

South Bucks District Council - Supplementary Statement on Core Policy 1

SBDC - Updated Housing Potential Statement - as at 1st April 2010

Introduction

1. There are a number of components of housing land supply.
2. With dwellings under construction and an assumed 5% non-implementation allowance on the outstanding planning permissions - the Council can demonstrate an 11.5 year supply of deliverable sites (see paragraph 2.1.3 of CD1/36). This fulfils the PPS3 requirement (paragraph 54) that planning authorities should be able to identify specific deliverable sites to deliver housing in the first 5 years.
3. Together with the sites identified in the SHLAA (net, with sensitivity testing on development densities - see below), the Council can also fulfil the requirements of paragraph 55 of PPS3, which requires local planning authorities to identify specific, developable sites for years 6-10 and, where possible, for years 11-15.
4. A revised Housing Trajectory showing this scenario is attached at **Appendix 1** of this Statement. To enable a direct comparison with the Housing Trajectory included at Appendix 5 of CD1/36, the revised Trajectory includes no allowance for windfall development, development on rural exception sites, or anticipated development on the Opportunity Sites (see below).

Housing Land Supply over the Plan Period

5. The following analysis is principally concerned with demonstrating the Council's ability to deliver the bottom end of the proposed housing range (2,200 units) in the period 2006-26.
6. The figures presented below mainly summarise previously submitted material - with the exception of some of the SHLAA figures, which were the subject of discussion at the Hearing Session on Core Policy 1 (10th November 2010).

Housing Land Supply - as at 1st April 2010

Completions

Total - 876 units

Under Construction

Total - 126 units

Outstanding Planning Permissions

Total - 896 units

Total (with 5% non implementation allowance) - 851 units
Total (with 10% non implementation allowance) - 806 units

SHLAA Potential

Gross yield from the remaining SHLAA sites (as at 1st April 2010) - 547 units (using the density assumptions in the SHLAA, CD2/01)

Net yield from the remaining SHLAA sites (as at 1st April 2010) - 443 units (using the density assumptions in the SHLAA, CD2/01)

With sensitivity testing (using lower density assumptions than in the SHLAA, refer to CD9/10 for details) -

Gross yield from the remaining SHLAA sites - 417 units

The net yield from the remaining SHLAA sites - 313 units

7. The contribution of completions and sites under construction is considered fixed (1,002 dwellings).
8. The contribution from outstanding planning permissions (with a 5% non-implementation allowance) is considered a conservative estimate, given the very low historic lapse rates (see Appendix 1, Council's Statement No.2, CD9/10). The historic trend of non-implementation rate is well below the assumed 5% (see Appendix 1 of CD9/10).
9. It is accepted that the current economic climate may result in delays in the implementation of permissions - but it is most unlikely that having secured a valuable planning permission, developers and landowners will allow such permissions to lapse. They will almost certainly either start work, or renew their permission. The Council does not consider that the amendments to PPS3 will facilitate refusal of previously acceptable schemes involving redevelopment of an existing dwelling (or dwellings) and related back garden land, or development on back garden land alone (see CD11/02).
10. The net yield from the SHLAA sites is 443 units, or 313 units with the development densities used for the sensitivity testing (see **Appendix 2**). The separate Supplementary Paper submitted by the Council (CD11/10), provides evidence in support of the development densities used in the SHLAA Report (CD2/01) - when read alongside the then current guidance in PPS3: Housing - which prescribed a national indicative minimum of 30 dwellings per hectare and the South East Plan - which includes a regional average development density target of 40 dwellings per hectare.
11. The Council considers the net yield from the identified SHLAA sites (with sensitivity testing) to be a conservative estimate of actual delivery from the identified sites over the Plan period. Importantly, the SHLAA inevitably underestimates the likely total housing yield from development sites within settlements excluded from the Green Belt (and in GB3 Settlements), over the Plan period.

12. The SHLAA does not identify any potential development sites under 0.1ha (see paragraph 2.12 of CD2/01). It is reasonable to assume that such sites will contribute to housing provision in South Bucks, over the Plan period. A conservative assumption is that such sites will deliver an additional 47 units over the Plan period¹. In 2009/10, 16 dwellings (net) were permitted on windfall sites under 0.1ha.
13. In addition, it is anticipated that sites over 0.1ha, but not currently identified in the SHLAA, will continue to contribute to housing provision in South Bucks. In 2009/10, 96 dwellings (net) were permitted on windfall sites over 0.1ha. Over 60% of the dwellings permitted in 2009/10 were on windfall sites (above and below the 0.1 ha threshold).
14. Furthermore, no allowance has been made to date in the housing land supply figures for any development on rural exceptions sites. For consistency with the assumptions used in arriving at the affordable dwellings target range (350-500 units), it can be reasonably assumed that a minimum of 20 units will be delivered on rural exception sites over the Plan period.
15. The housing land supply figures presented above, take no account of any development on the Opportunity Sites. Whilst not reliant on the Wilton Park and Mill Lane site to deliver the bottom end of the proposed dwelling range (2,200 units), the Council anticipates these sites coming forward for development over the Plan period.

Conclusion

16. The Council is able to fulfil the requirements of PPS3: Housing - having identified specific, deliverable sites to deliver housing in the first 5 years, and specific, developable sites for years 6-10 and 11-15.
17. The Council is also very confident of delivering at least 2,200 dwellings over the Plan period (2006-26). This position is supported by the evidence base - particularly when account is taken of windfall development, development on rural exception sites, and the development likely on the Opportunity Sites.
18. As at 1st April 2010 (just four years into the Plan period) 1,002 dwellings had been completed or were under construction (46% of the bottom end of the dwelling range). In addition, outstanding planning permissions (with a 5% non-implementation allowance) totalled 851 units. Completions, under construction and outstanding permissions, as at 1st April 2010, totalled 1,853 units (over 84% of the lower end of the dwelling range proposed over the Plan period).

¹ See paragraph 2.12 CD2/01. Figure based on 15% of 313 units (net SHLAA sites with sensitivity testing)

19. In addition, approximately 443 units could be delivered from the SHLAA sites (or 313 units, based on the lower densities used in the sensitivity testing exercise).
20. In the very unlikely event that, at some point in the future, the housing trajectory indicated that the Council was unlikely to deliver at least 2,200 dwellings - there is plenty of time remaining in the Plan period to take corrective action.
21. Finally, should the Inspector have any concern at all that the Council might be unable to deliver 2,200 dwellings over the Plan period, we respectfully suggest that the appropriate response would be to amend the dwelling range to, for example, 2,100-2,800 dwellings over the Plan period. Such an approach would be wholly in keeping with the capacity led approach adopted in the South East Plan (for South Bucks), and in preparation of the South Bucks Core Strategy. Furthermore, such a range would still comfortably exceed the final South East Plan housing requirement of 1,880 units.

Appendix 1 - Amended Housing Trajectory²

South Bucks District Housing Land Supply Trajectory

	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL
Past Completions - All Sites (net)	195	378	194	109																	876
Projected Supply - Extant Planning Permissions					176	176	176	176	176	13	13	13	13	13	5	5	5	5	5	5	975
Projected Supply - sites in the SHLAA					33	33	33	33	33	14	14	14	14	14	13	13	13	13	13	13	313
Total Projected Completions (net)					209	209	209	209	209	27	27	27	27	27	18	18	18	18	18	18	1288
Cumulative Completions	195	573	767	876	1085	1294	1503	1712	1921	1948	1975	2002	2029	2056	2074	2092	2110	2128	2146	2164	2164
PLAN - Annual Housing Target - Core Strategy (lower range)	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	2200
PLAN - Annual Housing Target - Core Strategy (upper range)	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	2800
PLAN - Cumulative Housing Supply (lower range)	110	220	330	440	550	660	770	880	990	1100	1210	1320	1430	1540	1650	1760	1870	1980	2090	2200	2200
PLAN - Cumulative Housing Supply (upper range)	140	280	420	560	700	840	980	1120	1260	1400	1540	1680	1820	1960	2100	2240	2380	2520	2660	2800	2800
MONITOR - Number of dwellings above or below housing target (lower range)	85	353	437	436	535	634	733	832	931	848	765	682	599	516	424	332	240	148	56	-36	
MONITOR - Number of dwellings above or below housing target (upper range)	55	293	347	316	385	454	523	592	661	548	435	322	209	96	-26	-148	-270	-392	-514	-636	
MANAGE - Annual target taking account of past/projected completions (lower range)	110	106	90	84	83	74	65	54	41	25	25	25	25	24	24	25	27	30	36	54	
MANAGE - Annual target taking account of past/projected completions (upper range)	140	137	124	120	120	114	108	100	91	80	85	92	100	110	124	145	177	230	336	654	

² Trajectory with net SHLAA figures, using sensitivity testing development densities. No allowance made for windfall development, development on Rural Exception Sites or development on the Opportunity Sites.

Appendix 2 - Net SHLAA Site Yields, with Sensitivity Testing

SHLAA Sites (Table 7 of the SHLAA report, with figures updated as at 1 st April 2010)														
SHLAA ID	Site Address	Existing Use	Site Size (ha)	Net Developable Area (ha)	Access	Number of dwellings to be demolished	Opportunity	Density assumption	Time Frame (Years)			New Density Assumption	New Yield	Net Yield (with the reduction on the number of houses to be demolished)
									Deliverable 0-5	Developable 6-10	Developable 11-15+			
Beaconsfield														
BEA02	39 Walkwood Rise and 6 Walkwood End	Residential and back gardens	0.37	0.26	Use existing access	2	Suitable - sizeable site with good opportunity for intensification	35			9	25	7	5
BEA04	Land rear of 7 Woodside Road & 2-4 Woodside Close	Back gardens	0.5	0.35	Access from Woodside Close	0	Part Suitable - heavily wooded area may restrict development	35			12	25	9	9
BEA05	Land rear of 1-3 One Tree Lane	Back Gardens	0.35	0.25	Using existing access from One Tree Lane	0	Suitable - precedent set on adjoining land	35			9	25	6	6
BEA08	86 Holtspur Top Lane and Land at 82 and 84 Holtspur Top Lane	Existing dwelling and back garden	0.82	0.57	Possible use of existing access to 86 Holtspur Top Lane	1	Suitable - careful planning will be required to maximise site potential	35			20	25	14	13
BEA10	3 North Drive	Existing dwelling and back garden	0.1	0.10	From North Drive or Cherry Tree Lane	1	Suitable -small site with good development potential. Neighbouring properties have been redeveloped.	35		4		25	3	2
BEA12	Orchard Dale, Byways, Frogmead and Kimble,	Dwellings with large gardens	0.6	0.42	Existing access from Gregories Farm Road	4	Suitable - No huge development constraints with	45			19	35	15	11

	Gregories Farm Road						opportunity for intensification							
BEA15	26-28A Grove Road	Dwellings with large gardens	0.48	0.34	Existing access from Grove Road	3	Suitable - No huge development constraints with opportunity for intensification	45			15	35	12	9
BEA18	53a & 55 Candlemas Lane	Royal British Legion Club and Dwelling with garden	0.28	0.28	Existing access from Candlemas Lane	1	Suitable - No apparent development constraints with opportunity for intensification	35		10		25	7	6
BEA19	5-7 One Tree Lane	Dwellings with gardens	0.55	0.39	Existing access from One Tree Lane	3	Suitable - No apparent development constraints with opportunity for intensification	35			14	25	10	7
Burnham														
BUR06	20 & 21 Barrs Road	Existing dwellings and gardens	0.15	0.15	Existing access from Barr Road	2	Suitable - similar development taken place at end of cul-de-sac	35		5		25	4	2
BUR07	The Orchards, Lent Green	Existing dwelling with garden	0.2	0.16	Existing access from Lent Green	1	Suitable - redevelopment has take place at adjoining property. Only one landowner.	35	6			25	4	3
BUR08	234 & 236 Windsor Lane	Existing dwelling with garden	0.2	0.16	Existing access from Windsor Lane	2	Suitable - No huge development constraints with opportunity for intensification	45		7		35	6	4
BUR10	19 & 19a Green Lane	Existing dwellings with gardens	0.3	0.24	Existing access from Green Lane	2	Suitable - recent permission for 3 dwellings on adjoining land.	35		8		25	6	4

BUR11	34 Pink Lane	Existing dwelling in gardens	0.23	0.18	Existing access from Pink Lane	1	Suitable - Old cottage on large plot, an anachronism in present location.	35	6			25	5	4
BUR15	Garages behind 20 Grenville Close	Underused garages	0.13	0.13	From Grenville Close	0	Suitable - No apparent development constraints, efficient use of underused land	35		5		25	3	3
Denham														
DEN01	Garages rear of St Mary's Road	Garages	0.14	0.14	Existing access from St Mary's Road	0	Suitable - No apparent development constraints, efficient use of underused land	35		5		25	4	4
DEN04	Garaging rear of 12-18 Savay Close, Denham Green	Underused garages	0.15	0.12	From Savay Close	0	Suitable - but nearby environmental constraints may restrict development, efficient use of underused land	35			4	25	3	3
DEN14	Denham House, Village Road	Existing dwelling and garden	0.39	0.31	Existing access from Village Road	1	Suitable - No huge development constraints with good opportunity for intensification	20	6			20	6	5
DEN15	The Homestead, Redroof, Hill Crest and Woodside at Old Amersham Road	Existing dwellings with gardens	0.27	0.27	Existing access from A40 and Old Amersham Road	2	Suitable - No apparent development constraints with opportunity for intensification	20		5		20	5	3
DEN16	The Gardens, Pinstone Way	Residential	0.16	0.16	Existing access from A40 and Pinstone Way	1	Suitable - No apparent development constraints with	20	3			20	3	2

							opportunity for intensification							
Farnham Royal & Farnham Common														
FAR02	Alderly Cottage, Collinswood Road & Two chimneys, Christmas Lane	Existing dwellings with gardens	0.32	0.32	From Christmas Lane	2	Suitable - neighbouring land recently redeveloped for 40 flats.	35		11		25	8	6
FAR05	Fold Cottage & Linden Lea, Victoria Road	Existing dwellings with gardens	0.2	0.20	Victoria Road or Beaconsfield if garage site is redeveloped.	2	Suitable - adjoining land has re-development proposals	35		7		25	5	3
FAR06	Idlewood and Ty Gwyn, Beaconsfield Road	Existing dwellings with back gardens	0.25	0.20	Existing access from Beaconsfield Road	2	Suitable - No apparent development constraints with opportunity for intensification	35		7		25	5	3
FAR07	12 Scotlands Drive and land rear of the Small House, Hawthorn Lane	Existing dwelling with back garden	0.3	0.24	Existing access from Scotlands Drive	1	Suitable - No apparent development constraints with opportunity for intensification	35		8		25	6	5
FAR08	The Old Orchard and Forest View, Hawthorn lane; land rear of Robinscroft and Belmont, Blackpond Lane	Existing dwellings with back garden	0.5	0.40	Existing access from Blackpond Lane	2	Suitable - No apparent development constraints with opportunity for intensification	35			14	25	10	8
FAR09	Stony Stack and The Larches, Blackpond Lane	Existing dwellings with back garden	0.35	0.28	Existing access from Hawthorn Lane	2	Suitable - No apparent development constraints with opportunity for intensification	35		10		25	7	5

FAR10	Perrywood, Kadima Place and White Lodge, Blackpond Lane	Existing dwellings with back garden	0.65	0.52	Existing access from Blackpond Lane	3	Suitable - No apparent development constraints with opportunity for intensification	35			18	25	13	10
George Green														
GEO01	Land at Elizabeth Cottage, George Green Road	Existing dwelling with garden	0.15	0.12	Extension of access through Thorn Drive	1	Suitable - No huge development constraints, need to respect the listed building at the front	20		2		20	2	1
GEO02	Sunnybrook & Kismet, George Green Road	Existing dwellings with gardens	0.22	0.22	From George Green Road, through an unpaved uneven access road	2	Suitable - No apparent development constraints with good opportunity for intensification	20		4		20	4	2
Gerrards Cross														
GX01	6 & 14 South Park Drive and White House, Lower Road	Existing dwellings with gardens	0.28	0.28	From South Park Drive	3	Suitable - attractive location with good potential for redevelopment	35			10	25	7	4
GX04	Land to rear of 33,35,37,& 39 Bulstrode Way	Back Gardens	0.6	0.48	From Bulstrode way. Access through existing private driveway?	0	Suitable - attractive, central location.	45			19	35	17	17
GX05	Land to rear 71,73 & 75 Dukes Wood Drive	Back Gardens	0.12	0.10	From Coombe Vale	0	Suitable	35			4	25	3	3
GX08	Kingsclere & Acarsaid, Dukes Wood Drive	Existing dwellings with back garden	0.4	0.32	Existing access from Dukes Wood Drive	2	Suitable - No huge development constraints with opportunity for intensification	35		11		25	8	6
Hedgerley Hill														

HED01	Orchard House, Wood End Cottage, The Bramblings and The Garden Cottage, end of Elkins Road	Residential and back gardens	1	0.70	Existing access from Elkins Road	4	Suitable - No huge development constraints and a significant size site for area	20			14	20	14	10
HED02	Woodcrest, Gregory Road	Residential	0.1	0.08	Existing access from Hedgerley Hill or Gregory Road	1	Suitable - No huge development constraints with opportunity for intensification	20	2			20	2	1
HED03	Tree Tops, Gregory Road	Residential	0.2	0.16	Existing access from Gregory Road	1	Suitable - No huge development constraints with opportunity for intensification	20	3			20	3	2
HED04	Old Stock Cottage	Residential	0.12	0.12	Existing access from an unpaved road off Hedgerley Hill	1	Suitable - No apparent development constraints with opportunity for intensification	20		2		20	2	1
HED05	5 & 6 Longfield	Existing dwellings with gardens	0.13	0.13	Existing access from Longfield	2	Suitable - No apparent development constraints with opportunity for intensification	20		3		20	3	1
Iver Heath														
IVE01	Land rear of 14 & 15 Rostrevor Gardens	Scrubland	0.1	0.10	Construction of access needed from Trewarden Avenue	0	Suitable - planning granted on mirror image site for 4 dwellings.	35		4		25	3	3
IVE02	Land rear of 61 & 63 Swallowdale	Back Gardens	0.2	0.20	Construction of access from Swallowdale, possible from garage courtyard	0	Suitable - would be best linked to garage courtyard redevelopment	35			7	25	5	5

IVE07	Land rear of 199-201 The Parkway	Existing dwellings with back garden	0.35	0.28	Existing access through The Parkway	0	Suitable - No huge development constraints with opportunity for intensification	35			10	25	7	7
IVE15	Garage courtyard to rear of 65-71 Swallowdale, Iver Heath	Underused garages	0.1	0.10	very narrow access from Swallowdale, need widening	0	Suitable - No apparent development constraints, efficient use of underused land	35			4	25	3	3
Iver Village														
IVE04	Land rear of Chinthurst & Remuera on Love Lane	Back Gardens	0.1	0.10	Construction of access from Stonecroft Avenue	0	Suitable - planning granted for intensification at adjoining site.	35			4	25	3	3
IVE10	37 & 38 Colne Orchard	Residential dwellings and back gardens	0.13	0.10	Existing access from Colne Orchard	2	Suitable - No huge development constraints with opportunity for intensification	35		4		25	3	1
IVE11	15-18 Victoria Crescent	Residential dwellings and back gardens	0.27	0.27	Existing access from Victoria Crescent	4	Suitable - No apparent development constraints with opportunity for intensification	35			10	25	7	3
Richings Park														
RP01	Land rear of 15,17,19 & 21 Syke Cluan and land rear of 1-13 maybe required for access	Back Gardens	0.35	0.35	2 options for access: - through new development at adjoining properties - from Bathurst Gardens but requires complicated land assembly	0	Suitable - access may present a problem.	35			12	25	9	9
Stoke Poges														

SP01	Land to rear of The Dog and Pot pub, Rogers Lane	Greenfield	0.22	0.22	Access would need to be through pub car park off Rogers Lane	0	Suitable	35		8		25	6	6
SP02	30 & 31 Penn Meadow and land to rear and side.	Existing dwellings, gardens and scrubland	0.28	0.28	Access from Penn Meadow	2	Suitable	35		10		25	7	5
SP05	Edzell, Stoke Court Drive	Residential dwellings and back gardens	0.35	0.35	Existing access from Stoke Court Drive	1	Suitable - No apparent development constraints with opportunity for intensification	35	12			25	9	8
SP06	29-30 Freemans Close	Residential dwelling and back garden	0.27	0.21	Existing access from Freemans Close	2	Suitable - No huge development constraints with opportunity for intensification	35		7		25	5	3
Wexham Park Lane														
WEX01	Land at Amberley, Acorns and Red Chimneys, Church Lane	Existing dwellings with gardens	0.26	0.20	Extension of access through the road to Nelaston House or the road to Cleath	0	Suitable - No huge development constraints with good opportunity for intensification	20			4	20	4	4
WEX02	3 & 4 Valley End and 5 & 6 Church Grove	Existing dwellings with gardens	0.4	0.32	Extension of access through Valley End	0	Suitable - No huge development constraints with good opportunity for intensification	20			6	20	6	6
						69		Total	38	132	253		328	259
											423			

SHLAA sites with previous refusal (Table 8 of the SHLAA report, with figures updated as at 1st April 2010)

SHLAA ID	Planning Applications	Site Address	Existing Use	Site Size (ha)	Net Developable Area (ha)	Proposed capacity	Number of dwellings to be demolished	Access	Density Assumption	Time Frame (Years)			New Density Assumption	New Yield	Net Yield (with the reduction on the number of houses to be demolished)
										Deliverable 0-5	Developable 6-10	Developable 11-15+			
Beaconsfield															
BEA21	06/01766/FUL	169-175 Cherry Tree Road, Beaconsfield	Residential	0.47	0.33	13 houses	4	Existing access from Cherry Tree Road	35	12			25	8	4
BEA22	07/01316/FUL, 07/02397/FUL for 4 houses + 8 flats - withdrawn	6, 8 & 10 Holtspur Top Lane, Beaconsfield	Residential	0.2	0.2	3 houses + 11 flats	3	Existing access from Holtspur Top Lane	45	9			35	7	4
BEA23	07/02008/OUT	11 & 15 Sandelwoods End, Beaconsfield	Residential	0.23	0.16	2 houses + 5 flats	2	Existing access from Sandelwood End	35	6			25	4	2
BEA24	07/02066/FUL, 08/00802/FUL	2-4 Burgess Wood Road South, Beaconsfield	Residential	0.21	0.15	14 flats	2	Existing access from Burgess Wood Road South	35	5			25	4	2
BEA26	09/01065/FUL	1 Blyton Close, Beaconsfield	Residential	0.17	0.12	6 flats	1	Existing access from Blyton Close or Penn Road	35	4			25	3	2

BEA27	08/00253/ OUT	44 Gregories Road, Beaconsfiel d	Residential	0.11	0.09	5 flats	1	Existing access from Gregories Road	45	4			35	3	2
Burnham															
BUR09	08/00140/F UL	19 & 21 Lincoln Hatch Lane, Burnham	Residential	0.13	0.09	4 houses	2	Existing Access from Lincoln Hatch Lane	45	4			35	3	1
BUR13	05/00806/F UL	586 and 588 Bath Road	Residential	0.2	0.16	14 flats	2	Existing access from Bath Road	35	6			25	4	2
Farnham Common															
FAR13	07/02226 /FUL	Dippingwell Lodge, Red Gables and Long Gables, Rosewood Way, Farnham Common	Residential	0.29	0.29	4 houses + 10 flats	3	Existing Access from Rosewood Way	35	10			25	7	4
Gerrards Cross															
GX12	08/00073 /FUL, 08/01551 /FUL	20-22 South Park View, Gerrards Cross	Residential	0.32	0.32	14 flats	2	Existing access from South Park View	35	11			25	8	6
GX14	08/00726 /FUL, 08/01356 /FUL	12 South Park Crescent, Gerrards Cross	Residential	0.22	0.18	7 flats	1	Existing access from South Park Crescent	45	8			35	6	5

GX15	08/00976 /FUL	Misbourne, 31 Oak End Way	Residential	0.13	0.1	12 flats	1	Existing access from Oak End Way	35	4			25	3	2
GX16	08/01047 /OUT, 09/00390 /OUT	Beechlawn, 113 Packhorse Road, Gerrards Cross	Residential	0.14	0.11	9 flats	1	Existing access from Packhorse Road	35	4			25	3	2
GX17	08/01021 /FUL	17-19 South Park View, Gerrards Cross	Residential	0.32	0.32	9 houses	2	Existing access from South Park View	35	11			25	8	6
Iver Heath															
IVE12	08/00628 /FUL	Alpha And Cadova, Church Road, Iver Heath	Residential	0.16	0.13	12 flats	2	Existing access from Church Road	35	5			25	3	1
IVE13	07/01642 /FUL, 08/01932 /OUT	St Margaret & Norwood, Bangors Road North	Residential	0.16	0.16	6 houses	2	Existing access from Bangors Road North	35	6			25	4	2
Richings Park															
RP04	08/00529 /FUL, 10/00354 /FUL	32 North Park, Iver	Residential	0.23	0.23	8 flats	1	Existing access from North Park	35	8			25	6	5
RP05	07/02312 /FUL	17, 19 & 21 Bathurst Walk, Iver	Residential	0.2	0.2	19 flats	3	Existing access from Bathurst Walk	35	7			25	5	2
							35		Total	124				89	54