

Classification: OFFICIAL

Chiltern District Council and South Bucks District Council

Draft Housing and Economic Land Availability Assessment (HELAA) Update

Appendix 8 – Stage 4 Supply Sites (Tables)

May 2017

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Residential Supply Sites

The following tables show the Residential supply sites for the 0-5, 6-10 and 11+ year time periods determined through the HELAA Assessment. The main HELAA document summarises the overall supply when factoring in the sites listed below and delivery on smaller sites (not meeting the HELAA threshold of more than 5 dwellings net) and potential windfalls, (the latter detailed in Appendix 7).

All sites with a 'Site No' (reference) prefixed with 'CD' are sites in Chiltern District and all sites prefixed with 'SB' are sites in South Bucks District.

0-5 Year Sites

Sites Without Planning Permission (0-5 Years)

Site No	Site Name	Lower Range (net)	Upper Range (net)
CD0002	5 Stubbs Wood, Chesham Bois	5	7
CD0053	Cherry Tree Corner, Puers Lane, Jordans	0	8
CD0102	82 High Street, Great Missenden	8	20
CD0108	Robendene, Grimsdells Lane	8	12
CD0109	Coach Depot and Adjacent Land, Lycrome Road, Lye Green	12	13
CD0129	Epilepsy Society Site (Middle Site), Chesham Lane	15	25
CD0130	Epilepsy Society Site (Debenham House and Land to Rear), Chalfont St Peter	12	15
CD0236	The Randall Building, Church Lane	6	24
CD0429	135 Hivings Hill, Chesham	7	9
SB0034	73 High Street and Land to Rear, Burnham	12	15
SB0285	4a The Broadway, Farnham Common	6	8
SB0320	Bulstrode, Oxford Road, Gerrards Cross	8	11
SB0339	53 Huntercombe Lane, Burnham	5	10
SB0389	Phil Whitaker Cars, Beaconsfield Road	11	18
SB0428	Gerrards Cross Police Station, Oxford Road, Tatling End	2	11
Total		117	206

Large Sites under Construction (including Prior Approvals) (0-5 Years)

Site No	Site Name	Planning App Ref	Dwellings (net)
CD0154	178 White Lion Road, Little Chalfont	CH/2011/0829/FAE	9
CD0194	(The Grange) Former Holy Cross Convent Site, Gold Hill East	CH/2013/1991/DE	196
CD0198	Lodge Farm, Lodge Lane	CH/2013/0068/FA	5
CD0199	Land Between Chenies Parade and Garage, Chalfont Station Road	CH/2015/1270/FA	8
CD0201	Land adjacent to Lincoln Park and Amersham & Wycombe College, Amersham	CH/2014/0942/FA	32
CD0202	Great Green Street Farm, Green Street, Chorleywood	CH/2005/1302/FA	6
CD0203	The Donkey Field, Burtons Lane	CH/2013/1245/FA	31
CD0204	Glenock House, Penn Road	CH/2013/0667/FA	7
CD0208	Nashleigh Court, 188 Severalls Avenue	CH/2015/0069/PNO	10
CD0210	Amersham and Wycombe College Site, Lycrome Road, Chesham	CH/2013/1599/FA	45
CD0222	Woodland Rear of Lindo Close, (Land rear of 16-24 Lowndes Avenue and 106-142 Bellingdon Road)	CH/2014/0980/FA	14
CD0231	Brae House, Cameron Road, Chesham	CH/2015/0850/PNO	2
CD0243	Sherwood House, Stones Courtyard, High Street	CH/2014/0432/PNO	5
CD0244	Copsham House, 53 Broad Street, Chesham	CH/2014/1087/PNO	14
CD0246	Blays House, Churchfield Road	CH/2014/1228/PNO	5
CD0248	Units 1,2, 3, 4,5,6 & 7 Regius Court, Church Road	CH/2015/2294/FA	8
CD0249	33 - 35 Red Lion Street, Chesham	CH/2015/0768/FA	9
CD0392	Former Nash Arms Public House, 1 Vale Road	CH/2012/1977/FA	5
SB0121	Norfolk Lea, Love Lane	13/00829/REM	10
SB0161	Oakley, 12 South Park Crescent, Gerrards Cross	15/01311/FUL	5
SB0182	The Triangle, Baring Road, Beaconsfield	14/02357/JNOT	21
SB0183	Prospect House, The Broadway	15/01230/FUL	8
SB0184	Old Telephone Exchange, Kingsway	14/01873/JNOT	6
SB0185	44 Packhorse Road, Gerrards Cross	13/01071/JNOT	16
SB0188	D X House, The Ridgeway	15/01501/JNOT	51
SB0194	Alpha Garden Centre, 142-144 Swallow Street, Iver	14/01129/FUL	18
SB0202	Gerrards House, 13 - 19 Station Road	15/01661/JNOT	11
SB0203	Hampton Lodge, 17 South Park Drive	14/01977/FUL	10
SB0255	Mill Lane, (St Regis Paper Mill And Adj Land Including Skindles Hotel Site)	15/01039/FUL	199

Large Sites under Construction (including Prior Approvals) (0-5 Years)

Site No	Site Name	Planning App Ref	Dwellings (net)
SB0277	Stoke House & Old Coach House, Grays Park Road	14/02354/FUL	31
SB0278	S G T Site, Station Road, Burnham	15/00049/FUL	66
SB0390	The Inn on The Green, North Orbital Road	14/00447/FUL	37
Total			900

Large Sites with Unimplemented Planning Permission (including Prior Approvals) (0-5 Years)

Site No	Site Name	Planning App Ref	Dwellings (net)
CD0055	Land off Asheridge Road/ Hivings Hill, Chesham	CH/2015/1671/FA	30
CD0061	Land Including and Rear of 16 Chessmount Rise, Chesham	CH/2015/0217/FA	11
CD0063	The Pheasant Public House, 35 Plantation Road	CH/2015/1742/FA	6
CD0151	Citygate and Adjoining Land, Chalfont Station Road	CH/2013/0945/FA	10
CD0153	68 to 78 Elizabeth Avenue, Little Chalfont	CH/2015/0002/FA	7
CD0155	206 White Lion Road, Little Chalfont	CH/2015/1489/FA	17
CD0156	Rear of St Georges Hall, White Lion Road	CH/2015/1038/FA	10
CD0160	67 - 75 Sycamore Road, Amersham	CH/2015/2243/FA	34
CD0189	Hillcrest Court, Chesham Road	CH/2015/1825/FA	14
CD0197	Sycamore House, 1 Woodside Road	CH/2015/0265/FA	8
CD0205	Metro House, 37 to 47 Woodside Road	CH/2014/0611/PNO	6
CD0206	1st and 2nd Floor Risborough House, 38 - 40 Sycamore Road	CH/2015/0113/PNO	6
CD0209	Newland Park, Gorelands Lane	CH/2014/1964/FA	306
CD0229	The New Surgery, 2 Lindo Close, Chesham	CH/2015/0653/FA	6
CD0230	28-32 High Street, Great Missenden	CH/2015/0669/FA	5
CD0247	Milton Court, Churchfield Road	CH/2015/1814/PNO	6
CD0384	Victoria House, Victoria Road	CH/2015/1302/PNDS	7
CD0385	Units 2,3,4,5,6,7 Esprit, 17 Asheridge Road	CH/2014/0369/PNO	8
CD0386	66 and 68 Penn Road, Knotty Green	CH/2015/1339/OA	6
CD0387	Rear of 64 Whielden Street and 1-3 Alpha Court, Old Amersham	CH/2015/2352/FA	5
CD0388	Ground Floor UK House, The Backs	CH/2015/1689/PNO	8

Large Sites with Unimplemented Planning Permission (including Prior Approvals) (0-5 Years)

Site No	Site Name	Planning App Ref	Dwellings (net)
CD0389	First Floor UK House, The Backs	CH/2015/2094/PNO	8
CD0390	The Old Exchange, 23 New Pond Road	CH/2015/1346/PNO	7
CD0391	Churchfield House, Churchfield Road	CH/2015/1243/PNO	6
CD0419	Hillcroft, 72 Penn Road, Knotty Green	CH/2016/0230/FA	6
CD0420	7 Station Road, Chesham	CH/2016/0318/FA	6
CD0421	130 High Street, Chesham,	CH/2016/0846/FA	5
CD0422	132 High Street, Chesham,	CH/2016/0847/FA	5
CD0424	9 Higham Road, Chesham	CH/2016/0347/PNO	5
CD0425	Apex House, 31 Chiltern Avenue, Amersham	CH/2016/0972/PNO	5
CD0426	77 Woodside Road, Amersham	CH/2016/1418/PNO	22
CD0427	The Rose and Crown Public House, 264 Waterside	CH/2015/1251/FA	6
CD0434	Springett Place, Amersham	CH/2015/0761/FA	6
CD0435	Thomas Valentine House, Deanway	CH/2014/1824/FA	9
CD0436	Leywood House, 37 - 47 Woodside Road	CH/2015/1861/FA	5
SB0005	Beaconsfield Garden Centre, London Road	15/02142/OUT	9
SB0010	Corner of Institute Road/Hitcham Road, Institute Road	15/00656/FUL	17
SB0133	Greenacres, 199 Station Road, Beaconsfield	12/01707/FUL	10
SB0162	Alpine Lodge, 3 Lower Road, Gerrards Cross	14/02394/FUL	6
SB0166	Land At Meadow Cottage Saltmarshe And Longridge, Bangors Road South	13/00997/OUT	36
SB0186	49 Station Road, Gerrards Cross	15/01974/FUL	18
SB0187	Finlandia Centre, Oxford Road	14/01978/JNOT	6
SB0193	6 - 8 High Street, Iver	13/02040/JNOT	12
SB0197	Chopra Manor, Crown Lane	15/00818/FUL	7
SB0201	Deluxe Laboratories Ltd, Denham Film Laboratories, Denham Media Park	14/01925/FUL	224
SB0204	Iver Delivery Office, 2 Bathurst Walk	14/01276/FUL	10
SB0206	Northfield, 40 Penn Road	16/01517/FUL	5
SB0276	The Fox and Pheasant, Thorney Lane North	15/01987/FUL	9
SB0387	77 Stomp Road, Burnham	15/00805/FUL	23
SB0388	Marsham House, Station Road	14/02192/FUL	50

Large Sites with Unimplemented Planning Permission (including Prior Approvals) (0-5 Years)

Site No	Site Name	Planning App Ref	Dwellings (net)
SB0391	Old Slade Farm, 41 Old Slade Lane	15/00261/FUL	5
SB0392	Lanterns & Oak House Hollybush Hill, Stoke Poges	14/01475/FUL	6
SB0393	Finlandia Centre (Area to the North), Oxford Road	16/01165/FUL	6
SB0395	Lynbury, 14 South Park Crescent, Gerrards Cross	13/01616/FUL	7
SB0396	Milbourne House, 31 Oak End Way	15/01275/FUL	7
SB0397	20 to 22 High Street, Iver	15/01818/JNOT	12
SB0398	Land At Bridge Cottage, 45A Baring Road, Beaconsfield	16/00791/FUL	5
SB0399	Natwest Bank, 63 High Street, Burnham	16/01756/FUL	5
SB0400	96 Gregories Road, Beaconsfield	15/01316/FUL	5
SB0401	180-182 Maxwell Road, Beaconsfield	16/01843/FUL	8
SB0417	34-36 Oak End Way, Gerrards Cross	15/01371/FUL	8
SB0418	Aston House, 62-68 Oak End Way, Gerrards Cross	16/00717/JNOT	24
SB0420	Olympia House, 28 The Ridgeway	16/01348/JNOT	51
SB0421	River Court, 50 Oxford Road	16/01503/JNOT	22
SB0423	153 Amersham Road, Beaconsfield	16/01106/FUL	7
Total			1,237

Small Sites under Construction (including Prior Approvals) (0-5 Years)

Source: Monitoring Reports (not listed)	182
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Small Sites with Unimplemented Planning Permission (including Prior Approvals) (0-5 Years)

Source: Monitoring Reports (not listed)	377
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Allowance for Windfalls (Years 4 to 5)

55 dwellings per annum x 2 (see Appendix 7)	110
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6-10 Year Sites**Sites Without Planning Permission (6-10 Years)**

Site No	Site Name	Lower Range (net)	Upper Range (net)
CD0008	Chesham Car and Van Sales, Bellingdon Road	3	5
CD0031	Wicks Garage, Rignall Road	5	10
CD0032	Gerrards Cross Tennis Club, Bull Lane	25	37
CD0038	Florence Orchard, Nairwood Lane	5	9
CD0098	Land to the West of the High Street and adjacent to the Great Missenden Station, Great Missenden	23	39
CD0104	Rear of Chartridge Lane and Berkeley Avenue (East), Chesham	23	27
CD0128	Chalfont St Peter Youth Centre, Tithe Barn, Sandy Rise	7	8
CD0131	Gold Hill Baptist Church, Gold Hill East	7	10
CD0145	Land at Springfield Industrial Estate, Springfield Road	54	62
CD0174	Land Adjoining Chesham Station	7	13
Total		159	220

Large Sites under Construction (including Prior Approvals) (6-10 Years)

Site No	Site Name	Planning App Ref	Dwellings (net)
CD0423	163 and Land R/o 159-167, Chesham	CH/2016/1400/FA	6
SB0394	15 and 17 South Park Crescent, Gerrards Cross	15/01702/FUL	6
SB0419	Land Rear of St. Johns Church, Victoria Road, Farnham Common	16/00741/OUT	7
SB0422	Gas Holder Station, Mill Lane	16/00817/FUL	12
Total			31

Plan Allocations (Sites identified in the Development Plan without Planning Permission) (6-10 Years)

Site No	Site Name	Dwellings (net)
SB0055	Wilton Park Land Parcel 1, Wilton Park	350
Total		350

Allowance for Windfalls (Years 6 to 10)

55 dwellings per annum x 5 (see Appendix 7)	275
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11+ Year Sites**Sites Without Planning Permission (11+ Years)**

Site No	Site Name	Delivery	Lower Range (net)	Upper Range (net)
CD0096	Chiltern Pools and Gym, Amersham Library and Youth Centre, Chiltern Avenue	11-15 Years	20	50
CD0152	Area around Chalfont and Latimer Station, Little Chalfont	11-15 Years	25	31
SB0032	Land North of M40 & South of Hedgerley Lane, including Harrias House	11-15 Years	5	11
SB0043	Thorney Lane Industrial Estate and Land to East, Iver	11-15 Years	130	320
SB0115	Land South West of Willow Avenue, Denham	11-15 Years	5	15
SB0220	Packhorse Road Car Park, Gerrards Cross	11-15 Years	5	9
11-15 Year Subtotal			190	436
CD0216	Sycamore Road Car Park, Amersham	15+ Years	34	67
CD0219	Blizzards Yard Car Park, Off High Street	15+ Years	7	10
CD0220	Church Lane Car Park, Church Lane	15+ Years	5	10
CD0221	Star Yard and Catlings Car Parks, Chesham	15+ Years	15	30
CD0223	Car Park Adjacent to Sainsburys, Elgiva Lane	15+ Years	8	15
CD0225	Little Chalfont Tennis Club, Pavilion Way	15+ Years	10	14
CD0226	Water Meadow Car Park, St Marys Way	15+ Years	12	23
CD0227	Chiltern District Council Offices and Adjoining Uses, King George V Road	15+ Years	20	57
SB0216	Beaconsfield Town Hall and Adjacent Land, Penn Road	15+ Years	25	50
SB0217	Warwick Road Car Park, Warwick Road	15+ Years	6	10
SB0218	Summers Road Car Park, Warwick Road	15+ Years	5	10
SB0219	Bulstrode Way Car Park, Gerrards Cross	15+ Years	5	10
SB0222	Beacon Centre, Holtspur Way	15+ Years	14	20
SB0301	Altons Car Park, Burkes Road	15+ Years	11	22
15+ Subtotal			177	348
Total			367	784

Allowance for Windfalls (Years 11 to End of Plan Period 2036)

55 dwellings per annum x 10 (see Appendix 7)	550
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Employment Supply Sites

The following tables show the Employment supply sites (B Class uses) for the 0-5 and 6-10 year time periods (there are currently none beyond 11 years) determined through the HELAA Assessment. The tables below include where there is a loss of employment through alternative uses as well as gains. The figures also do not include development at Pinewood Studios; this is because the scale of the studios would give a distorted view on the general supply of employment floorspace throughout the Districts.

All sites with a 'Site No' (reference) prefixed with 'CD' are sites in Chiltern District and all sites prefixed with 'SB' are sites in South Bucks District.

0-5 Year Sites

Sites without Planning Permission (0-5 Years)

Site No	Site Name	B1a	B1b	B1c	B2	B8	Total
CD0042	Chalfont Grove, Narcot Lane	10,000	0	0	0	0	10,000
Total		10,000	0	0	0	0	10,000

Large Sites Under Construction (including Prior Approvals) (0-5 Years)

Site No	Site Name	Planning App Ref	B1a	B1b	B1c	B2	B8	Total
CD0198	Lodge Farm, Lodge Lane	CH/2013/0068/FA	0	-844	0	0	0	-844
CD0208	Nashleigh Court, 188 Severalls Avenue	CH/2015/0069/PNO	-772	0	0	0	0	-772
CD0211	90 Asheridge Road, Chesham	CH/2011/0540/FA	1,650	0	0	0	20,780	22,430
CD0243	Sherwood House, Stones Courtyard, High Street	CH/2014/0432/PNO	-161	0	0	0	0	-161
CD0245	Chess Business Park (Phase 3), Moor Road	CH/2005/1685/FA	771	0	771	0	1,574	3,116
CD0246	Blays House, Churchfield Road	CH/2014/1228/PNO	-360	0	0	0	0	-360
CD0248	Units 1,2, 3, 4,5,6 & 7 Regius Court, Church Road	CH/2015/2294/FA	-865	0	0	0	0	-865
SB0188	D X House, The Ridgeway	15/01501/JNOT	-1,780	0	0	0	0	-1,780
Total			-1517	-844	771	0	22,354	20,764

Large Sites with Unimplemented Planning Permission (including Prior Approvals) (0-5 Years)

Site No	Site Name	Planning App Ref	B1a	B1b	B1c	B2	B8	Total
CD0151	Citygate and Adjoining Land, Chalfont Station Road	CH/2013/0945/FA	274	0	0	0	0	274
CD0160	67 - 75 Sycamore Road, Amersham	CH/2015/2243/FA	-827	0	0	0	0	-827
CD0189	Hillcrest Court, Chesham Road	CH/2015/1825/FA	-260	0	0	0	0	-260
CD0195	Tims Dairy, Mopes Farm, Denham Lane	CH/2014/0961/FA	0	0	1,419	0	0	1,419
CD0205	Metro House, 37 to 47 Woodside Road	CH/2014/0611/PNO	-723	0	0	0	0	-723
CD0206	1st and 2nd Floor Risborough House, 38 - 40 Sycamore Road	CH/2015/0113/PNO	-353	0	0	0	0	-353
CD0247	Milton Court, Churchfield Road	CH/2015/1814/PNO	-340	0	0	0	0	-340
CD0384	Victoria House, Victoria Road	CH/2015/1302/PNDS	0	0	0	0	-320	-320
CD0385	Units 2,3,4,5,6,7 Esprit, 17 Asheridge Road	CH/2014/0369/PNO	-544	0	0	0	0	-544
CD0388	Ground Floor UK House, The Backs	CH/2015/1689/PNO	-323	0	0	0	0	-323
CD0389	First Floor UK House, The Backs	CH/2015/2094/PNO	-323	0	0	0	0	-323
CD0390	The Old Exchange, 23 New Pond Road	CH/2015/1346/PNO	-500	0	0	0	0	-500
CD0391	Churchfield House, Churchfield Road	CH/2015/1243/PNO	-249	0	0	0	49	-200
CD0420	7 Station Road, Chesham	CH/2016/0318/FA	-538	0	0	0	0	-538
CD0421	130 High Street, Chesham,	CH/2016/0846/FA	-175	0	0	0	0	-175
CD0422	132 High Street, Chesham,	CH/2016/0847/FA	-225	0	0	0	0	-225
CD0424	9 Higham Road, Chesham	CH/2016/0347/PNO	-280	0	0	0	0	-280
CD0425	Apex House, 31 Chiltern Avenue, Amersham	CH/2016/0972/PNO	-386	0	0	0	0	-386
CD0426	77 Woodside Road, Amersham	CH/2016/1418/PNO	-1,400	0	0	0	0	-1,400
CD0436	Leywood House, 37 - 47 Woodside Road	CH/2015/1861/FA	-540	0	0	0	0	-540
SB0122	Pickeridge Farm, Stoke Common Road	12/01030/FUL	-1,578	0	0	0	0	-1,578
SB0181	29 The Ridgeway, Iver	14/01362/FUL	421	0	0	936	935	2,292
SB0186	49 Station Road, Gerrards Cross	15/01974/FUL	-771	0	0	0	0	-771
SB0187	Finlandia Centre, Oxford Road	14/01978/JNOT	-160	0	0	0	0	-160

Site No	Site Name	Planning App Ref	B1a	B1b	B1c	B2	B8	Total
SB0193	6 - 8 High Street, Iver	13/02040/JNOT	-620	0	0	0	0	-620
SB0397	20 to 22 High Street, Iver	15/01818/JNOT	-95	0	0	0	0	-95
SB0417	34-36 Oak End Way, Gerrards Cross	15/01371/FUL	-150	0	0	0	0	-150
SB0418	Aston House, 62-68 Oak End Way, Gerrards Cross	16/00717/JNOT	-1,160	0	0	0	0	-1,160
SB0420	Olympia House, 28 The Ridgeway	16/01348/JNOT	-1,780	0	0	0	0	-1,780
SB0421	River Court, 50 Oxford Road	16/01503/JNOT	-2,300	0	0	0	0	-2,300
Total			-15,905	0	1,419	936	664	-12,886

Outstanding Supply from Small Sites (0-5 Years)

	B1a	B1b	B1c	B2	B8	Total
Source: Monitoring Reports (not listed)	-3,103	-348	-3,800	0	0	-5,647

6-10 Year Sites

Sites without Planning Permission (6-10 Years)

Site No	Site Name	B1a	B1b	B1c	B2	B8	Total
CD0054	42/44 London Road West, Amersham	3,250	0	0	0	0	3250
CD0145	Land at Springfield Industrial Estate, Springfield Road	0	0	-3,800	0	0	-3,800
CD0149	Pollards Wood, Nightingales Lane	0	6,850	0	0	0	6850
SB0044	Robert Bosch Ltd, Broadwater Park, North Orbital Road, Denham Green	25,000	0	0	0	0	25,000
Total		28,250	6,850	-3,800	0	0	31,300

C2 Supply Sites

The following tables show the C2 supply sites for the 0-5 and 6-10 year time periods (there are currently none beyond 11 years) determined through the HELAA Assessment.

0-5 Year Sites**Large Sites Under Construction (0-5 Years)**

Site No	Site Name	Planning App Ref	C2 Units (net)
CD0193	Epilepsy Society Site (South East Side or Grounds Within Epilepsy Society Site), Chesham Lane	CH/2011/2026/FA	82
CD0194	(The Grange) Former Holy Cross Convent Site, Gold Hill East	CH/2013/1991/DE	65
CD0196	Knotty Green Garage Site, Penn Road	CH/2012/1171/FA	25
CD0200	Former Chesham Community Hospital, Hospital Hill	CH/2011/1972/FA	80
Total			252

Large Sites with Unimplemented Planning Permission (0-5 Years)

Site No	Site Name	Planning App Ref	C2 Units (net)
CD0192	Epilepsy Society Site (Eleanor House & Hampshire House), Chesham Lane	CH/2013/1172/FA	64
SB0122	Pickeridge Farm, Stoke Common Road	12/01030/FUL	45
Total			109

Small Sites under Construction (including Prior Approvals) (0-5 Years)

Source: Monitoring Reports (not listed)	40
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Small Sites with Unimplemented Planning Permission (including Prior Approvals) (0-5 Years)

Source: Monitoring Reports (not listed)	-38
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6-10 Year Sites

Sites without Planning Permission (6-10 Years)

Site No	Site Name	C2 Units (net)
CD0012	4 to 6 Botley Road, Chesham	20
CD0428	Former B & M Motors (Amersham) Ltd, 56-61 Broadway	25
Total		45