be considered available.

Site No	Site Name	Suitable	Available	Comments
SB0329	Huntercombe Hospital, Burnham,	No	No	The site nomination suggests release of the entire area from the Green Belt, which is contrary to policy, however the re-use of the existing building may be suitable. The Manor house building is a Grade I listed building which may restrict the amount of units which could be achieved. As the land owner is promoting the entire site for release from the Green Belt. It is unclear how development of residential units and re-provision of the care home use could be achieved by re-using the listed building and whether the land owner would be supportive of this proposal.
SB0348	The Park, Wexham Road,	No	No	The 1 hectare building of previously developed land could be considered suitable in principle, for residential, however this is an active sports and leisure facility so appropriate provision will have to be provided elsewhere. The site is considered available in principle, as the land owner is actively promoting the site for development; however this is for a much larger area of land which incorporates sports pitches and undeveloped land within the Green Belt so may not be supportive of redevelopment of the existing building.
SB0373	Smiths Nursery and Garden Centre 95 Oxford Road,	No	Yes	Site is within the Green Belt and is considered to be in its most appropriate use as a commercial nursery and garden centre. The relatively small area of previously developed land (which consists of single storey buildings) as a proportion of the overall site means that there is limited development potential. The site is considered available as the land owners are promoting it for development.

Site No	Site Name	Suitable	Available	Comments
SB0382	586 and 588 Bath Road, Burnham	No	Yes	<p>In principle residential development is suitable however, an application for 10 dwellings rejected on the basis that the scale of development would not be compatible with the character of the area. It is considered that to maintain the character of the area only detached or semi-detached dwellings would be appropriate which would limit the development potential on site to 6 gross (4 net). It is considered that the site could support up to four detached dwellings or up to six semi-detached dwellings without compromising the character of the area. If only 4 dwellings net could be achieved then it takes it outside of the scope of the HELAA. The site is being promoted for development by the land owner so is considered available in principle.</p>

Sites Excluded at Stage 2 ('Suitable' but lacking information on 'Availability')

The following tables shows the sites deemed suitable in principle but which are lacking information on availability. In future updates of the HELAA the Councils may write to the known owners or agents promoting these sites in order to determine availability of these sites.

Chiltern Sites Excluded (Lacking information on Availability)

Site No	Site Name	Comments
CD0021	Land to North East of Chesnut Avenue, Chesham	The site consists of multiple back gardens - further evidence is required to ascertain the aspirations of the multiple land owners involved.
CD0094	Land to the Rear of Stanley Hill Avenue, Westanly Avenue and Highland Road, Amersham	Want to know the aspirations of the remaining landowners.
CD0103	Rear of Chartridge Lane and Berkeley Avenue (West), Chesham	Further information required re the aspirations of the remaining landowners.
CD0107	Land r/o 29-51 The Ridgeway, Stanley Hill	More information required regarding the aspirations of the adjoining land owners and whether they would support development in their back garden.
CD0180	Plantation Road Employment Site, Amersham	Need to try and contact the landowner(s) and find out their intentions with regard to this site.
CD0181	Chiltern House, Waterside, Chesham	Need to try and contact the landowner(s) and find out their intentions with regard to this site. Insufficient information currently.
CD0182	Chiltern Trading Estate, Earl Howe Road	Need to try and contact the landowner(s) and find out their intentions with regard to this site. Insufficient information currently.
CD0183	Alma Road Industrial Estate, Chesham	If this site is to be taken forward as part of the HELAA we would need to contact the landowner and find out their intentions with regard to this site.
CD0184	Saxeway Business Park, Charteridge Lane	If this site is to be taken forward in the HELAA we would need to contact the landowners and find out their intentions with regard to this site.
CD0185	Phoenix Business Park, part of Townsend Road, Chesham	If this site were to be taken forward in the HELAA we would need to contact the landowner and ascertain their intentions for the site.

Site No	Site Name	Comments
CD0186	Waterside Business Park, Chesham	Require land owner information
CD0187	Bellingdon Road and Deansway, Chesham	Land owners have not been identified and their aspirations for the site are unknown.
CD0188	Collings Hanger Farm, 100 Wycombe Road	Land owners have not been identified and their aspirations for the site are unknown.
CD0190	Cameron Road Employment Site, Cameron Road and Berkhamstead Road	Land owners aspirations for the site need to be identified.
CD0191	Royal Mail Sorting Office, 21 to 27 Hill Avenue	More information is required regarding the Royal Mail's aspirations for the site.
CD0212	Land to the Rear of 7 Station Road, Chesham	Since the planning permission for the hotel expired the land has become unkempt and the aspirations of the land owners are not known.
CD0213	Land West of Pearce Road, Pond Park, Chesham	More information required to identify the land owner's aspirations for the site. Paradigm (Housing Association) are not currently promoting this site.
CD0250	16 and 18 Woodside Road, Amersham	Need to try and contact the landowner(s) and find out their intentions with regard to this site.
CD0252	Penn Street Works, Village Road	The land owners decided not to follow through on the Outline permission for the Penn Street Works, nor are they actively promoting the site for redevelopment which raises questions over delivery.
CD0253	Rear of 18 to 32 Bell Lane, Little Chalfont	More information is required to ascertain the aspirations of the land owners.
CD0255	Rear of 8 to 28 First Avenue, Amersham on the Hill	More information is required to ascertain the aspirations of the land owners.
CD0256	Rear of Quarrendon Road (East),	More information is required to ascertain the aspirations of the land owners.
CD0257	Rear of Quarrendon Road (West),	More information is required to ascertain the aspirations of the land owners.
CD0258	Abbots Vale, Chesham	More information is required to ascertain the aspirations of the land owners.
CD0259	Land Adjacent to Stevens Garage, Pond Approach	More information is required to ascertain the aspirations of the land owners.
CD0260	Land North of Shelley Road,	More information is required to ascertain the aspirations of the land owners.
CD0261	Rear of 18-20 Frances Street,	More information is required to ascertain the aspirations of the land owners.
CD0262	Berkeley Avenue / Pulpit Close,	More information is required to ascertain the aspirations of the land owners.
CD0263	Rear of 9-25 Berkeley Avenue,	More information is required to ascertain the aspirations of the land owners.
CD0264	Rear of 194-218 Chartridge Lane,	More information is required to ascertain the aspirations of the land owners.
CD0265	Millfields Hodds Wood Road,	More information is required to ascertain the aspirations of the land owners.
CD0266	Hivings Hill/Shelley Rd,	More information is required to ascertain the aspirations of the land owners.

Site No	Site Name	Comments
CD0267	Rear of Kings Road,	More information is required to ascertain the aspirations of the land owners.
CD0268	Kings Rd / Aswells Way,	More information is required to ascertain the aspirations of the land owners.
CD0269	Austenwood Lane/Priory Road,	More information is required to ascertain the aspirations of the land owners.
CD0270	27 & 39 Monument Lane and Land Rear of 9 The Paddock,	More information is required to ascertain the aspirations of the land owners.
CD0271	23 to 73 Watchet Lane,	More information is required to ascertain the aspirations of the land owners.
CD0273	Land Off Bell Lane,	More information is required to ascertain the aspirations of the land owners.
CD0274	Land Rear of Clare Road & Sixty Acres Road,	More information is required to ascertain the aspirations of the land owners.
CD0275	Rear of 119 to 121 Berkeley Avenue,	More information is required to ascertain the aspirations of the land owners.
CD0276	Rear of 109 and 111 Berkeley Avenue,	More information is required to ascertain the aspirations of the land owners.
CD0277	Rear of 4 to 32 Milton Road,	More information is required to ascertain the aspirations of the land owners.
CD0278	Rear of 52 to 84 Beech Tree Road,	More information is required to ascertain the aspirations of the land owners.
CD0279	Kings Lane/Stylecroft Road,	More information is required to ascertain the aspirations of the land owners.
CD0280	West of London Road,	More information is required to ascertain the aspirations of the land owners.
CD0281	Land Between Honor Road and High Street,	More information is required to ascertain the aspirations of the land owners.
CD0282	Rear of 138 to 172 Chartridge Lane,	More information is required to ascertain the aspirations of the land owners.
CD0283	Rear of 96 to 118 Chartridge Lane,	More information is required to ascertain the aspirations of the land owners.
CD0284	Rear of 147 to 173 Woodside Road,	More information is required to ascertain the aspirations of the land owners.
CD0285	High Over Park/Station Road,	More information is required to ascertain the aspirations of the land owners.
CD0286	First Avenue/London Road West,	More information is required to ascertain the aspirations of the land owners.
CD0287	Rear of 26 to 46 White Lion Road,	More information is required to ascertain the aspirations of the land owners.
CD0288	Elizabeth Avenue & Chenies Avenue (West),	More information is required to ascertain the aspirations of the land owners.
CD0289	Rear of 21 to 37 (odd) Chenies Avenue,	More information is required to ascertain the aspirations of the land owners.
CD0290	Rear of Cavendish Close,	More information is required to ascertain the aspirations of the land owners.
CD0291	11 to 31 Nortoft Road,	More information is required to ascertain the aspirations of the land owners.
CD0292	10 to 52 Nortoft Road,	More information is required to ascertain the aspirations of the land owners.

Site No	Site Name	Comments
CD0293	Land Rear to Heath End Road,	More information is required to ascertain the aspirations of the land owners.
CD0294	Land to Rear of Spurlands End Road (South),	More information is required to ascertain the aspirations of the land owners.
CD0295	Land to Rear of Spurlands End Road (North),	More information is required to ascertain the aspirations of the land owners.
CD0296	Stag Lane/Fairfields,	More information is required to ascertain the aspirations of the land owners.
CD0297	Elizabeth Avenue & Chenies Avenue (East),	More information is required to ascertain the aspirations of the land owners.
CD0298	Amersham Road/Westwood Drive,	More information is required to ascertain the aspirations of the land owners.
CD0299	33 to 53 Hundred Acres Lane,	More information is required to ascertain the aspirations of the land owners.
CD0300	Land Off Sandycroft Road,	More information is required to ascertain the aspirations of the land owners.
CD0301	Rear of 69 to 83 Wycombe Road,	More information is required to ascertain the aspirations of the land owners.
CD0302	Church Grove/Amersham Road,	More information is required to ascertain the aspirations of the land owners.
CD0303	Rear of 43 to 53 Long Grove,	More information is required to ascertain the aspirations of the land owners.
CD0354	Land to the South of Hazell Road,	No information relating to the land owners aspirations for the site.
CD0355	Prestwood Junior School,	No information has been provided to demonstrate that the education authority is supportive of the proposed relocation of the school and development of the site.
CD0356	Prestwood Infant School,	No information has been provided to demonstrate that the education authority is supportive of the proposed relocation of the school and development of the site.

South Bucks Sites Excluded (Lacking information on Availability)

Site No	Site Name	Comments
SB0046	Gerrards Cross Station and Adjoining Land, Gerrards Cross	There are no details to indicate that the land owner is supportive of the nomination that has come forward and therefore more information is required to identify their aspirations for the site.
SB0068	Land North West of Denham Roundabout, Denham	The Green Belt Development Options Appraisal showed there may be limited development potential in this area.
SB0083	1, 2 & 3 One Tree Lane, Beaconsfield	No information to support delivery following the refusal of the planning application in 2011.
SB0124	Anamax, Oxford Road	Owner has previously submitted an application for the site in 2010. It would be required to follow up with the owner to what their aspirations for the site are.
SB0125	The Bull Hotel, Oxford Road	The aspirations of the land owner are unclear - these need to be contacted further.
SB0189	9-17 High Street, Iver	Site identified by an employment land survey. The Council need to identify the aspirations of the land owners before it can be considered available for redevelopment.
SB0190	Marshgate Trading Estate, Hitcham Road / Boundary Road	Contact is required with the owners to see if they are interested in redeveloping the site. Any redevelopment would also require the loss of the current car repair services on site (site visit indicated that the site does not have many vacancies) so further work on whether it is suitable to redevelop the site in line with the surrounding neighbourhood is required.
SB0195	Crowne Plaza (Bell House) Hotel, Oxford Road	Contact with the owners is required to determine whether they are still interested in development
SB0223	39 Walkwood Rise & 6 Walkwood End, Beaconsfield	The land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0225	53a & 55 Candlemas Lane, Beaconsfield	The land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0227	86 Holtspur Top Lane & Land at 82/84 Holtspur Top Lane, Beaconsfield	The land owner's aspirations for the site are unknown at this time so the site cannot be considered available
SB0228	Orchard Dale, Byways, Rogmead & Kimble, Gregories Farm Road	The land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0229	5-7 One Tree Lane, Beaconsfield	The land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0231	Garages behind 20 Grenville Close, Burnham	The land owner's aspirations for the site are unknown at this time so the site cannot be considered available.

Site No	Site Name	Comments
SB0232	Garages R/o St Mary's Road, Denham	The land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0235	Idlewood & Ty Gwyn, Beaconsfield Road	The land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0236	Stoney Stack & The Larches, Blackpond Lane	The land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0237	The Old Orchard/Forest View, Hawthorne Lane & Robinscroft/ Belmont, Blackpond Lane, Farnham Royal	The land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0238	Perrywood, Kadima Place & White Lodge, Blackpond Lane	The land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0242	Kingsclere & Acarsaid, Dukes Wood Drive, Gerrards Cross	The land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0243	Land R/o 33, 35, 37 & 39 Bulstrode Lane, Gerrards Cross	The land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0252	29-30 Freemans Close, Stoke Poges	The land owner's aspirations for the site are unknown at this time so the site cannot be considered available.
SB0254	Land R/o 15, 17, 19 & 21 Syke Cluan & land R/o 1-13, Richings Park	The land owner's aspirations for the site are unknown at this time so the site cannot be considered available. Suitability of the site is dependent on whether the site is accessible and the two options identified in the SHLAA indicate that land ownership issues will have to be resolved to identify these.
SB0288	3 Lincoln Hatch Lane, Burnham	Contact with the land owner(s) is required in order to determine their aspirations for the site.
SB0291	Willow Avenue, New Denham	Contact with the owner required in order to determine their aspirations for the site.
SB0292	Court Lane Industrial Estate, Court Lane	Land owner's aspirations are, at this time, unknown. These will have to be contacted in order to determine whether the site is available.

Sites Accepted at Stage 2 ('Suitable', 'Available' and 'Achievable')**Chiltern Achievable Sites (Estimated Delivery and Capacity)**

Area relates to the developable site area (excluding flood risk areas and not previously developed land in the Green Belt for example).

dph – dwellings per hectare

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0002	5 Stubbs Wood, Chesham Bois	0.50	Residential	0-5 Years	5 to 7 dwellings	Between 10 and 30 dph	N/A	N/A	Given the nature of the surrounding area an estimated capacity of 5 to 7 dwellings (maximum) could be achieved. Either utilising the access off of Stubbs Wood or St Leonards. The land ownership issue regarding the access onto St Leonards is a slight issue but can probably be overcome with discussion with the land owners. The applicant has expressed a desire to develop on the site within the short to medium term.
CD0008	Chesham Car and Van Sales, Bellingdon Road	0.09	Residential	6-10 Years	3 to 5 dwellings	Between 30 and 55.56 dph	Potential for: -100m ² of Sui Generis Floorspace	N/A	Site is currently occupied by a car sales business and forms part of an employment area, but as it has been identified as a poorly performing employment site it could be released for housing. The site was actively promoted for development by the land owner as part of the Call for Sites. Subject to the issue of the change of use of the employment designation.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0012	4 to 6 Botley Road, Chesham	0.90	C2 Uses	6-10 Years	N/A	Between 30 and 62.22 dph	N/A	N/A	In terms of policy considerations, the site is in the Established Residential Area of Special Character (ERASC) which, when judged against the current development plan could limit the redevelopment potential of the site. Development of the site could be achieved whilst still maintaining the character of the surrounding area which is predominantly made up of large plots and houses set back from the road. The land owners promoted the site for C2 care home use as part of the Call for Sites and Regulation 18 consultation, so it is therefore considered available. The policy designation is subject to review as part of the Local Plan process which means delivery on this site is unlikely to be until the plan is adopted.
CD0031	Wicks Garage, Rignall Road	0.17	Residential	6-10 Years	5 to 10 dwellings	Between 30 and 58.82 dph	N/A	N/A	The site is a sui-generis employment use and would previously have been classified as an E4 employment use (a small employment site). The issue of the loss of employment would need to be addressed with regard to this site but subject to that it may potentially be deliverable for residential purposes. The site was actively promoted by the land owner as part of the Call for Sites so it is deemed available. As the site is still in active use as an employment site it is considered that the redevelopment of the site for residential could be achievable within the 6 to 10 year period, unless more evidence is submitted which suggests that it could come forward earlier.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0032	Gerrards Cross Tennis Club, Bull Lane	1.24	Residential	6-10 Years	25 to 37 dwellings	Between 20.16 and 30 dph	N/A	N/A	<p>The site is located within a residential area so residential development on the site would not be inappropriate, in principle, if the open space and recreational facilities could be provided elsewhere in a sustainable location. The site is in single ownership, which is supportive of a residential scheme.</p> <p>The redevelopment of the site for residential would in effect require two proposals to be granted permission: the first the replacement tennis courts within the Green Belt location identified in Site 0033 and the second a full planning permission for the redevelopment of the existing tennis club site. Due to this and the potential issues that may arise it is thought that the site could be delivered within 6 to 10 years.</p>
CD0038	Florence Orchard, Nairwood Lane	0.34	Residential	6-10 Years	5 to 9 dwellings	Between 17.65 and 30 dph	N/A	N/A	<p>In principle development may be suitable, however given the size of the site only a small number of dwellings may be suitable. The proposal on the site consists of back garden development, however the site nomination indicates the land is within a single land ownership which may indicate higher likelihood of availability. Given that there is not a planning application or developer with a definite scheme a conservative estimate of 6-10 years has been estimated.</p>

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0042	Chalfont Grove, Narcot Lane	8.00	Employment	0-5 Years	N/A	N/A	Potential for: 10000m2 of Office (B1a) Floorspace	N/A	It is considered that employment intensification could perhaps be delivered within the first 5 years of the plan subject to a development brief being agreed for the site. The redevelopment of the site for housing would be resisted given the national importance of the site as a source of employment and also its Green Belt status. Employment figure proposed is estimated at of the existing area of the existing site (12.5% of 8ha) as the site is already well developed; this has been converted into the floorspace equivalent.
CD0053	Cherry Tree Corner, Puers Lane, Jordans	0.01	Residential	0-5 Years	0 to 8 dwellings	Between 25 and 800 dph	N/A	N/A	The site is within a Green Belt settlement. Under the current development plan policy (GB5) limited infilling and extensions could be permitted, in principle, allowing the change of the care home to residential. The site is also in single ownership.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0054	42/44 London Road West, Amersham	0.65	Employment	6-10 Years	N/A	N/A	Potential for: 3250m2 of Office (B1a) Floorspace	N/A	The site is currently in use for a sui generis employment use. Subject to the issue of the loss of an employment use the site may be suitable for redevelopment for either an alternative employment use or mixed use. Flooding could well be an issue with regard to this site. The land owner has indicated that the site is available within a 6-10 year period. This may be due to the current leasee's agreement to operate from the site, this does however provide enough time for the land owner to conduct the relevant tests necessary to support residential development on the site, until this has been satisfied the site should be used for employment use and, in principle, could be redeveloped for this within a 6-10 year period.
CD0055	Land off Asheridge Road/ Hivings Hill, Chesham	0.61	Residential	0-5 Years	Full Permission for 30 dwellings	49.18	N/A	N/A	Planning permission granted for redevelopment of site to provide 30 units comprising 18 dwellings and 2 buildings containing a total of 12 flats, all served by new access from Asheridge Road (CH/2015/1671/FA).
CD0061	Land Including and Rear of 16 Chessmount Rise, Chesham	0.36	Residential	0-5 Years	Full Permission for 11 dwellings	33.33	N/A	N/A	Planning permission granted for 12 no. dwellings (CH/2015/0217/FA).

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0063	The Pheasant Public House, 35 Plantation Road	0.35	Residential	0-5 Years	Full Permission for 6 dwellings	17.14	N/A	N/A	The site has planning permission for 6 no. dwellings. There is a clear aspiration from the land owner to develop the site for housing which was demonstrated through multiple planning applications and promotion of the site through the Call for Sites process.
CD0096	Chiltern Pools and Gym, Amersham Library and Youth Centre, Chiltern Avenue	1.67	Mixed Uses	11-15 Years	20 to 50 dwellings	Between 11.98 and 34.62 dph	N/A	N/A	The site is suitable for development which retains the community uses on site; the Council have consulted on the idea of re-providing the leisure centre and swimming pools within the northern part of the site, (where the existing leisure centre is situated). The Council's aspirations for the remaining part of the site and any agreements in place with the tenants of these buildings including the Community Centre and Library will have to be explored further in order to determine whether there is any aspiration to redevelopment these as well. The site is within the Council's ownership so it is considered potentially available for mixed use development incorporating residential and community uses - potentially in conjunction with any longer term redevelopment of the Council offices and surrounding land uses (CD0227). Given the scale of the site and the existing uses any redevelopment will require lengthy discussions and consultation as well developing a design brief or proposal for the site. For these reasons it is considered that the site could be redeveloped in 11+ years.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0098	Land to the West of the High Street and adjacent to the Great Missenden Station, Great Missenden	0.79	Mixed Uses	6-10 Years	23 to 39 dwellings	Between 30 and 50 dph	N/A	N/A	The principle of developing the land for residential development is not inappropriate in principle, however given the amount of trees and scrub an ecological survey may be necessary. At the time of the HELAA the Council was considering an application for the site. There are multiple potential access points from the High Street. Buckinghamshire County Council Highways have however raised concerns over visibility at these junctions. An alternative access could be taken from the railway station but this requires network rail consent or it might be possible to use the same access as is being proposed for 82 High Street (CD0102); these issues could be resolved through discussions with the land owners. It is considered that subject to access, layout and design a mixed use development consisting of residential and some commercial (retail) development could be suitable on the site. Given the access issues it is considered that 6-10 year period is more appropriate timeframe for delivery.
CD0102	82 High Street, Great Missenden	0.41	Residential	0-5 Years	8 to 20 dwellings	Between 20 and 50 dph	N/A	N/A	The site is suitable in principle for residential development, any proposal will have to take account of the setting of 82 High Street (a Grade II listed building), the Great Missenden Conservation area and the AONB. The site is within a single ownership.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0104	Rear of Chartridge Lane and Berkeley Avenue (East), Chesham	0.78	Residential	6-10 Years	23 to 27 dwellings	Between 30 and 35 dph	N/A	N/A	In principle the redevelopment of the site should be suitable, subject to design, access, layout etc. An outline planning application (access only) for 36 no. dwellings has been refused. Part of the original site (identified in the Feb 2016 HELAA) now had planning permission for 7 new dwellings (6 net) (CD0423) effectively splits the site in two: its eastern extent (could gain access from this new development) and western extent (which can be accessed off of Brandon Mead) due to the lack of available space to the rear of this development. The refused planning application and planning permission granted both indicate that there is a willingness to develop the site which indicates it is available.
CD0108	Robendene, Grimsdells Lane	0.15	Residential	0-5 Years	8 to 12 dwellings	Between 50 and 120 dph	N/A	N/A	The site is a designated employment site, however given the need to review poorly performing employment land the site could be considered for alternative uses if the employment needs can be met elsewhere. The site is within walking distance of the town centre (and its amenities), public transport and is in a predominantly residential area. The site is in single land ownership and the owner is willing to develop the land.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0109	Coach Depot and Adjacent Land, Lycrome Road, Lye Green	0.50	Mixed Uses	0-5 Years	12 to 13 dwellings	Between 25 and 32 dph	N/A	N/A	The site is considered to be available given that the sole land owner is promoting the land for development. There are two issues regarding the suitability of the site however: the site's Green Belt status and the fact that the land is within an employment use. Redeveloping the previously developed site could be, in principle, policy compliant however as the site is within an active employment use the HELAA methodology states that these should be protected, unless evidence to the contrary indicates otherwise. A mixed use scheme could satisfy the need to retain employment, but would result in potentially less housing.
CD0128	Chalfont St Peter Youth Centre, Tithe Barn, Sandy Rise	0.24	Residential	6-10 Years	7 to 8 dwellings	Between 30 and 33 dph	N/A	N/A	The site is a suitable location for residential development given the surrounding area is residential and the site is within walking distance of the town centre. A minor development consisting of flats may be appropriate without over developing the site. The existing community use will have to be relocated elsewhere - as indicated in the nomination which is why it has been placed in the 6-10 year category.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0129	Epilepsy Society Site (Middle Site), Chesham Lane	0.60	Residential	0-5 Years	15 to 25 dwellings	Between 25 and 42 dph	N/A	N/A	The site is situated within a major developed site within the Green Belt and there are no physical or policy constraints which would restrict development subject to requirements set out in policy CS13. Potentially buildings in the northern and southern parts of the site could be demolished and flatted developments (2 storeys) could be built in their place within their footprint. Various redevelopment schemes throughout the NSE site have either been built or are under construction which shows that the land owners have a strong commitment to redeveloping the site.
CD0130	Epilepsy Society Site (Debenham House and Land to Rear), Chalfont St Peter	0.50	Residential	0-5 Years	12 to 15 dwellings	Between 25 and 30 dph	N/A	N/A	If any proposed development is confined to the former Debenham House site (which lies within the Major Developed allocation) and vacant workshops in the middle of the site, (given this area is already substantially developed) then development of the site would, in principle be suitable. As some of the buildings identified are vacant and previously developed these could be easily replaced and there is no apparent land ownership or access constraints that may limit development in the areas identified. The larger NSE site, which the site lies within, has had numerous large scale development in recent years which may indicate that the land owners are able to develop the site.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0131	Gold Hill Baptist Church, Gold Hill East	0.26	Residential	6-10 Years	7 to 10 dwellings	Between 30 and 38.5 dph	N/A	N/A	The principle of redeveloping the site for housing would be considered contrary to the development plan as the site is within a community facility use however, the nomination states that the land owner wishes to relocate the Church within a 'community hub' which would enable the release of the Church for residential development. The landowner is supportive of the proposal, however as they will have to find an alternative site this will delay the delivery of the site so therefore has been considered to be achievable within 6 to 10 years.
CD0145	Land at Springfield Industrial Estate, Springfield Road	1.80	Mixed Uses	6-10 Years	54 to 62 dwellings	Between 30 and 34.4 dph		N/A	The site is in principle suitable for redevelopment and was identified for a mixed use scheme in the Delivery Development Plan Document. However we require further information to ensure that all owners are signed up to this development (think it is the case but need this to be confirmed in writing) and clarify whether any restrictive covenants exist on the land which could limit the development potential of the site.
CD0149	Pollards Wood, Nightingales Lane	2.00	Employment	6-10 Years	N/A	N/A	Potential for: 6850m2 of R&D (B1b) Floorspace	N/A	Intensification of employment uses on the site would probably require a development brief to be drawn up and, as such, is likely to take longer than anticipated. The site falls within the Green Belt so under current policies exceptional circumstances would need to be demonstrated for any planning applications.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0151	Citygate and Adjoining Land, Chalfont Station Road	0.16	Mixed Uses	0-5 Years	Full Permission for 10 dwellings	62.5	Full Permission for: -654m ² of Shopping (A1) Floorspace 274m ² of Office (B1a) Floorspace	N/A	Appeal allowed for 10 no. flats and 2 B1 Office units.
CD0152	Area around Chalfont and Latimer Station, Little Chalfont	0.62	Mixed Uses	11-15 Years	25 to 31 dwellings	Between 50 and 88.7 dph	N/A	N/A	The site should be suitable in policy terms, given the close proximity to the local centre, tube/ train station and amenities. TfL are supporting the redevelopment of the area but have not identified the specific site in question: this is just one issue that requires further discussion. Others include the employment use on site and the re-provision of car parking. Given that TfL have invited further discussion with the Council, these issues may be resolved as part of the Local Plan process.
CD0153	68 to 78 Elizabeth Avenue, Little Chalfont	0.26	Mixed Uses	0-5 Years	Full Permission for 7 dwellings	38.46	Full Permission for: 227m ² of Shopping (A1) Floorspace	N/A	Planning permission granted for development consisting of 4 terrace houses and a mixed use development comprising 6 flats and 2 retail units.
CD0154	178 White Lion Road, Little Chalfont	0.12	Residential	0-5 Years	9 dwellings remaining	75	N/A	N/A	Planning Permission for 9 no. dwellings consisting of 8 flats and 1 semi-detached property commenced. 1 dwelling already demolished, leaving 9 to be built.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0155	206 White Lion Road, Little Chalfont	0.22	Residential	0-5 Years	Full Permission for 17 dwellings	81.81	N/A	N/A	Planning Permission granted for 18 no. dwellings (flats) with demolition of 1 dwelling (17 net)
CD0156	Rear of St Georges Hall, White Lion Road	0.22	Mixed Uses	0-5 Years	Full Permission for 10 dwellings	50	Full Permission for: 347m2 of Leisure (D2) Floorspace	N/A	The site has planning permission for 11 no. dwellings.
CD0160	67 - 75 Sycamore Road, Amersham	0.16	Mixed Uses	0-5 Years	Full Permission for 34 dwellings	218.75	Full Permission for: 700m2 of Food/Drink (A3/A4) Floorspace -827m2 of Office (B1a) Floorspace	N/A	Planning Permission for mixed use development consisting of 35 dwellings and commercial floorspace granted on 5/8/2016.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0174	Land Adjoining Chesham Station, Station Road, Chesham	0.13	Mixed Uses	6-10 Years	7 to 15 dwellings	Between 50 and 100 dph	N/A	N/A	The site should be suitable in policy terms for residential with an element of retail (subject to design, access and layout), given the close proximity to the town centre, tube station and amenities. The setting of the listed buildings would be a consideration, given that TfL also own nearby land to the North the site could be developed as part of a holistic redevelopment. TfL are supporting the redevelopment of the area and have promoted this through the Preferred Options Consultation, so it is considered available; although the agreement of the current business occupying the Coal Yard is unknown at this point. TfL have invited further discussion with the Council these may explore any delivery issues as part of the Local Plan process. The scale of development proposed currently is calculated at 50 dph at the lower range and 100dph at the higher, given its town centre location; however this is subject to further testing as is the delivery of development. It is considered factoring these in a delivery period of 6 to 10 years is appropriate.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0188	Collings Hanger Farm, 100 Wycombe Road, Prestwood	1.13	Employment	0-5 Years	N/A	N/A	N/A – Unable to quantify (see comments)	N/A	The site is currently in use for employment purposes and part of the site is a designated employment site (E3). The owners submitted a response to the Preferred Options Consultation stating they wish to redevelop parts of the site and intensify the existing uses and have requested a revision of the Green Belt in order to facilitate this. The HELAA cannot consider revision of the Green Belt, however if a policy compliant scheme were to come forward on the areas outside of the Green Belt or areas of previously developed land then associated uses may be appropriate. It is considered suitable, in principle, for employment uses, and available given the owners aspiration to develop; however given these constraints (listed building and Green Belt) it is difficult to quantify how much additional employment floorspace could be accommodated in such a high-level assessment; these are matters which should be addressed as part of a planning application. It is considered that additional employment could be brought forward in the first 5 years, subject to a policy compliant scheme being brought forward.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0189	Hillcrest Court, Chesham Road	0.23	Mixed Uses	0-5 Years	Full Permission for 14 dwellings	134.78	Full Permission for: 252m ² of Shopping (A1) Floorspace 556m ² of Food/Drink (A3/A4) Floorspace -260m ² of Office (B1a) Floorspace -758m ² of Sui Generis Floorspace	N/A	Planning permission granted for 31 dwellings with loss of 17 existing flats (14 net) and 2 retail/restaurant uses.
CD0192	Epilepsy Society Site (Eleanor House & Hampshire House), Chesham Lane	0.90	C2 Uses	0-5 Years	N/A	N/A	Full Permission for: 1530m ² of Care Home (C2) Floorspace	Full Permission for 64 units	Planning permission granted for 64 no. C2 units – the landowner has track record of delivering developments on the site

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0193	Epilepsy Society Site (South East Side or Grounds Within Epilepsy Society Site), Chesham Lane	6.20	C2 Uses	0-5 Years	N/A	N/A	5184m2 of Care Home (C2) Floorspace remaining	82 units remaining	Planning permission for 82 no. C2 units commenced. The land owner has track record of delivering developments on the site.
CD0194	(The Grange) Former Holy Cross Convent Site, Gold Hill East	8.88	Mixed Uses	0-5 Years	196 dwellings remaining	22.07	3370m2 of Care Home (C2) Floorspace remaining	65 units remaining	Planning permission granted and has commenced (CH/2013/1991/DE) and is no longer subject to legal challenge. At the time the HELAA was being carried out the Council were considering a discharge of conditions application for the site (CH/2016/30212/COND).
CD0195	Tims Dairy, Mopes Farm, Denham Lane	0.68	Employment	0-5 Years	N/A	N/A	Full Permission for: 1419m2 of Light Industrial (B1c) Floorspace	N/A	Planning permission granted for extensions and alterations of existing building.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0196	Knotty Green Garage Site, Penn Road	0.18	C2 Uses	0-5 Years	N/A	N/A	1132m2 of Care Home (C2) Floorspace -502m2 of Sui Generis Floorspace remaining	25 units remaining	Planning permission granted for erection of 25 bedroom care home, alterations to vehicular access, laying of hardstanding, erection of boundary fencing and proposed landscaping.
CD0197	Sycamore House, 1 Woodside Road	0.34	Residential	0-5 Years	Full Permission for 8 dwellings	23.52	Full Permission for: -599m2 of Leisure (D2) Floorspace	N/A	Planning permission granted for 8 no. flats - site secured and inspections are already underway.
CD0198	Lodge Farm, Lodge Lane	0.93	Residential	0-5 Years	5 dwellings remaining	5.35	-844m2 of R&D (B1b) Floorspace remaining	N/A	Planning permission commenced for the redevelopment of the site into 5 no. dwellings.
CD0199	Land Between Chenies Parade and Garage, Chalfont Station Road	0.11	Mixed Uses	0-5 Years	8 dwellings remaining	74.3	204m2 of Professional Services (A2) Floorspace remaining	N/A	Planning permission granted for redevelopment of site to provide 3 storey building comprising ground floor commercial unit (either Use Class A1 or Use Class A2) and 8 first and second floor flats

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0200	Former Chesham Community Hospital, Hospital Hill	2.36	C2 Uses	0-5 Years	N/A	N/A	7772m2 of Care Home (C2) Floorspace remaining	80 units remaining	Planning permission granted for 80 bed nursing and rehabilitation unit - already commenced.
CD0201	Land adjacent to Lincoln Park and Amersham & Wycombe College, Amersham	1.56	Residential	0-5 Years	32 dwellings remaining	20.51	N/A	N/A	Planning permission granted for 32 no. dwellings - already commenced.
CD0202	Great Green Street Farm, Green Street, Chorleywood	0.65	Residential	0-5 Years	6 dwellings remaining	9.24	N/A	N/A	Planning permission granted for the alterations and conversion of barn to form six residential units - already commenced.
CD0203	The Donkey Field, Burtons Lane	1.96	Residential	0-5 Years	31 dwellings remaining	22.92	N/A	N/A	Planning permission granted for development of site to provide 45 dwellings; 14 built in 15/16 with further 31 yet to be complete.
CD0204	Glenock House, Penn Road	0.35	Residential	0-5 Years	7 dwellings remaining	19.8	N/A	N/A	Planning permission for redevelopment of site to provide a three storey building comprising 7 flats with basement parking - already commenced with dwelling being demolished in 14/15.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0205	Metro House, 37 to 47 Woodside Road	0.07	Residential	0-5 Years	Has Prior Approval for 6 dwellings	85	Has Prior Approval resulting in: -723m2 of Office (B1a) Floorspace	N/A	Prior Approval granted for 11 no. dwellings for Metro and Leywood House, however a subsequent application for Leywood house (demolition and development of 5 no. dwellings - no net gain) results in the remaining prior notification (not required) for Metro House having a yield of 6 dwellings.
CD0206	1st and 2nd Floor Risborough House, 38 - 40 Sycamore Road	0.15	Residential	0-5 Years	Has Prior Approval for 6 dwellings	39.14	Has Prior Approval resulting in: -353m2 of Office (B1a) Floorspace	N/A	Prior approval granted for 6 no. residential units
CD0208	Nashleigh Court, 188 Severalls Avenue	0.08	Residential	0-5 Years	10 dwellings remaining	118.46	-772m2 of Office (B1a) Floorspace remaining	N/A	Prior approval CH/2015/0069/PNO for 10 residential dwellings already commenced.
CD0209	Newland Park, Gorelands Lane	7.20	Mixed Uses	0-5 Years	Full Permission for 306 dwellings	42.92	Full Permission for: -155979m2 of Non-Resi Institutions (D1) Floorspace 2563m2 of Leisure (D2) Floorspace	N/A	Redevelopment of site to provide 309 dwellings and erection of new fitness centre, sports facilities building (Use Class D1), sports pitches and associated landscaping. The legal agreement was signed on 29/07/2016.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0210	Amersham and Wycombe College Site, Lycrome Road, Chesham	5.16	Mixed Uses	0-5 Years	45 dwellings remaining	8.72	119m2 of Leisure (D2) Floorspace remaining	N/A	Redevelopment of the site to provide 45 no. dwellings, open space and leisure - already commenced.
CD0211	90 Asheridge Road, Chesham	2.70	Employment	0-5 Years	N/A	N/A	1650m2 of Office (B1a) Floorspace 20780m2 of Storage (B8) Floorspace remaining	N/A	The site is an allocated employment site and should be retained in employment use in line with the HELAA Methodology unless evidence to the contrary indicates otherwise. The site is being actively promoted by the landowners as a mixed use scheme for residential use with a small element of employment development. This suggests that the site is available for development. The site has planning permission for 20,780 sqm of B8 floorspace, which benefits from a technical commencement - this has been counted as part of the supply but may change depending on the outcome of the pending planning application.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0216	Sycamore Road Car Park, Amersham	0.67	Residential	15+ Years	34 to 67 dwellings	Between 50 and 100 dph	N/A	N/A	<p>The site could be suitable for residential development, in principle, subject to the car parking being retained here or elsewhere within the town centre and design, access, layout of the development. Given its location it could be suitable for a residential development of flats with multi-storey car parking (for retention of town centre spaces). An initial density range between 50 and 100 has been set due to its town centre location.</p> <p>As the site is in Council ownership any redevelopment will require extensive consultation and a potentially lengthy planning process.</p>

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0219	Blizzards Yard Car Park, Off High Street	0.32	Mixed Uses	15+ Years	7 to 10 dwellings	Between 21.88 and 30 dph	N/A	N/A	The site could be suitable for a limited commercial and residential development, in principle (subject to the sequential test being passed) however car parking will have to be retained or re-provided elsewhere. Any scheme will also have to consider the setting of the conservation area and listed buildings to the South and East of the site. These constraints as well as access may restrict major redevelopment of this site, hence the conservative estimate. Further consultation and discussions are required. It is considered available however given that it is within Council ownership.
CD0220	Church Lane Car Park, Church Lane	0.10	Mixed Uses	15+ Years	5 to 10 dwellings	Between 50 and 100 dph	Potential for: 500m ² of Office (B1a) Floorspace	N/A	The north west corner of the site could be suitable for a limited commercial (office) and/or residential development, in principle (subject to the sequential test being passed), as the majority of the site is within flood zones 3a or 3b and the southern part of the site is within the setting of Chalfont St Peter Parish Church (listed building). Any redevelopment of the site will have to either retain or re-provide car parking elsewhere; hence the conservative estimate limiting the developable area to 0.1 hectares to accommodate for these factors. At this moment in time there is no information identifying the Council's aspirations for the site. Further consultation and discussions are required. It is considered available however given that it is within Council ownership.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0221	Star Yard and Catlings Car Parks, Chesham	0.30	Mixed Uses	15+ Years	15 to 30 dwellings	Between 50 and 100 dph	N/A	N/A	<p>The site offers an important source of car parking for the town centre as well rear servicing which is needed to sustain the High Street. Any redevelopment of the site must maintain the rear servicing and car parking which serves the High Street (unless car parking can be provided elsewhere within the Town Centre). At present the car parks do not provide an attractive gateway to the town centre, nor do they provide positive pedestrian links to Lowndes Park; development of the site could provide an opportunity to address these issues. There is potential to provide a multi-storey car park (maybe 3 storeys), or comprehensive redevelopment of the site subject to existing parking provision being provided on the existing car parks within the Town Centre. Any development must be sensitive to the setting of the listed buildings and conservation area.</p> <p>The land rear of Darvels Bakery effective cuts the site in half, so only the Star Yard portion of the site is considered developable at this stage. As it is a town centre location a density of 50 dwellings per hectare to 100 dwellings per hectare has been used to provide a basis for the potential development yield. Further consultation and discussions are required. It is considered available however given that it is within Council ownership.</p>

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0222	Woodland Rear of Lindo Close, (Land rear of 16-24 Lowndes Avenue and 106-142 Bellingdon Road)	0.34	Residential	0-5 Years	14 dwellings remaining	40.68	N/A	N/A	Planning permission granted for 14 no. dwellings - already commenced.
CD0223	Car Park Adjacent to Sainsburys, Elgiva Lane	0.16	Mixed Uses	15+ Years	8 to 15 dwellings	Between 50 and 100 dph	N/A	N/A	<p>This site is potentially suitable for residential development and multi-storey car park subject to existing parking provision being re-provided on the existing site or complete redevelopment should parking provision be provided on other car parks within the Town Centre. Part of the site covers the Vale Brook Culvert, this has been excluded from the developable area. As it is a town centre location a density of 50 dwellings per hectare to 100 dwellings per hectare has been used to provide a basis for the potential development yield.</p> <p>Further consultation and discussions are required. It is considered available however given that it is within Council ownership.</p>

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0225	Little Chalfont Tennis Club, Pavilion Way	0.46	Residential	15+ Years	10 to 14 dwellings	Between 21.74 and 30 dph	N/A	N/A	The site may be suitable for housing development if the tennis courts can be provided elsewhere. The site can be considered available, but not in the short term given that it is in active use as a Tennis Club. A conservative delivery has been set given the extensive consultation and stakeholder discussions that would have to take place as well as the potentially lengthy planning process including identifying an alternative site for the existing tennis courts.
CD0226	Water Meadow Car Park, St Marys Way	0.23	Mixed Uses	15+ Years	12 to 23 dwellings	Between 50 and 100 dph	N/A	N/A	Development within the western part of the site may be suitable if the parking provision can be re-provided within the site, the eastern part of the site is within Flood Risk zone 3a and 3b so would be unsuitable for residential or (in parts) commercial development. A density of 50 to 100 dwellings per hectare has been set given the sites close proximity to the town centre. Parking provision could be provided in the areas more likely to flood or re-provided within the Town Centre. Further consultation and discussions are required. It is considered available however given that it is within Council ownership.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0227	Chiltern District Council Offices and Adjoining Uses, King George V Road	1.90	Mixed Uses	15+ Years	20 to 57 dwellings	Between 10.5 and 30 dph	N/A	N/A	The redevelopment of the site for civic, commercial and/or residential uses could be suitable subject to design, access and layout. As the site is in active use by the NHS, law courts and Thames Valley Police as well as Chiltern District Council a conservative delivery has been set given the extensive consultation and stakeholder discussions that would have to take place as well as the potentially lengthy planning process. Any long-term redevelopment could be implemented in conjunction with the nearby Chiltern Pools site (CD0096).
CD0229	The New Surgery, 2 Lindo Close, Chesham	0.12	Residential	0-5 Years	Full Permission for 6 dwellings	48.48	Full Permission for: -360m2 of Non-Resi Institutions (D1) Floorspace	N/A	Planning permission granted for change of use of ground floor and conversion of surgery to six apartments.
CD0230	28-32 High Street, Great Missenden	0.08	Residential	0-5 Years	Full Permission for 5 dwellings	61.29	N/A	N/A	Planning permission granted for construction of second storey extension and two new stairwells to provide 5 new dwellings and access. Separate permission granted for change of use from office to residential in 28 High Street; shows that there is definite aspirations to develop the site.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0231	Brae House, Cameron Road, Chesham	0.04	Residential	0-5 Years	2 dwellings remaining	182.21	N/A	N/A	Prior approval granted for change of use to 7 no. dwellings: 5 were built in 2014/15 (2 remaining).
CD0236	The Randall Building, Church Lane	0.12	Mixed Uses	0-5 Years	6 to 24 dwellings	Between 50 and 100 dph	N/A	N/A	The site is a vacant employment site within the urban area. Subject to the issue of the loss of an employment use, the site is suitable for redevelopment of residential and employment, as proposed. The site is within one land ownership and this land owner is actively promoting the site for development. There are no known legal or access constraints which would restrict development so is considered available. As the site is vacant and previously developed it has greater value to the land owner if redeveloped for employment or housing and employment. It is considered that the site can be available within 0-5 years.
CD0243	Sherwood House, Stones Courtyard, High Street	0.01	Residential	0-5 Years	5 dwellings remaining	500	-161m2 of Office (B1a) Floorspace remaining	N/A	Prior notification granted for 5 no. dwellings - developer would not seek prior notification if no commitment to develop was in place.
CD0244	Copsham House, 53 Broad Street, Chesham	0.14	Residential	0-5 Years	14 dwellings remaining	100	N/A	N/A	Prior notification granted for 14 no. dwellings and the site is under construction.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0245	Chess Business Park (Phase 3), Moor Road	1.81	Employment	0-5 Years	N/A	N/A	771m2 of Office (B1a) Floorspace 771m2 of Light Industrial (B1c) Floorspace 1574m2 of Storage (B8) Floorspace remaining	N/A	Planning permission granted for Employment uses. Redevelopment of the site partly completed and Phase 3 construction is underway.
CD0246	Blays House, Churchfield Road	0.01	Residential	0-5 Years	5 dwellings remaining	342.88	-360m2 of Office (B1a) Floorspace remaining	N/A	Prior Approval for 5 no. dwellings under construction (started on 17/11/2015)
CD0247	Milton Court, Churchfield Road	0.02	Residential	0-5 Years	Has Prior Approval for 6 dwellings	276.96	Has Prior Approval resulting in: -340m2 of Office (B1a) Floorspace	N/A	Prior Approval not required for change of use to 6no. Dwellings
CD0248	Units 1,2, 3, 4,5,6 & 7 Regius Court, Church Road	0.23	Residential	0-5 Years	8 dwellings remaining	35.39	-865m2 of Office (B1a) Floorspace remaining	N/A	Change of use to 8 no. dwellings (part retrospective) is already underway.
CD0249	33 - 35 Red Lion Street, Chesham	0.08	Residential	0-5 Years	9 dwellings remaining	113.57	N/A	N/A	Planning permission granted for 9 no. flats (CH/2015/0768/FA) already under construction.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0384	Victoria House, Victoria Road	0.01	Residential	0-5 Years	Has Prior Approval for 7 dwellings	746.02	Has Prior Approval resulting in: -320m2 of Storage (B8) Floorspace	N/A	Prior Approval granted on appeal for change of use to 7 dwellings.
CD0385	Units 2,3,4,5,6,7 Esprit, 17 Asheridge Road	0.09	Residential	0-5 Years	Has Prior Approval for 8 dwellings	92.55	Has Prior Approval resulting in: -544m2 of Office (B1a) Floorspace	N/A	Although it is an employment site Prior Approval is not required for change of use to 8 residential dwellings.
CD0386	66 and 68 Penn Road, Knotty Green	0.31	Residential	0-5 Years	Outline Permission for 6 dwellings	25.84	N/A	N/A	The site has been granted outline permission planning permission, (only landscaping not approved) with 5 pre-commencement conditions. Given that only the landscaping and a few pre-commencement conditions relating to issues like materials and SuDS it is considered these will not restrict the development coming forward in the next 5 years.
CD0387	Rear of 64 Whielden Street and 1-3 Alpha Court, Old Amersham	0.23	Residential	0-5 Years	Full Permission for 5 dwellings	34.13	N/A	N/A	The site has planning is in multiple ownership however the landowners were notified as part of the planning application and did not object to the planning application. There are only a few pre-commencement conditions attached to the planning permission so it can be considered that it can come forward in the first 5 years.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0388	Ground Floor UK House, The Backs	0.08	Residential	0-5 Years	Has Prior Approval for 8 dwellings	105.62	Has Prior Approval resulting in: -323m2 of Office (B1a) Floorspace	N/A	Prior approval given for the change of use for the Ground Floor and First Floor of the building to change of use to residential.
CD0389	First Floor UK House, The Backs	0.04	Residential	0-5 Years	Has Prior Approval for 8 dwellings	211.94	Has Prior Approval resulting in: -323m2 of Office (B1a) Floorspace	N/A	Prior approval given for the change of use for the Ground Floor and First Floor of the building to change of use to residential.
CD0390	The Old Exchange, 23 New Pond Road	0.10	Residential	0-5 Years	Has Prior Approval for 7 dwellings	69.32	Has Prior Approval resulting in: -500m2 of Office (B1a) Floorspace	N/A	Prior approval not required for change of use to residential
CD0391	Churchfield House, Churchfield Road	0.04	Residential	0-5 Years	Has Prior Approval for 6 dwellings	141.39	Has Prior Approval resulting in: -249m2 of Office (B1a) Floorspace 49m2 of Storage (B8) Floorspace	N/A	Prior approval not required for change of use to residential.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0392	Former Nash Arms Public House, 1 Vale Road	0.12	Residential	0-5 Years	5 dwellings remaining	40.05	-200m2 of Food/Drink (A3/A4) Floorspace remaining	N/A	Planning permission for 5 no. dwellings already commenced as at 1st April 2016; expected to be fully completed within 2017.
CD0419	Hillcroft, 72 Penn Road, Knotty Green	0.30	Residential	0-5 Years	Full Permission for 6 dwellings	26.73	N/A	N/A	The site has planning permission for redevelopment of site to provide one building comprising eight apartments (6 net). The site is within single land ownership and there is only one pre-commencement condition. All these factors indicate that the site could come forward for development within the next 5 years.
CD0420	7 Station Road, Chesham	0.03	Residential	0-5 Years	Full Permission for 6 dwellings	197.33	Full Permission for: -538m2 of Office (B1a) Floorspace	N/A	Planning permission granted for the demolition of existing building and erection of new three storey building to provide six flats. The site is within single land ownership and there are only 2 pre-commencement conditions regarding floor level finishing and materials. These factors indicate the site could be delivered within the next 5 years.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0421	130 High Street, Chesham,	0.01	Residential	0-5 Years	Full Permission for 5 dwellings	440.76	Full Permission for: -175m2 of Office (B1a) Floorspace	N/A	Planning permission granted for change of use of building from offices (Use Class B1a) to residential (Use Class C3) to facilitate conversion to five self-contained flats. Planning permission has also been secured for the neighbouring property by the same agent, so likely that these will come forward together. Although the land owner is not the applicant the land owner was consulted as part of the planning application. There are only pre-commencement conditions attached to the permission (2 in total).
CD0422	132 High Street, Chesham,	0.01	Residential	0-5 Years	Full Permission for 5 dwellings	467.34	Full Permission for: -225m2 of Office (B1a) Floorspace	N/A	Change of use of building from Offices (Use Class B1a) to create five residential units (Use Class C3) and alterations to rear. Planning permission has also been secured for the neighbouring property by the same agent, so likely that these will come forward together. Although the land owner is not the applicant the land owner was consulted as part of the planning application. There are only pre-commencement conditions attached to the permission (2 in total).

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0423	163 and Land R/o 159-167, Chesham	0.32	Residential	6-10 Years	Full Permission for 6 dwellings	22.12	N/A	N/A	The site has full planning permission for redevelopment demolition of No 163 Chartridge Lane, provision of a new access road and erection of 7 dwellings. There are 5 pre-commencement conditions attached to this permission, which themselves may not impede delivery however as it is a back garden site there is the issue about multiple land ownership, (5 separate land owners who are not the applicant). These land owners were notified as part of the planning application and did not object to the inclusion of their land, which indicates they may be supportive of development, however this is the only information available which indicates that they would not be against development in principle, it is not known whether any agreements are in place with the land owners and for this reason it is estimated that it may take time to resolve this.
CD0424	9 Higham Road, Chesham	0.03	Residential	0-5 Years	Has Prior Approval for 5 dwellings	184.75	Has Prior Approval resulting in: -280m2 of Office (B1a) Floorspace	N/A	Prior Notification given for change of use to 5 residential units.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0425	Apex House, 31 Chiltern Avenue, Amersham	0.06	Residential	0-5 Years	Has Prior Approval for 5 dwellings	80.83	Has Prior Approval resulting in: -386m2 of Office (B1a) Floorspace	N/A	Prior Notification given for change of use to 5 residential units.
CD0426	77 Woodside Road, Amersham	0.17	Residential	0-5 Years	Has Prior Approval for 22 dwellings	126.29	Has Prior Approval resulting in: -1400m2 of Office (B1a) Floorspace	N/A	Prior Approval given for 22 no. flats. 2 related applications are currently being considered for the site: a discharge of conditions for the prior approval granted and an application to extend the building to provide an additional 2 flats (24 in total if approved). These factors indicate that the land owners are actively seeking to redevelop the office into flats and should be available within the first 5 years.
CD0427	The Rose and Crown Public House, 264 Waterside	0.05	Residential	0-5 Years	Full Permission for 6 dwellings	130.56	Full Permission for: -242m2 of Food/Drink (A3/A4) Floorspace	N/A	The site has planning permission for redevelopment into 6 no. dwellings. The single land owner is supporting redevelopment through the planning application and the planning permission has a number of standard conditions which would not otherwise delay delivery within the first 5 years.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0428	Former B & M Motors (Amersham) Ltd, 56-61 Broadway	0.36	C2 Uses	6-10 Years	N/A	N/A		N/A	<p>Although the site is in flood zone the planning application demonstrated that the principle of C2 development was acceptable with the mitigation measures proposed. The planning application was refused mainly on the grounds of design, its bulk and height within close proximity to listed buildings and the conservation area being a major issue. If a more sensitive scheme could be brought forward and other issues could be resolved the site could be developed. Given the issues which were identified during the application fewer units have been estimated in the HELAA but will be changed in the event of a revised scheme being approved by the Council.</p> <p>The site is within single ownership and if a revised scheme can be brought forward which addresses the reasons for refusal it is considered a development could come forward on the site. As the site does not have planning permission it may take time for this to come forward.</p>
CD0429	135 Hivings Hill, Chesham	0.25	Residential	0-5 Years	7 to 9 dwellings	Between 30 and 36 dph	N/A	N/A	In principle, the site could be developed for residential dwellings due to limited land constraints. The land also has one land owner who is supportive of residential development of the site.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Dwelling Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
CD0434	Springett Place, Amersham	0.23	Residential	0-5 Years	Full Permission for 6 dwellings	30.15	N/A	N/A	The site has planning permission for redevelopment of the site to provide a terrace of five houses and two maisonettes with associated parking. The site is in single ownership and only has some minor pre-commencement conditions such as the approval of materials and landscaping which should not hinder it'd development within the next five years.
CD0435	Thomas Valentine House, Deanway	0.08	Residential	0-5 Years	Full Permission for 9 dwellings	107.24	N/A	N/A	Planning permission granted for change of use to provide nine one bedroom flats (Use Class C3), with changes to fenestration/external alterations. The site is within single ownership and discharge of two pre-commencement conditions have already been approved by the Council, this shows a willingness to develop the site and therefore information provided indicates it should be delivered within the first 5 years.
CD0436	Leywood House, 37 - 47 Woodside Road	0.10	Residential	0-5 Years	Full Permission for 5 dwellings	52.48	Full Permission for: -540m2 of Office (B1a) Floorspace	N/A	The site is deemed achievable given that it has an extant permission and the applicant has shown an intention to develop the site through the previous application for prior notification (also included CD0205).

South Bucks Achievable Sites (Estimated Delivery and Capacity)

Area relates to the developable site area (excluding flood risk areas and not previously developed land in the Green Belt for example).

dph – dwellings per hectare

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0005	Beaconsfield Garden Centre, London Road	2.50	Residential	0-5 Years	Outline Permission for 9 dwellings	3.6	N/A	N/A	Outline planning permission planning permission for access and layout granted in April 2016. Other matters including scale, appearance and landscaping would need to be sought and approved by the planning authority before development can commence, given the scale of the development it is reasonable to assume this can be delivered within 5 years.
SB0010	Corner of Institute Road/Hitcham Road, Institute Road	0.35	Residential	0-5 Years	Full Permission for 17 dwellings	47.93	N/A	N/A	Although the site is within the Green Belt it has planning permission for 17 no. dwellings. The site is considered available as the land owner also promoted the site for development separate to the planning application, indicating a willingness to develop. As the site has planning permission and it is considered there are no constraints which would hinder it's delivery the site can be delivered within 5 years. As at the 1st April 2016 development on the site had not started.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0032	Land North of M40 & South of Hedgerley Lane, including Harrias House	0.44	Mixed Uses	11-15 Years	5 to 11 dwellings	Between 13.6 and 25 dph	N/A	N/A	In accordance with the HELAA methodology, development is only being considered on the small area of previously developed land on the site (approximately 0.4 hectares in size). Redevelopment of this area, may, in principle, be suitable subject to a development incorporating mixed either residential/commercial/community and being compliant with Green Belt policies (i.e. not impacting on the openness of the Green Belt) as well as other policies in the plan: layout, design, access etc. The site is being actively promoted for development by the land owner, so can be considered available. However, given the sites location in the Green Belt and lack of a proposal indicating the extent of any proposed redevelopment the site cannot be considered deliverable in the short term.
SB0034	73 High Street and Land to Rear, Burnham	0.23	Mixed Uses	0-5 Years	12 to 15 dwellings	Between 50 and 65 dph	N/A	N/A	No obvious constraints which would make the site unsuitable for development in principle, subject to design, access and layout. The recent approved application indicates the owner's interest in developing the site. Due to its location there could be potential for more dense development. For these reasons it is considered to be deliverable within 0-5 years at this stage.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0039	Pinewood Studios Ltd, Pinewood Studios	84.13	Employment	0-5 Years	N/A	N/A	Over 100,00 sqm of B1, B8 and Sui Generis Uses connected with Film Studios	N/A	Currently under construction following the approval of the application for redevelopment of the site.
SB0043	Thorney Lane Industrial Estate and Land to East, Iver	12.80	Mixed Uses	11-15 Years	130 to 320 dwellings	Between 10.15 and 25 dph	N/A	N/A	The Thorney Lane Business Park is not in the Green Belt and is already in use for industrial uses (predominantly open storage) which means there is no resultant loss in employment floorspace, but approximately 11 hectares of land in employment use. This could be suitable for a mixed use development incorporating residential and commercial uses within close proximity to Iver Station. The site is also identified in the Core Strategy (Policy CS16) as an area with excessive HGV traffic and supports development in this area which would reduce this traffic. The Call for Sites nomination indicates that the land owner is willing to redevelop the site, albeit not for employment uses and also incorporate the adjoining area within the Green Belt (which is not being considered as part of the HELAA at this stage). Given the issues on the site and amount of major infrastructure projects in and around the Iver area it is considered this site would only be available in the latter period, beyond 11 years.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0044	Robert Bosch Ltd, Broadwater Park, North Orbital Road, Denham Green	5.86	Employment	6-10 Years	N/A	Between 3.4 and 30 dph	Potential for: 25000m2 of Office (B1a) Floorspace	N/A	The site is identified as one of the more important employment sites within the District and should be retained for employment uses. The current uses can be consolidated into more of an office-based headquarters type uses. The land owners argue that the current use is not meeting the operators' needs and they have proposed a redevelopment which includes a residential element, given the importance of the site in the Councils employment site portfolio it is important that the site is retained for employment uses. The site is being actively promoted by the owner/operator for development so it is considered available. Given the scale of the proposed development, and lack of planning permission, it is considered that the site is not deliverable within the first five years.
SB0055	Wilton Park Land Parcel 1, Wilton Park	36.89	Residential	6-10 Years	Plan Allocation for 350 dwellings	9.49	N/A	N/A	The principle of development has been established within the Core Strategy. The site has been identified in the adopted Core Strategy as an Opportunity Proposal (Policy 14) and a supplementary planning document was adopted in 2015 which outlines what is expected of any development proposed.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0063	Land South of Taplow Station, Taplow	0.90	Residential	6-10 Years	N/A	N/A	Potential for Employment (unspecified at this time)	N/A	The site is within the Green Belt but is previously developed, so subject to there being no greater impact on the openness of the Green Belt there is scope for development. The site is being promoted for development as part of the Call for Sites and Regulation 18 consultation and the agent working on behalf of the land owner has support for the site being identified as a Preferred Option (for potential Employment) so is considered available. Any development will have to be in the areas of previously developed land and therefore at this time it is not possible to identify the quantum of potential employment floorspace.
SB0115	Land South West of Willow Avenue, Denham	0.07	Residential	11-15 Years	5 to 15 dwellings	Between 30 and 214.29 dph	N/A	N/A	In principle the site may provide a suitable location for residential development given that there are no notable constraints, it is currently in use as a car park serving the employment uses to the south and west so parking would have to be retained as part of any redevelopment. Redevelopment of this site along with the adjoining employment land (site SB0291) may provide the most suitable and comprehensive solution. The site is considered available as the land owner is actively promoting it for development. The site is in dual ownership, development may be reliant on the expiry of the car park lease. If it is preferred to redevelop this site with the adjoining land then more information will be required.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0121	Norfolk Lea, Love Lane	0.49	Residential	0-5 Years	10 dwellings remaining	26.49	N/A	N/A	The site has planning permission and has commenced. It is reasonable to assume that it will be completed in the next 5 years.
SB0122	Pickeridge Farm, Stoke Common Road	1.54	C2 Uses	0-5 Years	N/A	N/A	Full Permission for: -1578m2 of Office (B1a) Floorspace 806m2 of Care Home (C2) Floorspace	Full Permission for 45 units	The site has planning permission. It is reasonable to assume that it will be completed in the next 5 years.
SB0133	Greenacres, 199 Station Road, Beaconsfield	0.20	Residential	0-5 Years	Full Permission for 10 dwellings	55.26	N/A	N/A	The site has full planning permission. It is reasonable to assume that it will be completed in the next 5 years.
SB0161	Oakley, 12 South Park Crescent, Gerrards Cross	0.22	Residential	0-5 Years	5 dwellings remaining	27.04	N/A	N/A	Construction has commenced on the extant planning permission for 5 no dwellings (net).
SB0162	Alpine Lodge, 3 Lower Road, Gerrards Cross	0.15	Residential	0-5 Years	Full Permission for 6 dwellings	46.04	N/A	N/A	The site has planning permission. It is reasonable to assume that it will be completed in the next 5 years.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0166	Land At Meadow Cottage Saltmarshes And Longridge, Bangors Road South	0.95	Residential	0-5 Years	Outline Permission for 36 dwellings	41.12	N/A	N/A	The site has outline planning permission with all matters approved except landscaping. It is reasonable to assume that it will be completed in the next 5 years.
SB0180	Burnham Grammar School, Hogfair Lane	1.01	Employment	0-5 Years	N/A	N/A	Full Permission for: 921m2 of Non-Resi Institutions (D1) Floorspace	N/A	The site has planning permission. It is reasonable to assume that it will be completed in the next 5 years.
SB0181	29 The Ridgeway, Iver	0.31	Employment	0-5 Years	N/A	N/A	Full Permission for: 421m2 of Office (B1a) Floorspace 936m2 of General Industrial (B2) Floorspace 935m2 of Storage (B8) Floorspace	N/A	The site has planning permission. It is reasonable to assume that it will be completed in the next 5 years.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0182	The Triangle, Baring Road, Beaconsfield	0.09	Residential	0-5 Years	21 dwellings remaining	235.65	N/A	N/A	Prior Approval for change of use to residential.
SB0183	Prospect House, The Broadway	0.19	Residential	0-5 Years	8 dwellings remaining	58.4	N/A	N/A	Planning permission granted following Prior Approval. 3 dwellings already completed out of 11 proposed.
SB0184	Old Telephone Exchange, Kingsway	0.05	Residential	0-5 Years	6 dwellings remaining	129.76	N/A	N/A	Although the development would not normally be permitted the site did not require prior approval for change of use into 6 residential dwellings. Employment use has already ceased. Reasonable to assume the site can be delivered in the next five years.
SB0185	44 Packhorse Road, Gerrards Cross	0.04	Residential	0-5 Years	16 dwellings remaining	373.21	N/A	N/A	Prior Approval not required for change of use to residential.
SB0186	49 Station Road, Gerrards Cross	0.09	Residential	0-5 Years	Full Permission for 18 dwellings	203.76	Full Permission for: -771m2 of Office (B1a) Floorspace	N/A	Planning permission granted for the redevelopment of the site into 18 flats. Given that there had been a prior notification for conversion of office into 14 flats and a planning application for redevelopment to 15 flats prior to the most current permission for 18 flats this shows that the land owner is actively seeking to develop the site and should be deliverable within the next 5 years.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0187	Finlandia Centre, Oxford Road	0.13	Residential	0-5 Years	Has Prior Approval for 6 dwellings	45.65	Has Prior Approval resulting in: -160m ² of Office (B1a) Floorspace	N/A	Prior Approval not required for change of use to residential.
SB0188	D X House, The Ridgeway	0.59	Residential	0-5 Years	51 dwellings remaining	86.04	-1780m ² of Office (B1a) Floorspace remaining	N/A	Prior Approval not required for change of use to residential.
SB0193	6 - 8 High Street, Iver	0.10	Residential	0-5 Years	Has Prior Approval for 12 dwellings	124.14	Has Prior Approval resulting in: -620m ² of Office (B1a) Floorspace	N/A	Prior Approval for change of use to residential.
SB0194	Alpha Garden Centre, 142-144 Swallow Street, Iver	0.73	Residential	0-5 Years	18 dwellings remaining	24.78	N/A	N/A	Site has planning permission and has commenced. It is reasonable to assume that it will be completed in the next 5 years.
SB0197	Chopra Manor, Crown Lane	0.15	Residential	0-5 Years	Full Permission for 7 dwellings	52.93	N/A	N/A	Planning permission granted. It is reasonable to assume that it will be completed in the next 5 years.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0201	Deluxe Laboratories Ltd, Denham Film Laboratories, Denham Media Park	4.29	Residential	0-5 Years	Full Permission for 224 dwellings	52.22	N/A	N/A	In principle the site offers the opportunity for a large scale development on PDL in an urban area. Planning permission granted for development resulting in 224 units (14/01925/FUL). As the site is being actively promoted through the planning application process it is considered available and achievable.
SB0202	Gerrards House, 13 - 19 Station Road	0.14	Mixed Uses	0-5 Years	11 dwellings remaining	76.17	N/A	N/A	Prior approval not required and has already commenced, with the employment use ceasing. It is therefore reasonable to assume that it will be completed in the next 5 years.
SB0203	Hampton Lodge, 17 South Park Drive	0.25	Residential	0-5 Years	10 dwellings remaining	40.07	N/A	N/A	Planning permission granted, existing dwelling already demolished. It is reasonable to assume that it will be completed in the next 5 years.
SB0204	Iver Delivery Office, 2 Bathurst Walk	0.11	Residential	0-5 Years	Full Permission for 10 dwellings	90.29	Full Permission for: -219m2 of Sui Generis Floorspace	N/A	Planning permission granted. It is reasonable to assume that it will be completed in the next 5 years.
SB0206	Northfield, 40 Penn Road	0.16	Residential	0-5 Years	Full Permission for 5 dwellings	37.57	N/A	N/A	Following an initial refusal full planning permission for 6 no. flats (5 net) was granted permission on 18/11/2016. Given the scale of development and history of the land owners promoting the site for development it is reasonable to assume the development will be deliverable within the first 5 years.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0216	Beaconsfield Town Hall and Adjacent Land, Penn Road	0.50	Mixed Uses	15+ Years	25 to 50 dwellings	Between 50 and 200 dph	N/A	N/A	<p>The site is located in a sustainable location in the centre of Beaconsfield, any redevelopment of the site will have to retain the existing level of car parking provision. The initial development yield shown accounts for only a portion of the car park at this time given the lack of information available on the availability of the Waitrose and Town Hall buildings; inclusion of these would allow for a larger development yield and potentially a more comprehensive development. An initial density range of 50 to 100 dwellings per hectare has been set.</p> <p>The site is considered to be available as the Council are the sole owners of the land. A conservative delivery estimate has been set given the extensive consultation and stakeholder discussions that would have to take place as well as the potentially lengthy planning process.</p>

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0217	Warwick Road Car Park, Warwick Road, Beaconsfield	0.11	Mixed Uses	15+ Years	6 to 10 dwellings	Between 50 and 63 dph	N/A	N/A	In principle the site could potentially be suitable for development given that it is within the built-up area and there are no obvious constraints restricting development. Although the site is narrow it is surrounded by 2 and 3 storey buildings and is within walking distance of the town centre so multi-storey development may be possible. Any redevelopment will have to retain an element of car parking, unless alternative provision can be secured within the surrounding area. As the Council are land owners it is considered potentially available, a conservative 11-15 year delivery has been set given the extensive consultation and stakeholder discussions that would have to take place as well as the potentially lengthy planning process.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0218	Summers Road Car Park, Warwick Road, Burnham	0.17	Mixed Uses	15+ Years	5 to 10 dwellings	Between 30 and 50 dph	N/A	N/A	<p>In principle the site could potentially be suitable for development given that it is within the built-up area and there are no obvious restrictive constraints, other than its proximity to Burnham Beeches SAC. Any redevelopment would have to retain the level of car parking, unless alternative provision can be identified elsewhere which could limit the overall development potential.</p> <p>However further work is required to determine the best use of the site, whether any development would have an adverse impact on the retail centre, and the likely delivery time. As the Council are land owners it is considered potentially available.</p>
SB0219	Bulstrode Way Car Park, Gerrards Cross	0.10	Residential	15+ Years	5 to 10 dwellings	Between 50 and 100 dph	N/A	N/A	<p>In principle the site could be suitable for development given that it is in the town centre and there are no obvious constraints restricting development. Given the size of the site it is unlikely that the retention of car parking could be achieved as well as development so car parking would have to be secured elsewhere; perhaps through development of the multi-storey car park on Station Road. Further work is required to ascertain what potential there is for other uses. As the Council are land owners it is considered potentially available.</p>

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0220	Packhorse Road Car Park, Gerrards Cross	0.17	Residential	11-15 Years	5 to 9 dwellings	Between 30 and 50 dph	N/A	N/A	<p>In principle the site could be suitable for development given that it is just outside the town centre and there are no obvious constraints restricting development. Given the size of the site it is unlikely that the retention of car parking could be achieved as well as development so car parking would have to be secured elsewhere; perhaps through development of the multi-storey car park on Station Road. Further work is required to ascertain what potential there is for other uses. As the Council are land owners it is considered potentially available.</p> <p>At this moment in time there is no information identifying the Council's aspirations for the site. Further consultation and discussions are required. It is considered available however given that it is within Council ownership.</p>
SB0222	Beacon Centre, Holtspur Way	0.45	Mixed Uses	15+ Years	14 to 20 dwellings	Between 30 and 66.67 dph	N/A	N/A	<p>In principle the development of a mixed use development is possible here provided any redevelopment must re-provide, retain or improve recreation facilities in line with Core Strategy Policy 5. The site is considered to be available as the Council are sole owners of the land. A conservative delivery has been set given the extensive consultation and stakeholder discussions that would have to take place as well as the potentially lengthy planning process.</p>

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0255	Mill Lane, (St Regis Paper Mill And Adj Land Including Skindles Hotel Site)	19.30	Mixed Uses	0-5 Years	199 dwellings remaining	10.31	N/A	N/A	Planning permission for 199 no. dwellings has commenced. It is reasonable to assume that it will be completed in the next 5 years.
SB0276	The Fox and Pheasant, Thorney Lane North	0.19	Residential	0-5 Years	Full Permission for 9 dwellings	48.57	N/A	N/A	The site has full planning permission for 9 no. dwellings, so it is therefore reasonable to assume that the development, given its scale, can be delivered within the first five years.
SB0277	Stoke House & Old Coach House, Grays Park Road	2.45	Residential	0-5 Years	31 dwellings remaining	12.64	N/A	N/A	The site has planning permission and has commenced. It is reasonable to assume that it will be completed in the next 5 years.
SB0278	S G T Site, Station Road, Burnham	0.77	Residential	0-5 Years	66 dwellings remaining	86.26	N/A	N/A	The site has planning permission and has commenced. It is reasonable to assume that it will be completed in the next 5 years.
SB0285	4a The Broadway, Farnham Common	0.03	Mixed Uses	0-5 Years	6 to 8 dwellings	Between 50 and 266.67 dph	N/A	N/A	The site is on previously developed land, within a town centre, close to amenities and limited physical constraints so could be suitable for a mixed use scheme, judging by neighbouring buildings a 2 or 3 storey building may be appropriate. If the development consists of 1 bed flats then parking may less of an issue, however it could be if the upper end of the range is to be secured. The site is being promoted by the land owner and has been suggested that it can be delivered in 0 - 5 years.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0301	Altons Car Park, Burkes Road	0.22	Mixed Uses	15+ Years	11 to 22 dwellings	Between 50 and 100 dph	N/A	N/A	<p>Located in the centre of Beaconsfield New Town the site could have the potential for a mixed use development subject to policy requirements and the re-provision of car parking. The estimate shows that half of the site area has been safeguarded for parking (multi-storey) and the remaining site area has had a density range of 50 to 100 dwellings per hectare applied to come up with the initial capacity.</p> <p>Further consultation and discussions are required. It is considered available however given that it is within Council ownership.</p>
SB0320	Bulstrode, Oxford Road, Gerrards Cross,	0.30	Residential	0-5 Years	8 to 11 dwellings	Between 25 and 36.67 dph	N/A	N/A	Re-use of buildings within the Green Belt may in principle be suitable. Land owner has shown willingness to re-use the existing buildings for dwellings so it is considered deliverable and achievable.
SB0339	53 Huntercombe Lane, Burnham,	0.05	Residential	0-5 Years	5 to 10 dwellings	Between 50 and 200 dph		N/A	The site is previously developed and currently in use for employment purposes. The site hasn't been identified as being a 'poorly performing site' but subject to meeting Core Policy 10 criteria it could in principle be suitable for residential. The land owner is actively promoting the use of the site so it is considered available.
SB0387	77 Stomp Road, Burnham	0.27	Residential	0-5 Years	Full Permission for 23 dwellings	86.28	N/A	N/A	Planning permission granted for 23 dwellings.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0388	Marsham House, Station Road	0.17	Residential	0-5 Years	Full Permission for 50 dwellings	298.16	N/A	N/A	Planning permission granted for 50 no. dwellings. The site is considered available as the applicant has secured planning permission for the sites redevelopment. There are 15 conditions attached to the permission which are required to be discharged prior to the occupation of the development. This includes a demolition statement (condition 13), energy efficiency (condition 14), landscaping and access arrangements. At the time the HELAA was being carried out an application for the approval of details reserved by conditions 3, 4, 5, 7, 8, 9, 11, 13, 14 and 15 was being considered. It is considered that should these conditions be discharged to the Council's approval then the development can be delivered within 5 years.
SB0389	Phil Whitaker Cars, Beaconsfield Road	0.22	Residential	0-5 Years	11 to 18 dwellings	Between 50 and 81.82 dph	N/A	N/A	The site is a previously developed site within the built-up area, within walking distance of the town centre and has limited physical or policy constraints. The planning application established that development on the site was suitable and there are high density developments within the immediate vicinity of the site. Although the land owner did not submit the planning application for 22 no. C2 units they did not object to the application so it is considered in principle available.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0390	The Inn on The Green, North Orbital Road	0.26	Residential	0-5 Years	37 dwellings remaining	141.78	359m ² of Shopping (A1) Floorspace -268m ² of Sui Generis Floorspace remaining	N/A	Planning permission for 37 retirement living apartments (C3 use class) was granted at appeal and has already been implemented. This would indicate that the development is likely to be completed within the next 5 years.
SB0391	Old Slade Farm, 41 Old Slade Lane	1.28	Residential	0-5 Years	Full Permission for 5 dwellings	3.91	Full Permission for: -268m ² of Sui Generis Floorspace	N/A	Planning permission has been granted for the change of use of the agricultural barn to 5 no. dwellings.
SB0392	Lanterns & Oak House Hollybush Hill, Stoke Poges	0.44	Residential	0-5 Years	Full Permission for 6 dwellings	13.62	N/A	N/A	Planning permission granted for 6 new dwellings. Since the granting of the planning permission a number of the conditions attached to the permission have been discharged which indicates there is a willingness from the owner to develop the site. The site should be deliverable within the next 5 years.
SB0393	Finlandia Centre (Area to the North), Oxford Road	0.06	Residential	0-5 Years	Full Permission for 6 dwellings	96.5	Full Permission for: -200m ² of Shopping (A1) Floorspace	N/A	The site has extant planning permission for the change of use of the existing shop to 6 no. dwellings. The site only has 8 conditions attached to the permission which would not create an overly burdensome obstacle to achieving development within the first 5 years.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0394	15 and 17 South Park Crescent, Gerrards Cross	0.43	Residential	6-10 Years	Full Permission for 6 dwellings	18.82	N/A	N/A	The site has extant planning permission for 8 dwellings (6 net). However there are 17 conditions attached to the application and at the time the HELAA was being carried out no applications to vary, remove or discharge these had been received by the Council. The applicant for the application was also only one of the land owners of the land subject to the application. The other land owner was notified of the application and was supportive of the application at the application stage. Given the multiple land ownership situation and lack of readiness to discharge the numerous conditions it is considered this will be delivered beyond the first 5 years unless further information becomes apparent.
SB0395	Lynbury, 14 South Park Crescent, Gerrards Cross	0.30	Residential	0-5 Years	Full Permission for 7 dwellings	26.5	N/A	N/A	The site has planning permission for the redevelopment of the site to 8 no. dwellings (7 net). There are over 20 conditions attached to the planning permission however numerous discharge of condition applications have been submitted to the Council which shows a willingness from the agent to develop the site. The land owner was not the applicant on the application however it appears they are supportive of the application as they did not object to the planning application.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0396	Milbourne House, 31 Oak End Way	0.13	Residential	0-5 Years	Full Permission for 7 dwellings	60.36	N/A	N/A	The site has planning permission for 8 dwellings (7 net). At the time of drafting the HELAA the Council were considering an application to discharge conditions 3, 4, 5, 8, 9, 10, 11, 13 and 14 of the planning application, this shows that the developer is willing to implement the development. The land owner was not the applicant on the planning application but appears to be supportive of the development. Given that the developer is seeking to discharge a large proportion of the conditions on the application it is considered this development could be delivered within 5 years.
SB0397	20 to 22 High Street, Iver	0.15	Residential	0-5 Years	Has Prior Approval for 12 dwellings	81.68	Has Prior Approval resulting in: -95m2 of Office (B1a) Floorspace	N/A	Prior approval not required for change of use for 12 flats. (15/01818/JNOT)
SB0398	Land At Bridge Cottage, 45A Baring Road, Beaconsfield	0.07	Residential	0-5 Years	Full Permission for 5 dwellings	87.72	N/A	N/A	Planning permission granted on appeal for 6 no. over 55 apartments. The planning permission granted only has a few pre-commencement conditions such as revised parking layout and materials which would not act as an obstacle to delivery.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0399	Natwest Bank, 63 High Street, Burnham	0.02	Residential	0-5 Years	Full Permission for 5 dwellings	277.18	Full Permission for: -167m2 of Professional Services (A2) Floorspace	N/A	The site has planning permission for change of use of the first floor and two storey rear extension to provide 5 new flats. The planning permission granted only has a few pre-commencement conditions such as revised parking layout and materials which would not act as an obstacle to delivery.
SB0400	96 Gregories Road, Beaconsfield	0.28	Residential	0-5 Years	Full Permission for 5 dwellings	21.21	N/A	N/A	Planning permission granted on appeal for replacement building comprising of 6 apartments with basement parking. There are a few pre-commencement conditions but none which, on initial consideration, would restrict the development being delivered within the next 5 years.
SB0401	180-182 Maxwell Road, Beaconsfield	0.09	Residential	0-5 Years	Full Permission for 8 dwellings	84.29	Full Permission for: -270m2 of Shopping (A1) Floorspace	N/A	The site has planning permission for change of use and extensions to provide 8 no. apartments. The site is within a single land ownership. There are only 5 conditions on the permission, one of which will require the applicant to demonstrate that a revised access arrangement can be satisfactorily incorporated; it is thought this would not restrict the development being delivered within the first 5 years.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0417	34-36 Oak End Way, Gerrards Cross	0.06	Residential	0-5 Years	Full Permission for 8 dwellings	133.93	Full Permission for: -100m2 of Shopping (A1) Floorspace -150m2 of Office (B1a) Floorspace	N/A	The site has planning permission for redevelopment into 8 no. dwellings. There a number of conditions attached to the planning permission, none of which should restrict the ability of the land owner to deliver the site within 5 years.
SB0418	Aston House, 62-68 Oak End Way, Gerrards Cross	0.12	Residential	0-5 Years	Has Prior Approval for 24 dwellings	207.16	Has Prior Approval resulting in: -1160m2 of Office (B1a) Floorspace	N/A	Prior approval not required to change use of offices to 24 no. flats.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0419	Land Rear of St. Johns Church, Victoria Road, Farnham Common	0.44	Residential	6-10 Years	Outline Permission for 7 dwellings	15.76	Outline Permission for: -136m2 of Leisure (D2) Floorspace	N/A	Outline planning permission has been granted for the principle of developing the site for 7 no. dwellings and the layout of this development. The land is within single ownership however given that only the layout and principle of development has been approved it requires reserved matters to be approved by the Council prior to commencement, these include access, landscaping, scale and appearance. At the time of the HELAA no applications had been received to approve these matters. Given the amount of matters which still need to be satisfied before an effective 'full' permission is granted it has been determined that a conservative estimate of 6 to 10 year delivery is appropriate.
SB0420	Olympia House, 28 The Ridgeway	0.60	Residential	0-5 Years	Has Prior Approval for 51 dwellings	84.98	Has Prior Approval resulting in: -1780m2 of Office (B1a) Floorspace	N/A	Prior approval not required for the change of use of the office building to 51 flats.
SB0421	River Court, 50 Oxford Road	0.46	Residential	0-5 Years	Has Prior Approval for 22 dwellings	48.05	Has Prior Approval resulting in: -2300m2 of Office (B1a) Floorspace	N/A	Prior Approval Granted for change of use of office to 22 flats.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0422	Gas Holder Station, Mill Lane	1.29	Residential	6-10 Years	Full Permission for 12 dwellings	9.28	N/A	N/A	Planning permission has been granted for 12 dwellings. Given the issues surrounding potential land contamination and flooding a number of conditions have been imposed requiring these matters to be discharged prior to commencement. This forms part of the overall redevelopment of the Mill Lane site (SB0225) and given that redevelopment on the wider site has already commenced it is considered that the developer will actively seek to discharge these conditions, however given some of the complex issues on the site a conservative estimate of 6 to 10 years has been predicted for the delivery.
SB0423	153 Amersham Road, Beacosnfield	0.21	Residential	0-5 Years	Full Permission for 7 dwellings	37.23	N/A	N/A	The site has full planning permission for 8 no. apartments, the site is within single ownership and although the land owner was not the applicant for the planning permission they were notified as part of the application process and did not object to the development. The permission has only a few pre-commencement conditions relating to materials (finishing) and removal of waste created from basement excavations. On initial inspection these will not restrict the development being delivered within 5 years.

Site No	Site Name	Area (ha)	Considered Use	Delivery	Dwellings (net)	Density (dph)	Economic Development Floorspace	C2 Units (Net)	Comments
SB0428	Gerrards Cross Police Station, Oxford Road, Tatling End	0.08	Residential	0-5 Years	2 to 11 dwellings	30 dph to 175 dph (on previously developed parts of the site)	N/A	N/A	<p>Although the site is within the Green Belt it is a previously developed site which could potentially be suitable for redevelopment. The existing semi-detached houses are over 20m in width (when measuring the frontage of the pair) which may provide adequate space for some additional dwellings on their footprint if demolished for redevelopment. The vacant police station is a 3 storey building which is prominent within the frontage of the site and could potentially be converted into flats or redeveloped to provide dwellings. The site is also within the GB3 (infilling) area defined in the Local Plan so could potentially achieve additional dwellings through limited infilling; this would have to be considered as part of the planning application process; for the purposes of the HELAA only the footprint of the existing buildings has been used.</p> <p>The lower range (using the HELAA methodology) may be misleading as it applies a 30 dph to the footprint of the previously developed parts of the site. The upper range includes a more design-led approach as described above.</p> <p>Site is within single ownership (South Bucks District Council), who are actively promoting the redevelopment of the site and could potentially be deliverable within the next few years.</p>

