



South Bucks District Council Annual Monitoring Report

Part 2 Technical Appendices 2009/10

December 2010



South Bucks
District Council

South Bucks District Council AMR 2009/10 Technical Appendices

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Annex 1 Housing Provision in South Bucks 2009-10

Introduction

This annex supplements the AMR's housing indicators, most of which have been monitored since 2001. The data in this document relates to the period between 1st April 2009 and 31st March 2010.

Housing Data Analysis

In 2009/10, planning permission was granted for 177 net new¹ dwellings. The analysis contained in this report looks at the number and make up of the dwellings being provided in South Bucks at the present time and compares this to the guidance set out in PPS 3.

Total Numbers of Dwellings Coming Forward:-

At 31 March 2010:

- i) there were extant consents for development of 897 dwellings (net) where construction has not yet started.
- ii) a further 126 dwellings (net) were under construction.
- iii) 109 dwellings (net) were completed during the monitoring year, i.e. between 1st April 2009 and 31st March 2010.

It should be noted that developments such as replacement dwellings (i.e. where there is no net increase) have been excluded from these figures. A list of all outstanding planning permissions (which includes consents relating to developments not started as well as those under construction) is included at Appendix A, page 10.

The number of dwellings completed this year is considerably lower than last year; this could be partly attributed to the economic slowdown which has been experienced nationally. However, the level of completion has still met the average minimum annual requirement (110 dwellings per annum) set for the District in the Submission South Bucks Core Strategy². Schemes completed this year are mainly smaller scale developments, with only 4 developments of over 10 dwellings. They included: 11 net dwellings at Candlemas Lane and 12 net dwellings at Station Road, Beaconsfield; the phase 3 of Denham Garden Village with 35 net dwellings; and 30 net dwellings at Bells Hill, Stoke Poges.

Detailed Breakdown of Dwelling Types Coming Forward

Dwelling size

Table 1 below shows new permitted dwellings by size (bedroom number)³. These figures include only consents or additions to consents which were first issued between 1st April 2009 and 31st March 2010 and also where they would result in a net gain in the stock of dwellings in the District. This data does not include those outline consents where information relating to the number of bedrooms was not submitted as part of the applications.

¹ A new permission is the permission for development or additional development of a site which was granted during the monitoring year and where no extant permission exists (i.e. excludes renewals of permission and reserved matters permissions).

² The Core Strategy makes provision for between 2,200 and 2,800 new dwellings in the period 2006-26, an average of 110-140 dwellings per year.

³ These figures are gross and not net figures.

	Number of bedrooms			
	1	2	3	4+
New Dwellings Permitted	54	78	31	47
Comparison of % Totals 1999-2010				
Total % for 2009 - 2010	25.7	37.1	14.8	22.4
Total % for 2008 - 2009	17.6	48.5	7.7	26.2
Total % for 2007 - 2008	8.0	40.1	14.1	37.8
Total % for 2006 - 2007	7.4	49.7	23.5	19.4
Total % for 2005 - 2006	5.2	60.9	14.8	19.1
Total % for 2004 - 2005	13.1	53.2	17.0	16.7
Total % for 2003 - 2004	18.5	48.0	11.8	21.7
Total % for 2002 - 2003	16.9	49.7	15.3	18.1
Total % for 2001 - 2002	15	46	5	34
Total % for 2000 - 2001	23	29	18	30
Total % for 1999 - 2000	14	11	24	51

Table 1: Dwelling Size by Bedroom Number (gross figures)

The proportion of 1 bed dwellings has increased for the fourth consecutive year, whilst the proportion of 2 bedroom dwellings decreased compared to last year. The proportion of 3 bedroom dwellings increased significantly while the proportion of 4 and more bedroom dwellings reduced slightly.

Affordable Housing

During the year 2009/10, there were 46 gross affordable units completed. These include: 11 units at the site of former fire station and council depot, Beaconsfield; 21 units at Denham Garden Village (Phase 3); 5 units at garages south west of 19 Colne Orchard, Iver and 9 units at Bells Hill Village Centre, Stoke Poges. There was a net loss of 26 affordable units overall, due to demolitions at Denham Garden Village (Phase 3).

At 31st March 2010 there was a gross stock of outstanding planning permissions for 155 affordable units secured through Section 106 planning obligations or planning conditions.

Relatively low numbers of new affordable dwellings tend to come forward annually due to the majority of housing sites in the District being relatively small and consequently falling below the threshold size of 15 dwellings on which the Council will seek an element of 20% affordable housing in the current adopted Local Plan. The Submission Core Strategy proposes that at least 40% of all dwellings in schemes of 5 units and above, or on sites of 0.16 hectares and above should be affordable. This increase in the requirement will help to address the current shortage of affordable housing units being delivered.

Previously Developed Land

PPS3 states that the national annual target is that at least 60% of new housing should be provided on previously developed land (PDL). Performance indicators are calculated on the basis of development completed on previously developed land within a particular monitoring year. Taking account of all dwellings completed between 1st April 2009 and 31st March 2010, all (100%) of completions were provided on PDL. The figure was calculated based on the

previous PPS 3 definition applicable to the monitoring period 2009-10 in which private residential gardens were classified as PDL.

About 87% of the District is designated as Green Belt. The Green Belt constraints have ensured that the vast majority of new housing built in the district takes place within the settlements excluded from the Green Belt, with a vast majority on “back garden land”. On 9 June 2010, an updated PPS 3 was issued and the definition of PDL in Annex B was amended to exclude private residential gardens. With the change of PDL definition, it is anticipated that the percentage of new dwellings completed on PDL in the future will be considerably lower due to the nature of development sites in the District.

Windfall Sites

The District has historically experienced high levels of windfall sites. The high proportion of unidentified sites within the District can be attributed to a number of factors:-

- strong development pressures and high demand for housing due to the District’s location and attractive environment
- the historical pattern of development in the District which provides opportunities for infill development, whilst protecting the Green Belt
- no remaining allocated sites from the 1999 Local Plan and no strategic allocations proposed in the Core Strategy.

In previous AMRs, windfall sites data were monitored and categorised according to the site size. The Strategic Housing Land Availability Assessment 2009 identified potential sites which are suitable, available and achievable for housing development up to 2026. The monitoring data on windfall sites has therefore been amended to reflect more closely the SHLAA findings and the Critical Success Factors in the Core Strategy from this monitoring year onwards.

Settlement Hierarchy		Permitted Dwellings on Sites Identified in the SHLAA	Windfall Dwellings (sites not identified in the SHLAA)	Total
Principal Settlements	Beaconsfield	0	53	53
	Gerrards Cross	23	19	42
	Burnham	2	22	24
Secondary Settlements		40	10	50
Tertiary Settlements		0	5	5
Rural Settlements		0	0	0
Others (in Green Belt)		0	3	3
Opportunity Sites		0	0	0
Totals		65	112	177

Table 2: The Nature of Planning Permissions Granted in 2009/10

For the purposes of this category, new windfall sites are those sites which have not been formally identified in the SHLAA or any other sources and which have no previous planning permission for new dwellings on them (or net new increases in the capacity of outstanding sites). Consequently new windfall sites **do not** include:-

- (a) sites identified in the adopted Local Plan 1999 or in any Development Plan Documents
- (b) sites with an outstanding or recently expired planning permission
- (c) sites identified in the SHLAA
- (d) Opportunity Sites identified in the Core Strategy

Number of Dwelling Completions

This key statistic has been monitored since 1991/92 and this has enabled longer term trends to be observed. Table 3 below shows that completion rates were high in the 1990s which reflected a Structure Plan requirement of 180 dwellings per annum. Lower figures to 2004 reflected a reduced Structure Plan requirement from 2001 of just 60 dwellings per annum. Since 2004, figures were again high as the momentum set by the previous PPG3 for urban redevelopments took effect. Following a very high number of completions in 2007 - 08, the number of completions reduced significantly in 2008/09 and 2009/10. This is largely due to the economic downturn experienced nationally.

Year	Number of completions
1991 / 92	201
1992 / 93	349
1993 / 94	196
1994 / 95	188
1995 / 96	154
1996 / 97	109
1997 / 98	67
1998 / 99	155
1999 / 00	154
2000 / 01	95
2001 / 02	88
2002 / 03	91
2003 / 04	54
2004 / 05	171
2005 / 06	133
2006 / 07	195
2007 / 08	378
2008 / 09	194
2009 / 10	109

Table 3: Housing Completions 1991 - 2010

Housing Provision 2010 to 2026

The South East Plan (published and finalised in May 2009) sets out housing targets for the District (1,880 dwellings to be provided between 2006 and 2026 or 94 dwellings per annum). A higher housing target for the District is set out in the Submission Core Strategy Core Policy 1, and provision will be made for a net increase of 2,200 - 2,800 dwellings during the plan period 2006 to 2026.

Table 4 below shows the housing provision for the District from 2006-2026. The high completion figures since 2006 demonstrate that the District has delivered well above the annual target since the start of the plan period. As at 31 March 2010 there were outstanding permissions (including dwellings under construction) in place for 977 net dwellings (including a 5% non-implementation rate for outstanding permissions where construction is not commenced), which gives a housing land supply figure of 11.8 years (based on the residual annual target of 83

dwellings). The SHLAA (updated as at 1 April 2010 at Appendices G & H) demonstrates a potential additional supply of 443 net dwellings over the remaining plan period.

	Years 2006-2010	Years 1-5 (2011-2015)	Years 6-10 (2016-2020)	Years 11-15+ (2021-2026)	Total (2006-2026)
Housing Provision set in Core Strategy (lower range of the target)	440	550	550	660	2,200
Completions	876	-	-	-	876
Residual Requirement	-	415	130	82	
1) All sites with permission at 01.04.10 (including 5% non-implementation)	-	754	68	29	851
2) Sites under construction at 01.04.10	-	126	-	-	126
4) SHLAA sites	-	120	101	222	443
Total Housing Potential	876	1,000	169	251	2,296
Surplus	436	585	39	169	96

Table 4: Housing Provision 2010 - 2026

Housing Densities

The density of both new residential permissions and completed developments are monitored. Aggregate densities are given for all sites, for sites excluded from the Green Belt only, and for large and small sites.

Definitions

Densities referred to in this annex are **net dwelling densities** as defined in Annex B of PPS3. The site areas that have been recorded for residential developments reflect that definition. Site areas include access roads within sites, private garden space, car parking areas, incidental open space and landscaping and any children's play areas. They exclude major distributor roads, primary schools, open spaces serving a wider area and any significant landscape buffer strips.

Density of Completed Developments 2009/10

The aggregate net density of residential developments completed in the developed areas for 2009/10 is set out in Table 5 below. A table showing the density of the individual sites which were completed during the 2009/10 monitoring year is contained within Appendix B page 14. Aggregate density is measured by dividing the total number of units (gross) by the total area of the sites on which they are located.

Most planning permissions for residential development in the District are for small numbers of dwellings on infill sites. Such developments frequently reflect the prevailing densities of their surroundings, which in much of South Bucks District tend to be quite low. The Council has monitored separately the net densities of larger development sites, which for the purposes of this annex are taken to be developments of 10 dwellings or more. The density of all completed developments excluded from the Green Belt was also recorded.

	Aggregate Net Density (dwellings per hectare)
All completed developments	30.19
Completed developments excluded from the Green Belt	30.19
Completed developments of 10 dwellings or more	38.15
Completed developments of 9 dwellings or less	12.6

Table 5: Aggregate Net Densities of Completed Residential Developments 1 April 2009 - 31 March 2010

In PPS3 the Government indicates that Local Authorities should use land efficiently. The net density for completion on all sites was in line with the national indicative minimum as set out in the pre-June 2010 version of PPS3. Densities on the larger sites tend to be higher than those on smaller sites.

Density of New Permissions Granted in 2009/10

Between 1st April 2009 and 31st March 2010, a total of 211 new dwellings gross (177 net) were granted permission. Aggregate densities for new dwellings in developed areas are set out in Table 6 below. The net density for new permissions on most sites was relatively low, with the exception of sites where there were more than 10 dwellings granted. A breakdown of the densities of each of the new sites is provided in Appendix C page 15.

	Aggregate Net Density (dwellings per hectare)
All new permissions	27.77
New permissions excluded from the Green Belt	30.63
New permissions of 10 or more dwellings	33.96
New permissions of 9 or less dwellings	18.72

Table 6: Aggregate Net Density of New Residential Planning Permissions Granted 1st April 2009 - 31st March 2010

Trends in Density

Tables 7 below and 8 overleaf show Aggregate Net Densities of Completed Residential Developments and Aggregate Net Density of New Residential Planning Permissions in developed areas from 1st April 2001 to 31st March 2010 respectively.

	Aggregate Net Density								
	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10
Completions (excl green belt)	14.61	16.98	14.08	32.71	25.34	26.15	30.59	25.43	30.19
Completions of 10 or more dwellings	19.72	33.80	44.00	85.18	56.06	34.07	47.75	40.46	38.15

Figures apply to sites in the developed areas

Table 7: Aggregate Net Densities of Completed Residential Developments 1st April 2001 - 31st March 2010

	Aggregate Net Density								
	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10
New Permissions (excl green belt)	18.11	26.16	29.57	27.19	23.09	34.19	22.41	28.71	30.63
New Permissions of 10 or more dwellings	46.09	52.50	38.81	39.77	37.61	51.39	38.19	67.53	33.96

Figures apply to sites in the developed areas

Table 8: Aggregate Net Density of New Residential Planning Permissions Granted 1st April 2001 - 31st March 2010

SHLAA sites updates

A Strategy Housing Land Availability Assessment (SHLAA) was finished in late 2009. The assessment identified potential sites which are suitable, available and achievable for housing development in the Core Strategy plan period according to the SHLAA: Practice Guidance. Appendices E to H provide an update on the SHLAA sites, taking into account the housing monitoring data for year 2009/10.

Appendix A:

Outstanding Permissions for Housing Development

OUTSTANDING PLANNING PERMISSIONS As at 31 March 2010							Net gain In Units		Gross No. of Units Proposed	
							Market	Afford able	Market	Afford able
BEACONSFIELD										
07/02282/FUL	5 Penington Road		PDL		W	NYS	1	0	2	0
07/00061/FUL	Greenacres, 119 Station Road		PDL		W	NYS	10	0	11	0
08/01205/REM	Land at rear of 65/67 Tilsworth Road and fronting Butlers Court Road		PDL		W	UC	1	0	1	0
08/00063/OUT	Longfield, 4 One Tree Lane		PDL		W	NYS	2	0	3	0
10/00127/FUL	74 Ledborough Lane		PDL		PW	UC	1	0	2	0
09/01230/FUL	54-58 Gregories Road		PDL		W	NYS	6	0	7	0
07/02396/FUL	44-46 Station Road		PDL		W	NYS	12	0	14	0
07/00879/FUL	Cromerton, Oxford Road (2 remaining)		PDL		PW	UC	2	0	2	0
07/00914/OUT	Land adj 22 Westfield Road		PDL		W	NYS	1	0	1	0
07/02081/FUL	180 & 182 Cherry Tree Road		PDL		W	NYS	3	0	5	0
08/00025/FUL	22-24 Grove Road		PDL		W	NYS	10	0	12	0
08/00171/FUL	111 Wattleton Road		PDL		W	NYS	1	0	2	0
08/00193/OUT	Oakwood, 50 Ledborough Lane		PDL		W	NYS	2	0	3	0
08/00627/FUL	5 Ivins Road		PDL		W	UC	1	0	2	0
08/00782/FUL	93 Holtspur Top Lane		PDL		W	NYS	1	0	2	0
08/01188/FUL	Land to r/o 67-75 Lakes Lane		PDL		W	UC	5	0	5	0
10/00088/FUL	19 and rear of 21 & 23 Amersham Road		PDL		W	NYS	4	0	5	0
08/02051/FUL	37-39 London End		PDL		W	UC	1	0	1	0
09/00327/FUL	20 Lower Riding		PDL		W	UC	1	0	1	0
09/00666/FUL	86 London End		PDL		W	NYS	1	0	1	0
09/01049/OUT	Avela, 72 Ledborough Lane		PDL		W	NYS	1	0	2	0
09/01111/FUL	81 Candlemas Mead		PDL		W	NYS	0	1	0	6
09/01145/FUL	Land at Butlers Court		PDL		W	NYS	32	17	32	17
Beaconsfield Total							99	18	121	23
BURNHAM										
Small sites with <0.4 ha.										
08/00295/FUL	Grenville Lodge, Hawthorn Lane	GB	PDL		F	NYS	1	0	1	0
06/01423/FUL	R/o Andorra, Dorney Wood Road		PDL		PW	NYS	1	0	1	0
06/01561/FUL	24 High Street (see also 08/01873/FUL)		PDL		W	UC	2	0	2	0
07/00243/FUL	Boveney Wood Farm, Boveney Wood Lane	GB	GF	C	F	NYS	1	0	1	0
08/01123/REM	Former Thames Water Pumping Station & 32 Gore Road		PDL		W	NYS	16	4	17	4
08/00122/REM	218 Windsor Lane (vacant building which once contained 12 bed-sits and flats)		PDL		W	NYS	0	0	10	0
07/01791/FUL	13 Huntercombe Lane North		PDL		W	NYS	1	0	2	0
07/02136/FUL	87 Lent Rise Road		PDL		W	UC	1	0	1	0
08/00090/FUL	Britwell Farm Including 52-54 Britwell Road	GB	GF		FR	UC	4	0	4	0
09/01741/FUL	Silver Birches, Poyle Lane		PDL		W	UC	1	0	2	0
08/00496/FUL	Land at 10 Church Walk		PDL		W	NYS	1	0	1	0
08/01065/FUL	47 Minnicroft Road		PDL		W	NYS	1	0	2	0
09/00139/FUL	Land r/o and including 658 & Sand Lodge, Bath Road		PDL		W	NYS	2	0	3	0
09/00523/FUL	7 Church Walk		PDL		W	NYS	2	0	3	0
09/01407/FUL	Land North of and Adjoining 99 High Street		PDL		W	NYS	4	0	4	0
09/01456/FUL	Egerton Lodge, 89 Huntercombe Lane North		PDL		W	NYS	4	0	4	0
Small Sites Total							42	4	58	4

Large sites with >=0.4 ha.										
07/00868/FUL	East Burnham Conference Centre, Hawthorn Lane	GB	PDL		F	UC	1	0	1	0
09/01568/FUL	80 & land rear of 82-84, Dropmore Road		PDL		W	NYS	12	0	13	0
Large Sites Total							13	0	14	0
Burnham Total							55	4	72	4
DENHAM										
Small sites with <0.4 ha.										
03/01458/FUL	2 Oxford Road		PDL	C	W	UC	1	0	1	0
08/00629/FUL	Conifers, Cheapside Lane	GB3	PDL		W	NYS	1	0	2	0
07/01637/FUL	Land r/o 56 Lower Road (allowed on appeal) (COMP May 2010)	GB3	PDL		W	UC	1	0	1	0
08/00720/FUL	White Gates, Cheapside Lane	GB3	PDL		W	NYS	1	0	2	0
09/01618/FUL	Alexander Korda House, Ranston Close		PDL		W	NYS	6	-7	6	8
09/01457/FUL	Former Inn on the Green, Broadway East and Moorfield Road		PDL		W	NYS	29	7	29	7
Small Sites Total							39	0	41	15
Large sites with >=0.4 ha.										
08/00091/OUT	Denham Film Laboratories, North Orbital Road		PDL		W	NYS	186	60	186	60
08/00891/FUL	William King Flour Mill, Willow Avenue		PDL		W	NYS	116	35	116	35
Large Sites Total							302	95	302	95
Denham Total							341	95	343	110
DORNEY										
No outstanding permission										
FARNHAM ROYAL										
Small sites with <0.4 ha										
07/00080/FUL	Green Man, Beaconsfield Road		PDL	C	W	NYS	2	0	2	0
09/00780/FUL	Newton Wyck, Blackpond Lane, Farnham Common		PDL		W	NYS	2	0	3	0
10/00008/FUL	Land adj Little Keisers, The Avenue		PDL		W	NYS	1	0	1	0
08/01866/FUL	No 1 The Broadway, Beaconsfield Road		PDL		W	NYS	4	0	4	0
09/00116/FUL	Graphic House, Beaconsfield Road		PDL		W	NYS	5	0	5	0
09/01748/FUL	Tree Tops, The Avenue		PDL		PW	NYS	1	0	2	0
07/01510/FUL	St Marys Cottage, The Avenue		PDL		W	UC	2	0	3	0
08/00480/FUL	Katerham And Silver Birches, Beeches Road		PDL		W	NYS	2	0	4	0
08/00741/FUL	Cherrywood, Clare Drive		PDL		W	NYS	1	0	2	0
08/00905/FUL	Caldicott Boys Preparatory School, Crown Lane		PDL		W	UC	4	0	4	0
10/00011/FUL	Land Rear of Broadway House, Beaconsfield Road		PDL		W	NYS	1	0	1	0
09/00916/FUL	Land rear of Budleigh, Parsonage Lane		PDL		W	NYS	2	0	2	0
09/00964/FUL	Plots 3A and 3B, The Kingsway, Beaconsfield Road		PDL		W	NYS	2	0	2	0
09/01123/FUL	The One Pin, One Pin Lane		PDL		PW	UC	5	0	5	0
09/01442/FUL	Scopello, Beeches Road		PDL		W	NYS	1	0	1	0
10/00223/FUL	The Farnham Pump, Farnham Road		PDL		W	NYS	4	0	4	0
Farnham Royal Total							39	0	45	0
FULMER										
Small sites with <0.4 ha.										
05/00811/FUL	Fulmer Chase Farm, Hay Lane	GB	GF	C	F	NYS	1	0	1	0
Small Sites Total							1	0	1	0
Large sites with >=0.4 h.a.										

06/00404/FUL	Alderbourne Arches, Hawkswood Lane	GB	PDL	C	F	NYS	4	0	5	0
09/01075/FUL	Fulmer Plant Park, Cherry Tree Lane	GB	PDL		F	NYS	1	0	1	0
Large Sites Total							5	0	6	0
Fulmer Total							6	0	7	0
GERRARDS CROSS										
Small sites with <0.4 ha.										
08/00377/FUL	Land between 2 and 4, Dukes Wood Drive		PDL		W	NYS	1	0	1	0
08/01937/OUT	Land adj. Pond Cottage, Hedgerley Lane		PDL		PW	NYS	1	0	1	0
06/01382/FUL	9 Daleside		PDL		W	UC	1	0	2	0
08/01600/FUL	R/o 69 & 69a Dukes Wood Drive		PDL		W	NYS	1	0	1	0
09/00035/FUL	41 Dukes Wood Drive		PDL		W	UC	1	0	2	0
05/00519/FUL	24 Daleside		PDL		W	NYS	1	0	2	0
07/00941/FUL	Cherry Trees, 42 Windsor Road		PDL		W	UC	1	0	2	0
08/00385/FUL	1-5 South Park View		PDL		W	UC	9	0	14	0
07/00151/FUL	Flats Above Boots Chemists Ltd, 67-69 Packhorse Road		PDL	C	W	NYS	1	0	2	0
09/01724/FUL	Jayswood Lodge, 27-29 Windsor Road		PDL		W	NYS	1	0	2	0
07/02208/FUL	Land Rear Of 4 & 6 And Site Of 8 Dukes Wood Avenue (remaining)		PDL		W	UC	2	0	2	0
07/01570/FUL	Templemead, 5 Hedgerley Lane (4 remaining)		PDL		PW	UC	4	0	4	0
07/02060/FUL	Latchmore House, 27 West Common		PDL		W	NYS	1	0	1	0
07/01871/FUL	43, 45 & 47 Dukes Wood Avenue (allowed on appeal)		PDL		W	UC	4	0	4	0
08/00116/FUL	Land Adjacent Four Lane Ends, Oxford Road		PDL		W	NYS	1	0	1	0
08/00616/FUL	Land r/o 43 Dukes Wood Avenue		PDL		W	NYS	1	0	1	0
08/01124/FUL	Old Orchard, EThorpe Crescent		PDL		W	UC	1	0	2	0
08/01256/FUL	31 Fulmer Drive		PDL		W	NYS	1	0	2	0
09/01401/FUL	Land Rear Of Hamelin, 60 Bulstrode Way		PDL		W	NYS	2	0	2	0
08/01446/FUL	Land r/o 59-63 Windsor Road (allowed on appeal)		PDL		W	NYS	1	0	1	0
08/01936/OUT	Land adj to Spring Wood, Hedgerley Lane		PDL		W	NYS	1	0	1	0
09/00133/FUL	Hampton Lodge, 17 South Park Drive		PDL		W	NYS	9	0	10	0
09/01127/FUL	31-37 Station Road and 44-54 Oak End Road		PDL		W	NYS	14	0	22	0
09/01458/FUL	45-49 Station Road		PDL		W	NYS	10	0	10	0
09/01610/FUL	Land East of Upper Meadow, Hedgerley Lane		GF		W	NYS	9	0	9	0
Small Sites Total							79	0	101	0
Large sites with >=0.4 ha.										
01/01242/REM	Land at 38 and r/o 18-36 Dukes Wood Drive, r/o 3-11 High Beeches (2 reminding)		PDL		W	NYS	2	0	2	0
06/01130/FUL	Upper Meadow, 23 Hedgerley Lane (12 remaining)		PDL		PW	UC	12	0	12	0
07/01156/FUL	Moray House, 44 Camp Road		PDL		W	NYS	1	0	1	0
Large Sites Total							15	0	15	0
Gerrards Cross Total							94	0	116	0
HEDGERLEY										
Small sites with <0.4 ha.										
02/01422/FUL	Pennlands Farm, Collinswood Road (remaining)	GB	GF	C	F	UC	1	0	1	0
Hedgerley Total							1	0	1	0
IVER										
Small sites with <0.4 ha.										
01/01423/FUL	Land with access from Stonecroft Av. R/o Wayside, Love Lane		PDL		W	UC	1	0	1	0
07/00800/FUL	Land adj to Buckfield Court, Bathurst Walk		GF		W	NYS	2	0	2	0
08/00813/FUL	Warren House, Church Road	GB	PDL	C	F	NYS	-1	0	-1	0

07/02027/FUL	R/o 10 & 11 Rostrevor Gardens (remaining)		GF		W	UC	1	0	1	0
08/00368/OUT	Norfolk Lea, Love Lane		PDL		PW	NYS	6	0	7	0
08/00209/FUL	Land At Maple House, Main Drive		PDL		W	UC	1	0	1	0
07/00410/FUL	73 Richings Way		PDL		W	NYS	1	0	2	0
07/01617/FUL	Land adj 5 Anslow Gardens		PDL		W	NYS	1	0	1	0
07/02302/FUL	Land at 18 Colne Orchard		PDL		W	NYS	1	0	1	0
08/00406/FUL	1 Richings Way		PDL		W	NYS	1	0	2	0
09/00868/FUL	1 North Park		PDL		W	NYS	1	0	2	0
08/02028/FUL	1 Copse Wood		PDL		W	NYS	2	0	2	0
09/00135/FUL	34 Post Meadow		PDL		W	NYS	1	0	2	0
08/01543/FUL	Land at 19 North Park Road		PDL		W	NYS	1	0	1	0
10/00134/FUL	St James Farm, Bangors Road South	GB	GF		F	NYS	1	0	1	0
Small Sites Total							20	0	25	0
Large sites with >=0.4 ha.										
07/00780/REM	Land at Meadow Cottage, Longridge & Saltmarshe, Bangors Rd South		PDL		PW	NYS	17	6	20	6
05/00354/FUL	Seven Hills Farm, Seven Hills Road	GB	GF	C	F	NYS	1	0	1	0
Large Sites Total							18	6	21	6
Iver Total							38	6	46	6
STOKE POGES										
Small sites with <0.4 ha.										
08/00161/FUL	R/o 4-6 Post Office Cottages		PDL		W	NYS	2	0	2	0
05/00793/FUL	Vicarage Cottage, Park Road	GB	PDL		F	NYS	1	0	1	0
06/01606/FUL	Threeways, 84 Rogers Lane		PDL		W	NYS	1	0	1	0
08/00825/FUL	121-127 Rogers Lane		PDL		W	NYS	8	0	12	0
08/01385/FUL	1 Sefton Paddock		PDL		W	NYS	1	0	2	0
08/01184/FUL	Feltrim, Gerrards Cross Road (granted on appeal 08/20095/APPREF)		PDL		PW	NYS	4	0	5	0
10/00121/REM	Land At Pinewood Nurseries, Wexham Street	GB	GF		F	NYS	1	0	1	0
Small Sites Total							18	0	24	0
Stoke Poges Total							18	0	24	0
TAPLOW										
Small sites with <0.4 ha.										
07/02402/FUL	Old Court Hotel	GB	PDL		F	NYS	10	0	11	0
Small Sites Total							10	0	11	0
Large sites with >=0.4 ha.										
04/00074/REM	Former Canadian Red Cross Memorial Hospital, Cliveden Road, Phase 2 (remaining)	GB	PDL		F	UC	13	0	13	0
	Former Canadian Red Cross Memorial Hospital, Cliveden Road, Phase 3	GB	PDL		F	NYS	33	0	33	0
	Former Canadian Red Cross Memorial Hospital, Cliveden Road, Phase 4	GB	PDL		F	NYS	41	0	41	0
03/00899/FUL	Dropmore Estate, Heathfield Road (remaining)	GB	PDL	C	F	UC	41	0	42	0
06/01238/FUL	Dropmore Estate, Heathfield Road (extra)	GB	PDL	C	F	UC	1	0	1	0
06/01348/OUT	S G T, Station Road	Part GB*	PDL		PW	NYS	42	11	42	11
08/02055/OUT	S G T, Station Road (an extra 13 dwellings)	Part GB*	PDL		PW	NYS	12	1	12	1
09/01750/FUL	Lansdowne Court, Bath Road	GB	PDL			NYS	1	0	1	0
Large Sites Total							184	12	185	12
*Part of the application is in GB, but all new residential development would occur within the developed area of the site as in Local Plan.										
Taplow Total							194	12	196	12

WEXHAM										
Small sites with <0.4 ha.										
09/00101/REM	Land adj 33 & 34 Rixon Close	GB3	PDL		W	NYS	1	0	1	0
08/01661/FUL	Green Pickets, Wexham Woods	GB3	PDL		W	NYS	1	0	2	0
09/00186/FUL	Sunnyview, Wexham Woods	GB3	PDL		W	NYS	1	0	1	0
Wexham Total							3	0	4	0
South Bucks District Total							888	135	975	155
Total Gain in Units For the District (market and affordable)							1023		1130	

Appendix B:

Density of Completed Developments 2009/10

		Net gain in new units		Site Area	Density (/ ha.)	Total No. of Units in scheme	
		Market	Afford-able			Market	Afford-able
Beaconsfield							
04/01512/FUL	Site of former Fire Station & Council Depot, Candlemas Lane	0	11	0.258	42.64	0	11
07/00120/FUL	The Former Blue Dragon Laundry Site, Aylesbury End (remaining)	2	0	0.1411	92.13	2	0
07/00631/FUL	Land At Ivy House, Meadow Cottage & Torus, Hedgerley Lane (3 remaining)	3	0	0.19	15.79	3	0
07/02332/FUL	Gregorys Cottage, 5 Grove Road	1	0	0.4372	4.57	2	0
08/00637/FUL	Cantilevers, 6 Burgess Wood Grove	1	0	0.1694	11.81	2	0
08/01562/FUL	Bridge House, 45 Baring Road	2	0	0.1144	26.22	3	0
09/00616/FUL	Land at 40-42 Station Road	12	0	0.2774	50.47	14	0
09/00980/FUL	64 Station Road	-1	0	n/a	n/a	-1	0
Burnham							
07/01891/FUL	Land Rear Of South Foxley, 21 C & 23 Green Lane	3	0	0.3045	9.85	3	0
08/00429/FUL	1 Hag Hill Rise	1	0	0.0469	21.32	1	0
Denham							
07/00182/REM	Denham Garden Village, Denham Green Lane - Phase 3	86	-51	3.2255	33.17	86	21
Farnham Royal							
06/01537/FUL	Adj Northmead House, Blackpond Lane	1	0	0.087	11.49	1	0
Gerrards Cross							
01/01242/REM	Land at 38 and r/o 18-36 Dukes Wood Drive, r/o 3-11 High Beeches (2 remaining) (See also 06/01814/FUL)	1	0	0.12	8.33	1	0
07/01570/FUL	Templemead, 5 Hedgerley Lane (part COMP)	1	0	0.24	8.33	2	0
Iver							
07/02291/FUL	Land at 23 Colne Orchard	1	0	0.0812	12.32	1	0
08/01596/FUL	Garages South West Of 19 Colne Orchard	0	5	0.1321	37.85	0	5
Stoke Poges							
06/00266/FUL	Bells Hill Village Centre	21	9	0.8	52.5	33	9
Total		135	-26			153	46
Net Gain In Units		109		Total: 199			

Appendix C:

Density of New Permissions 2009/10

		Net gain in new units		Site Area	Density (/ ha.)	Total No. of Units in scheme	
		Market	Affordable			Market	Affordable
Beaconsfield							
09/00327/FUL	20 Lower Riding (UC)	1	0	0.05	20	1	0
09/00666/FUL	86 London End	1	0	0.04	25	1	0
09/00980/FUL	64 Station Road	-1	0	n/a	n/a	-1	0
09/01049/OUT	Avela, 72 Ledborough Lane	1	0	0.34	6	2	0
09/01111/FUL	81 Candlemas Mead	0	1	0.08	75	0	6
09/01145/FUL	Land at Butlers Court	32	17	2.54	18.5	32	17
10/00088/FUL	19 and rear of 21 & 23 Amersham Road (1 additional dwelling to 08/01278/FUL, total: 5 dwellings)	1	0	0.038	26.3	1	0
Burnham							
09/00139/FUL	Land r/o and including 658 & Sand Lodge, Bath Road	2	0	0.17	17.6	3	0
09/00523/FUL	7 Church Walk	2	0	0.1	30	3	0
09/01407/FUL	Land North of and Adjoining 99 High Street	4	0	0.03	133.3	4	0
09/01456/FUL	Egerton Lodge, 89 Huntercombe Lane North	4	0	0.18	22.2	4	0
09/01568/FUL	80 & land rear of 82-84, Dropmore Road	12	0	0.685	19	13	0
Denham							
09/01618/FUL	Alexander Korda House, Ranston Close	6	-7	0.34	41.2	6	8
09/01457/FUL	Former Inn on the Green, Broadway East and Moorfield Road	29	7	0.27	133.3	29	7
Farnham Royal							
10/00011/FUL	Land Rear of Broadway House, Beaconsfield Road	1	0	0.07	14.3	1	0
09/00916/FUL	Land rear of Budleigh, Parsonage Lane	2	0	0.3	6.67	2	0
09/00964/FUL	Plots 3A and 3B, The Kingsway, Beaconsfield Road	2	0	0.04	50	2	0
09/01123/FUL	The One Pin, One Pin Lane	5	0	0.19	26.3	5	0
09/01442/FUL	Scopello, Beeches Road	1	0	0.07	14.3	1	0
10/00223/FUL	The Farnham Pump, Farnham Road	4	0	0.07	57.1	4	0
Gerrards Cross							
09/00133/FUL	Hampton Lodge, 17 South Park Drive	9	0	0.29	34.5	10	0
09/01127/FUL	31-37 Station Road and 44-54 Oak End Road	14	0	0.27	81.5	22	0
09/01458/FUL	45-49 Station Road	10	0	0.14	71.4	10	0
09/01610/FUL	Land East of Upper Meadow, Hedgerley Lane	9	0	0.33	27.3	9	0
Iver							
08/01543/FUL	Land at 19 North Park Road	1	0	0.05	20	1	0
10/00134/FUL	St James Farm, Bangors Road South (GB)	1	0	0.25	4	1	0
Stoke Poges							
08/01184/FUL	Feltrim, Gerrards Cross Road (granted on appeal 08/20095/APPREF)	4	0	0.14	35.7	5	0
08/01735/OUT	Land At Pinewood Nurseries, Wexham Street (GB)	1	0	0.16	6.3	1	0

Taplow							
09/01750/FUL	Lansdowne Court, Bath Road (GB)	1	0	0.4	2.5	1	0
Total		159	18			173	38
Net Gain In Units		177			Total Gross: 211		

Appendix D: Dwelling Types and Sizes of New Permissions 2009/10

		Housing Type	Number of bedrooms					Outline
			1	2	3	4	5+	
Beaconsfield								
09/00327/FUL	20 Lower Riding (UC)	Attached house			1			
09/00666/FUL	86 London End	Flat	1					
09/00980/FUL	64 Station Road	Change of Use from Residential to D1 and B1 uses						
09/01049/OUT	Avela, 72 Ledborough Lane	Detached houses						2
09/01111/FUL	81 Candlemas Mead	Flats	6					
09/01145/FUL	Land at Butlers Court	24 houses + 25 flats	6	17	4	22		
10/00088/FUL	19 and rear of 21 & 23 Amersham Road (1 additional dwelling to 08/01278/FUL, total: 5 dwellings)	Detached house					1	
Burnham								
09/00139/FUL	Land r/o and including 658 & Sand Lodge, Bath Road	2 Semi + 1 detached houses			3			
09/00523/FUL	7 Church Walk	Terraced houses			3			
09/01407/FUL	Land North of and Adjoining 99 High Street	Flats	4					
09/01456/FUL	Egerton Lodge, 89 Huntercombe Lane North	2 Semi + 2 detached houses			2	2		
09/01568/FUL	80 & land rear of 82-84, Dropmore Road	Detached houses				1	12	
Denham								
09/01618/FUL	Alexander Korda House, Ranston Close	6 houses + 8 flats	6	3	5			
09/01457/FUL	Former Inn on the Green, Broadway East and Moorfield Road	Flats	10	26				
Farnham Royal								
10/00011/FUL	Land Rear of Broadway House, Beaconsfield Road	House		1				
09/00916/FUL	Land rear of Budleigh, Parsonage Lane	Detached Houses				2		
09/00964/FUL	Plots 3A and 3B, The Kingsway, Beaconsfield Road	Houses			2			
09/01123/FUL	The One Pin, One Pin Lane	3 terraced and 2 semi houses			5			
09/01442/FUL	Scopello, Beeches Road	Bungalow		1				
10/00223/FUL	The Farnham Pump, Farnham Road	Terraced Houses		4				
Gerrards Cross								
09/00133/FUL	Hampton Lodge, 17 South Park Drive	6 flats + 4 terraced houses		5	5			
09/01127/FUL	31-37 Station Road and 44-54 Oak End Road	Flats	11	11				
09/01458/FUL	45-49 Station Road	Flats	10					
09/01610/FUL	Land East of Upper Meadow, Hedgerley Lane	4 flats + 5 detached houses		4			5	
Iver								
08/01543/FUL	Land at 19 North Park Road	House			1			

10/00134/FUL	St James Farm, Bangors Road South	House				1		
Stoke Poges								
08/01184/FUL	Feltrim, Gerrards Cross Road	Flats		5				
08/01735/OUT	Land At Pinewood Nurseries, Wexham Street	House				1		
Taplow								
09/01750/FUL	Lansdowne Court, Bath Road	Flat		1				
Total (Gross)			54	78	31	29	18	2
Total			212					

Appendix E: Sites under Construction (update of the SHLAA report Appendix 5)

Sites under construction						
SHLAA ID	Application No.	Address	Yield	Time Frame (Years)		
Beaconsfield				Deliverable 0-5	Developable 6-10	Developable 11-15+
BEA37	07/00120/FUL	The Former Blue Dragon Laundry Site, Aylesbury End (2 remaining)	2	COMP in 2009/10		
BEA38	04/01512/FUL	Site of former Fire Station & Council Depot, Candlemas Lane	11	COMP in 2009/10		
BEA39	07/00879/FUL	Cromerton, Oxford Road (2 remaining)	2	2		
BEA40	08/00637/FUL	Cantilevers, 6 Burgess Wood Grove	1	COMP in 2009/10		
BEA41	07/00631/FUL	Land At Ivy House, Meadow Cottage & Torus, Hedgerley Lane (3 remaining)	3	COMP in 2009/10		
BEA42	07/02332/FUL	Gregorys Cottage, 5 Grove Road	1	COMP in 2009/10		
BEA43	07/00475/FUL	Land at 40-42 Station Road	12	COMP in 2009/10		
BEA46	08/01205/REM	Land at rear of 65/67 Tilsworth Road and fronting Butlers Court Road	1	1		
BEA56	08/00627/FUL	5 Ivins Road	1	1		
BEA59	08/01188/FUL	Land to r/o 67-75 Lakes Lane	5	5		
BEA61	08/02051/FUL	37-39 London End	1	1		
	09/00327/FUL	20 Lower Riding	1	1		
Burnham						
BUR24	07/01891/FUL	Land Rear Of South Foxley, 21 C & 23 Green Lane	3	COMP in 2009/10		
BUR25	07/02136/FUL	87 Lent Rise Road	1	1		
BUR26	08/00090/FUL	Britwell Farm Including 52-54 Britwell Road	4	4		
BUR27	07/00868/FUL	East Burnham Conference Centre, Hawthorn Lane	1	1		
BUR28	08/00429/FUL	1 Hag Hill Rise	1	COMP in 2009/10		
BUR32	06/01561/FUL	24 High Street (see also 08/01873/FUL)	2	2		
BUR37	09/01741/FUL	Silver Birches, Poyle Lane	1	1		
Denham						
DEN17	03/01458/FUL	2 Oxford Road	1	1		
DEN18	07/00182/REM	Denham Garden Village, Denham Green Lane - Phase 3	35	COMP in 2009/10		
DEN20	07/01637/FUL	Land r/o 56 Lower Road (allowed on appeal)	1	1		

Farnham Royal						
FAR18	04/00473/FUL	Adj Northmead House, Blackpond Lane	1	COMP in 2009/10		
FAR19	08/00905/FUL	Caldicott Boys Preparatory School, Crown Lane	4	4		
FAR27	07/01510/FUL	St Marys Cottage, The Avenue	2	2		
	09/01123/FUL	The One Pin, One Pin Lane	5	5		
Gerrards Cross						
GX21	06/01382/FUL	9 Daleside	1	1		
GX22	06/00577/FUL	Cherry Trees, 42 Windsor Road	1	1		
GX23	07/02208/FUL	Land Rear Of 4 & 6 And Site Of 8 Dukes Wood Avenue (remaining)	2	2		
GX24	07/01570/FUL	Templemead, 5 Hedgerley Lane	4	4		
GX25	08/01124/FUL	Old Orchard, EThorpe Crescent	1	1		
GX26	06/01130/FUL	Upper Meadow, 23 Hedgerley Lane (12 remaining)	12	12		
GX31	09/00035/FUL	41 Dukes Wood Drive	1	1		
GX34	08/00385/FUL	1-5 South Park View	9	9		
GX38	07/01871/FUL	43, 45 & 47 Dukes Wood Avenue (allowed on appeal)	4	4		
Hedgerley						
HH06	02/01422/FUL	Pennlands Farm, Collinswood Road (remaining)	1	1		
Iver						
IVE27	01/01423/FUL	Land with access from Stonecroft Av. R/o Wayside, Love Lane	1	1		
IVE28	07/02027/FUL	R/o 10 & 11 Rostrevor Gardens (remaining)	1	1		
IVE29	07/02291/FUL	Land at 23 Colne Orchard	1	COMP in 2009/10		
Stoke Poges						
SP11	06/00266/FUL	Bells Hill Village Centre	30	COMP in 2009/10		
Taplow						
TAP04	04/00074/REM	Former Canadian Red Cross Memorial Hospital, Cliveden Road, Phase 2 (remaining)	13	13		
TAP05	03/00899/FUL	Dropmore Estate, Heathfield Road (reminding)	41	41		
TAP06	06/01238/FUL	Dropmore Estate, Heathfield Road (extra)	1	1		
Total of dwellings under construction (excluding sites completed in 2009/10)				126		

Appendix F: Sites with Outstanding Planning Permission (update of the SHLAA report Appendix 6)

Sites with outstanding planning permission (not yet under construction)						
SHLAA ID	Application no.	Address	Yield	Time Frame (Years)		
Beaconsfield				Deliverable 0-5	Developable 6-10	Developable 11-15+
BEA44	06/00867/FUL	5 Penington Road	1	1		
BEA45	07/00061/FUL	Greenacres, 119 Station Road	10	10		
BEA47	08/00063/OUT	Longfield, 4 One Tree Lane	2	2		
BEA48	08/02047/FUL	74 Ledborough Lane	1	1		
BEA49	08/02037/FUL	54-58 Gregories Road	6	6		
BEA50	07/02396/FUL	44-46 Station Road	12	12		
BEA51	07/00914/OUT	Land adj 22 Westfield Road	1	1		
BEA52	07/02081/FUL	180 & 182 Cherry Tree Road	3	3		
BEA53	08/00025/FUL	22-24 Grove Road	10	10		
BEA54	08/00171/FUL	111 Wattleton Road	1	1		
BEA55	08/00193/OUT	Oakwood, 50 Ledborough Lane	2	2		
BEA57	08/00782/FUL	93 Holtspur Top Lane	1	1		
BEA58	08/01562/FUL	Bridge House, 45 Baring Road	2	COMP in 2009/10		
BEA60	10/00088/FUL	19 And Land At 21 Amersham Road	4	4		
New permission in 2009/10	09/00666/FUL	86 London End	1	1		
New permission in 2009/10	09/01049/OUT	Avela, 72 Ledborough Lane	1	1		
New permission in 2009/10	09/01111/FUL	81 Candlemas Mead	1	1		
New permission in 2009/10	09/01145/FUL	Land at Butlers Court	49	49		
Burnham						
BUR29	08/00295/FUL	Grenville Lodge, Hawthorn Lane	1	1		
BUR31	06/01423/FUL	R/o Andorra, Dorney Wood Road	1	1		
BUR33	07/00243/FUL	Boveney Wood Farm, Boveney Wood Lane	1	1		
BUR34	08/01123/REM	Former Thames Water Pumping Station & 32 Gore Road	20	20		
BUR36	07/01791/FUL	13 Huntercombe Lane North	1	1		
BUR38	08/00496/FUL	Land at 10 Church Walk	1	1		

BUR39	08/01065/FUL	47 Minnicroft Road	1	1		
New permission in 2009/10	09/00139/FUL	Land r/o and including 658 & Sand Lodge, Bath Road	2	2		
New permission in 2009/10	09/00523/FUL	7 Church Walk	2	2		
New permission in 2009/10	09/01407/FUL	Land North of and Adjoining 99 High Street	4	4		
New permission in 2009/10	09/01456/FUL	Egerton Lodge, 89 Huntercombe Lane North	4	4		
New permission in 2009/10	09/01568/FUL	80 & land rear of 82-84, Dropmore Road	12	12		
Denham						
DEN19	08/00629/FUL	Conifers, Cheapside Lane	1	1		
DEN21	08/00720/FUL	White Gates, Cheapside Lane	1	1		
DEN22	08/00091/OUT	Denham Film Laboratories, North Orbital Road	246	180	66	
DEN23	08/00891/FUL	William King Flour Mill, Willow Avenue	151	151		
New permission in 2009/10	09/01457/FUL	Former Inn on the Green, Broadway East and Moorfield Road	36	36		
New permission in 2009/10	09/01618/FUL	Alexander Korda House, Ranston Close	-1	-1		
Farnham Royal						
FAR20	07/00080//FUL	Green Man, Beaconsfield Road	2	2		
FAR21	06/01499/FUL	Newton Wyck, Blackpond Lane, Farnham Common	2		2	
FAR22	08/01127/FUL	Land adj Little Keisers, The Avenue	1	1		
FAR23	06/00120/FUL	No 1 The Broadway, Beaconsfield Road	4	4		
FAR24	06/01852/FUL	Graphic House, Beaconsfield Road	2	2		
FAR25	07/00138/FUL	Graphic House, Beaconsfield Road (conversion)	3	3		
FAR26	07/01454/FUL	Tree Tops, The Avenue	1	1		
FAR28	08/00480/FUL	Katerham And Silver Birches, Beeches Road	2	2		
FAR29	08/00741/FUL	Cherrywood, Clare Drive	1	1		
New permission in 2009/10	10/00011/FUL	Land Rear of Broadway House, Beaconsfield Road	1	1		
New permission in	09/00916/FUL	Land rear of Budleigh, Parsonage	2	2		

2009/10		Lane				
New permission in 2009/10	09/00964/FUL	Plots 3A and 3B, The Kingsway, Beaconsfield Road	2	2		
New permission in 2009/10	09/01442/FUL	Scopello, Beeches Road	1	1		
New permission in 2009/10	10/00223/FUL	The Farnham Pump, Farnham Road	4	4		
Fulmer						
FUL02	05/00811/FUL	Fulmer Chase Farm, Hay Lane	1	1		
FUL03	06/00404/FUL	Aldbourn Arches, Hawkswood Lane	4	4		
FUL04	07/00176/FUL	Fulmer Plant Park, Cherry Tree Lane	1	1		
Gerrards Cross						
GX27	08/00377/FUL	Land between 2 and 4, Dukes Wood Drive	1		1	
GX28	08/01937/OUT	Land adj. Pond Cottage, Hedgerley Lane	1		1	
GX30	08/01600/FUL	R/o 69 & 69a Dukes Wood Drive	1	1		
GX33	05/00519/FUL	24 Daleside	1	1		
GX35	07/00151/FUL	Flats Above Boots Chemists Ltd, 67-69 Packhorse Road	1	1		
GX36	07/00535/FUL	Jayswood Lodge, 27-29 Windsor Road	1	1		
GX37	07/02060/FUL	Latchmore House, 27 West Common	1	1		
GX39	08/00116/FUL	Land Adjacent Four Lane Ends, Oxford Road	1	1		
GX40	08/00616/FUL	Land r/o 43 Dukes Wood Avenue	1	1		
GX41	08/01256/FUL	31 Fulmer Drive	1	1		
GX42	08/01404/FUL	Land Rear Of Hamelin, 60 Bulstrode Way	1	1		
GX43	08/01446/FUL	Land r/o 59-63 Windsor Road	2	2		
GX44	08/01936/OUT	Land adj to Spring Wood, Hedgerley Lane	1		1	
GX45	01/01242/REM	Land at 28 and r/o 18-36 Dukes Wood Drive, r/o 2-11 High Beeches (1 remaining)	1	1		
GX46	07/01156/FUL	Moray House, 44 Camp Road	1		1	
New permission in 2009/10	09/00133/FUL	Hampton Lodge, 17 South Park Drive	9	9		

New permission in 2009/10	09/01127/FUL	31-37 Station Road and 44-54 Oak End Road	14	14		
New permission in 2009/10	09/01458/FUL	45-49 Station Road	10	10		
New permission in 2009/10	09/01610/FUL	Land East of Upper Meadow, Hedgerley Lane	9	9		
Iver						
IVE30	07/00800/FUL	Land adj to Buckfield Court, Bathurst Walk	2	2		
IVE31	08/00813/FUL	Warren House, Church Road	-1	-1		
IVE34	08/00368/OUT	Norfolk Lea, Love Lane	6			6
IVE36	08/00209/FUL	Land At Maple House, Main Drive	1	1		
IVE37	07/00410/FUL	73 Richings Way	1			1
IVE38	07/01617/FUL	Land adj 5 Anslow Gardens	1	1		
IVE39	07/02302/FUL	Land at 18 Colne Orchard	1	1		
IVE40	08/00406/FUL	1 Richings Way	1	1		
IVE41	08/01596/FUL	Garages South West Of 19 Colne Orchard	5	COMP in 2009/10		
IVE42	08/01885/FUL	1 North Park	1	1		
IVE43	08/02028/FUL	1 Copse Wood	2	2		
IVE44	09/00135/FUL	34 Post Meadow	1	1		
IVE45	07/00780/REM	Land at Meadow Cottage, Longridge & Saltmarshe, Bangors Rd South	23			23
IVE46	05/00354/FUL	Seven Hills Farm, Seven Hills Road	1	1		
IVE47	07/00410/FUL	73 Richings Way	1	1		
New permission in 2009/10	08/01543/FUL	Land at 19 North Park Road	1	1		
New permission in 2009/10	10/00134/FUL	St James Farm, Bangors Road South	1	1		
Stoke Poges						
SP12	08/00161/FUL	R/o 4-6 Post Office Cottages	2	2		
SP13	05/00793/FUL	Vicarage Cottage, Park Road	1	1		
SP14	06/01606/FUL	Threeways, 84 Rogers Lane	1			1
SP15	08/00825/FUL	121-127 Rogers Lane	8	8		
SP16	08/01385/FUL	1 Sefton Paddock	1	1		
New permission in 2009/10	08/01184/FUL	Feltrim, Gerrards Cross Road (granted on appeal)	4	4		
New permission in 2009/10	10/00121/REM	Land At Pinewood Nurseries, Wexham Street	1	1		

Taplow						
TAP08	07/02402/FUL	Old Court Hotel	10	10		
TAP09	04/00074/REM	Former Canadian Red Cross Memorial Hospital, Cliveden Road, Phase 3	33	33		
TAP10	04/00074/REM	Former Canadian Red Cross Memorial Hospital, Cliveden Road, Phase 4	41	41		
TAP11	06/01348/OUT	S G T, Station Road	53	53		
TAP12	08/02055/OUT	S G T, Station Road (an extra 13 dwellings)	13	13		
New permission in 2009/10	09/01750/FUL	Lansdowne Court, Bath Road	1	1		
Wexham						
WEX07	09/00101/REM	Land adj 33 & 34 Rixon Close	1	1		
WEX08	08/01661/FUL	Green Pickets, Wexham Woods	1	1		
WEX09	09/00186/FUL	Sunnyview, Wexham Woods	1	1		
		Totals	897	794	72	31

Appendix G: SHLAA Sites (update of the SHLAA report Appendix 7)

SHLAA Sites												
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)			Net Yield (with the reduction on the number of houses to be demolished)
Beaconsfield									Deliverable 0-5	Developable 6-10	Developable 11-15+	
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	7
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	12
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	9
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	19
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		3
BEA12	Orchard Dale, Byways, Frogmead and Kimble, Gregories Farm Road	Dwellings with large gardens	0.6	0.42	Existing access from Gregories Farm Road	4	Suitable - No huge development constraints with opportunity for intensification	45			19	15
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	12
BEA18	53a & 55 Candlemas Lane	Royal British Legion Club and Dwelling	0.28	0.28	Existing access from Candlemas Lane	1	Suitable - No apparent development	35		10		9

		with garden					constraints with opportunity for intensification					
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	11
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		3
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			5
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		5
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		6
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			5
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	5
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		5
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,	35			4	4

							efficient use of underused land					
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			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		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 opportunity for intensification	20	3			2
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		9
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		5
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		5
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		7
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	12

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		8
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	15
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		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		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	7
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	19
GX05	Land to rear 71,73 & 75 Dukes Wood Drive	Back Gardens	0.12	0.10	From Coombe Vale	0	Suitable	35			4	4
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		9
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	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			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			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		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		1
Iver Heath												
IVE01	Land rear or 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		4
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	7
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	10
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	4
Iver Village												
IVE04	Land rear of Chinthurst & Remuera on Love Lane	Back Gardens	0.1	0.10	Construction of access from Stoncroft Avenue	0	Suitable - planning granted for intensification at adjoining site.	35			4	4

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		2
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	6
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	12
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		8
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	8
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			11
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		5
Wexham Park Lane												
WEX01	Land at Amberley, Acorns and Red Chimneys, Church	Existing dwellings with gardens	0.26	0.20	Extension of access through the road to	0	Suitable - No huge development constraints with good	20			4	4

	Lane				Nelaston House or the road to Cleath		opportunity for intensification					
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	6
						69		Total	38	132	253	354
											423	

Appendix H: SHLAA Sites with previous refusal (update of the SHLAA report Appendix 8)

SHLAA sites with previous refusal													
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)			Net Yield (with the reduction on the number of houses to be demolished)
Beaconsfield										Deliverable 0-5	Developable 6-10	Developable 11-15+	
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			8
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			6
BEA23	07/02008 /OUT	11 & 15 Sandelwoods End, Beaconsfield	Residential	0.23	0.16	2 houses + 5 flats	2	Existing access from Sandelswood End	35	6			4
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			3
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			3
BEA27	08/00253 /OUT	44 Gregories Road, Beaconsfield	Residential	0.11	0.09	5 flats	1	Existing access from Gregories Road	45	4			3

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			3
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			9
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			3
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			4
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			7
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			4
									Total	124			89

December 2010



South Bucks
District Council