

**Development Sites Proposed by Landowners, Developers and Members of the Public**

**Core Strategy Appendix 5 Sites**

	Site	Size	Principal Issues / Comments	Promoter
1	Land north of the M40 (south of A40), near Holtspur, Beaconsfield	6ha	Adjacent to Beaconsfield which has a very good range of shops, facilities and services and good access to public transport. The site has relatively good access to the local shops in Holtspur and good access to the bus services that run along the A40. Constraints include proximity to the M40, and the severance caused by the A40.	Bidwells on behalf of the Hall Barn Estate
2	Land north of the M40 (south of A40) near Old Town, Beaconsfield	6ha	Adjacent to Beaconsfield which has a very good range of shops, facilities and services and good access to public transport. The site has relatively good access to the Old Town and good access to the bus services that run along the A40. Constraints include proximity to the M40, and the severance caused by the A40.	Bidwells on behalf of the Hall Barn Estate
3	Land north of the M40 (west and south of A40) near Old Town, Beaconsfield	13ha	Adjacent to Beaconsfield which has a very good range of shops, facilities and services and good access to public transport. The site has relatively good access to the Old Town. Constraints include proximity to the M40 / A40 and likely impact of development on an already congested section on the A40, between the Pyebush Roundabout and Beaconsfield Old Town.	Bidwells on behalf of the Hall Barn Estate
4	Land east of the A355 and north of Wilton Park, Beaconsfield	40ha	Adjacent to Beaconsfield which has a very good range of shops, facilities and services and good access to public transport. The site has relatively good access to the Old Town and New Town. Constraints include landscape impact, the severance caused by the A355, and the potential traffic impact of development on the already congested A355 / A40 roundabout.	Smiths Gore on behalf of the Portman Burley Estate
5	Land north-east of Gerrards Cross, west of A413	8ha	Adjacent to Gerrards Cross which has a very good range of shops, facilities and services, and good public transport accessibility. Proposed for affordable housing and housing for older people, alongside a new church. Constraints include proximity to the A413 and flood risk.	Pro Vision on behalf of the Chalfonts Christian Trust

	Site	Size	Principal Issues / Comments	Promoter
6	Land north-west of Burnham, west of Poyle Lane	4ha	Adjacent to Burnham which has a very good range of shops, facilities and services, and good public transport accessibility. The principal constraint is the distance of the site from these shops, facilities and services.	Maurice Dale and Square Foot Properties
7	Land east of Beaconsfield Road, Farnham Common	2ha	Adjacent to Farnham Common which has a reasonable range of shops, facilities and services and moderately good public transport accessibility. The site has good access to these shops and the bus services that run along the A355. The principal constraint is the potential impact of further development in Farnham Common on the Burnham Beeches SAC.	Charles Planning Associates Ltd on behalf of Swan Hill Homes Ltd.
8	Land at Stoke Court, west of Stoke Poges	12ha	Adjacent to Stoke Poges which has, subject to the successful completion of the Bells Hill Centre, a good range of shops, facilities and services and reasonable access to public transport. Constraints include the impact of development on the Listed House, landscape impact and the relatively poor accessibility to facilities and services.	LSM Partners
9	Land off Wexham Street	3ha	Adjacent to Wexham Street which has a poor range of facilities and services and poor access to public transport.	Johnstones Property and Development Consultants on behalf of Mr Richard Southway
10	'Project Pinewood' site, Iver Heath	40ha	Adjacent to Iver Heath which has a reasonable range of facilities and services, but poor access to public transport. Suggested uses include permanent film sets, 2,000 new dwellings, 500 new jobs & community facilities.	DTZ on behalf of Pinewood Shepperton PLC
11	Land at Iver Heath Fields, east of Iver Heath	14ha	Adjacent to Iver Heath which has a reasonable range of facilities and services, but poor access to public transport. Principal constraints are access into the site and its proximity to the M25.	South Bucks District Council

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12	Land west of Iver Heath, north west of A412	1ha	Adjacent to Iver Heath which has a reasonable range of facilities and services, but poor access to public transport. Relatively close to the village facilities that are available.	Arnold Design Associates on behalf of Mr Johal
13	Land at Approach Road, adjacent to Taplow Station	7ha	Close to Burnham which has a very good range of shops, facilities and services, and good public transport accessibility. The principal constraint is the distance of the site from these facilities and services. The site does have very good access to Taplow Station.	Barton Willmore, on behalf of Licensed Trade Charity
14	Land south of Farnham Royal	6ha	Adjacent to Farnham Royal which has a limited range of local facilities and services, but moderately good access to public transport. Constraints include the limited availability of local services and facilities, and the likely impact of development on settlement coalescence.	R Watkins and Consortium
15	All Souls Farm, Wexham Park Lane, near Slough	47ha	Adjacent to Slough which has a very wide range of shops, facilities, services and job opportunities. Suggested uses include housing, employment, community infrastructure & open space. Constraints include the limited availability of local services and the likely impact of development on settlement coalescence.	Gerald Eve (previously First City) on behalf of Tarmac Ltd
16	Land west of Swallow Street, Iver Heath	3ha	Adjacent to Iver Heath which has a reasonable range of facilities and services, but poor access to public transport. The Alpha Garden centre part of the site is brownfield.	Cooper Environmental Planning (Nursery Land) and Mr Rule - additional and to the south
17	Masons Farm, George Green	11ha	Adjacent to George Green which has a poor range of facilities and services and poor access to public transport. Constraints include the existing agricultural land quality, flood risk and the limited availability of local services.	UK Land Investments
18	Land at Langley Park Road, Shreding Green	9ha	Adjacent to Shreding Green. The principal constraint is the very poor access to existing facilities and services.	DTZ on behalf of Buckingham Place Developments
19	Land at Mansion Lane, near Shreding Green	4ha	Near Shreding Green. The principal constraint is the very poor access to existing facilities and services.	Davies and Co. on behalf W E Wingrove and Sons

	Site	Size	Principal Issues / Comments	Promoter
20	Land at Leacroft Road, Iver	1ha	Adjacent to Iver Village which has a reasonable range of facilities and services, and fair access to public transport. The site is relatively distant from the Village Centre.	Davies and Co. on behalf of W H Baker
21	Land rear of Barnes Way and Crossfields, Iver	2ha	Adjacent to Iver Village which has a reasonable range of facilities and services, and fair access to public transport. The site is relatively close to the employment opportunities on the Ridgeway Trading Estate, although this proximity could also create amenity issues.	Elite Homes
22	Land west of Richings Park	6ha	Adjacent to Richings Park which has a poor range of facilities and services, but good rail access. Constraints include the existing agricultural land quality and the limited availability of local services.	UK Land Investments / Elite Homes
23	Fourells Paddock	4ha	Adjacent to Richings Park which has a poor range of facilities and services, but good rail access. Constraints include the existing agricultural land quality and the limited availability of local services.	Individual
24	Aggregate Industries site, Thorney Mill Road	8ha	Adjacent to West Drayton in the London Borough of Hillingdon. The total site extends to 16 ha, with about 8 ha in South Bucks and 8 ha in Hillingdon. Suggested uses for the South Bucks part of the site 150 new dwellings and about 4 ha of employment land. Constraints include the nearby Nature Reserve, contamination, flood risk and the safeguarding of the site in the Minerals & Waste LDF as a rail depot site.	Aggregate Industries UK

### Strategic Sites

	Site	Size	Principal Issues / Comments	Promoter
25	Wilton Park, Beaconsfield	38ha	Located close to Beaconsfield, which has a good range of facilities and services. Anticipated that the Ministry of Defence will vacate the site during the Plan period, providing the opportunity for a comprehensive redevelopment of this previously developed site. Although in the Green Belt, part of the site is identified as a Major Developed Site.	GVA Grimley on behalf of Defence Estates

26	Mill Lane, Taplow	19ha	Green Belt site near Taplow, adjacent to the River Thames. It includes a range of established uses on previously developed land, including the former Paper Mill itself. Development constraints include highway limitations, flood risk and the sensitive local built and natural environment. Redevelopment of this area would help regenerate the area.	Hunter Page on behalf of Watchword
27	Court Lane, Iver	6ha	Existing industrial area to the south east of Iver Village. Located in the Green Belt and Colne Valley Park, the use of this site has intensified in recent years, generating a large number of HGV movements. Appropriate redevelopment (for uses not generating a large number of HGV movements) would help address the issue of HGV movements through Iver Village and Richings Park.	Nicholas Taylor Associates on behalf of Chrisfy's Limited

### Employment and Retail Sites (Previously Proposed)

	Site	Size	Principal Issues / Comments	Promoter
28	Bishop Centre, Burnham	5ha	Within the existing built-up area of Burnham (in Taplow Parish). The Bishop Centre is the only out of town shopping centre in the District. It is now beginning to age, and could be upgraded within the Plan period. Issues include access onto the already congested A4, and the potential impact any redevelopment would have on Burnham Town Centre.	Savills on behalf of LS Taplow Ltd
29	Land north of Pinewood Studios	9ha	Area put forward as a possible long-term expansion area for Pinewood Shepperton Studios. The land is in the Green Belt and Colne Valley Park. Clarification is being sought on the relationship between this land and the area proposed for development of Project Pinewood.	DTZ on behalf of Pinewood Shepperton PLC
30	Uxbridge Business Park Extension	24ha	Green Belt site bounded by the A40, Grand Union Canal and District Boundary. There are flood risk issues and the site lies with the Colne Valley Park. Good road access, and relatively close to the facilities and services in Uxbridge.  A smaller area of land has also been proposed for a possible extension to the Uxbridge Business Park.	Maddox and Associates on behalf of Goodman International




## Sites Proposed in response to Core Strategy Emerging Approach Consultation

These sites have not yet been subject to any form of appraisal. The new sites will need to be assessed alongside the previously proposed sites, prior to publication of the Core Strategy (March 2010).

	Site	Size	Promoter
31	Richings Park Golf and Country Club, Iver	92ha	Audley Plan on behalf of Richings Park Golf and Country Park
32	National Grid, Mill Lane	2ha	Planning Perspectives on behalf of National Grid Property Holdings Limited
33	Stoke House, Grays Park Road, Stoke Poges	2ha	First Plan on behalf of Legal and General Property Ltd
34	Land South of Iver (Kebbell Homes)	47ha	Maze Planning on behalf of Kebbell Homes
35	Dell Cottage, Church Road, Farnham Road	0.3ha	Robin Bretherick Associates on behalf of Parkwood Management Ltd
36	The Dell, Church Road, Farnham Road	1ha	Robin Bretherick Associates on behalf of Parkwood Management Ltd
37	Huntercombe Lane, Taplow	5ha	King Sturge on behalf of Wyeth Pharmaceuticals
38	Land east of Sutton Lane	1ha	West Waddy ADP on behalf of Rayner Family Trust
39	Land east of Sutton Lane (proposed for exclusion from the Green Belt)	4ha	West Waddy ADP on behalf of Rayner Family Trust
40	Taplow Sports Ground (new area)	1ha	Barton Willmore, on behalf of Licensed Trade Charity
41	Uxbridge Business Park (proposed small extension and removal of Park from GB)	9ha	Maddox and Associates on behalf of Goodman International
42	Land at Oldfields	40 ha	Smiths Gore on behalf of the Portman Burley Estate
43	Project Pinewood site, Iver Heath (amended area)	46ha	DTZ on behalf of Pinewood Shepperton PLC
44	Land at Tatling End	4ha	Farmglade Limited
45	Land off Long Bottom Lane, Beaconsfield	11ha	Farmglade Limited
46	Grove Farm, Middle Green	7ha	Barton Willmore on behalf of PJSA
47	Farnham Royal Cricket Club Grounds	2ha	Hives Planning Ltd on behalf of The Oxford Diocesan Board of Finance
48	Land between A40 and Wilton Park	11ha	Hallettec Environmental on behalf of Equity International
49	The Elms & Dingle, Blackpond Lane	1ha	Individual
50	Tudors, Wood Lane Iver Heath	1.5ha	Individual
51	SGT Site, Institute Road, Taplow	1ha	Michael Williams Planning on behalf of SGT Motor Group

	Site	Size	Promoter
52	Land west of Wexham Street & adj. Nuffield Hospital	15ha	Individual
53	Land at and adjacent to Harrias House, Beaconsfield	5ha	Bidwells on behalf of the Hall Barn Estate
54	Marsh House, Marsh Lane, Taplow	1.3ha	Individual

Sites put forward by Landowners and Developers.

-  District boundary
-  Major roads
-  Settlements

