# **Chiltern District Council and South Bucks District Council**

**Draft Housing and Economic Land Availability Assessment** 

January 2016

Version 3



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## DRAFT CHILTERN AND SOUTH BUCKS HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (HELAA)

#### **Introduction**

- 1. The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) require every local planning authority to assess the amount of land that is available for housing and economic development in its area. This is known as the Housing and Economic Land Availability Assessment (HELAA). In the past these assessments tended to focus solely on housing and were known as Strategic Housing Land Availability Assessments (SHLAAs). SHLAAs have now been expanded to include economic development uses and are now known as HELAAs.
- 2. The Draft HELAA will provide part of the ongoing the evidence base for the Chiltern and South Bucks Emerging Local Plan 2014-36. It will:
  - Identify sites and broad locations with potential for development;
  - Assess their development potential; and
  - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
  - Be finalised prior to the submission of the Plan.

It is important to note that the Draft HELAA does not represent policy and will not determine whether a site should be allocated in the Local Plan or granted planning permission. It is in effect a 'pool' from which Local Plan proposal sites can be tested and bought forward.

- 3. The Draft HELAA will be essential in:
  - Informing the Councils as to whether they are likely or not to meet their development needs within areas excluded from the Green Belt:
  - b. Providing a context of scale for the ongoing Green Belt Assessment; and
  - c. Supporting discussions with other authorities under the Duty to Cooperate, if the Councils need to ask others to take part of Chiltern and South Bucks' development needs.

- 4. To ensure a consistent methodology across the Housing Market Area<sup>1</sup> and Functional Economic Market Area<sup>2</sup> of Buckinghamshire, a joint methodology was drawn up and consulted on by Aylesbury Vale, Wycombe and Chiltern Councils. The methodology was subsequently adjusted to take account of comments received during the consultation process. The agreed Joint HELAA Methodology and the Summary of Consultation Reponses are available on the Councils' websites at: <a href="https://www.chiltern.gov.uk/planning/localplan2014-2036/evidence">www.chiltern.gov.uk/planning/localplan2014-2036/evidence</a> and <a href="https://www.southbucks.gov.uk/planning/localplan2014-2036/evidence">www.southbucks.gov.uk/planning/localplan2014-2036/evidence</a>
- 5. The Bucks Joint HELAA Methodology, used for the Draft Chiltern and South Bucks HELAA work, is based upon the standard methodology set out in the Planning Practice Guidance (PPG) and summarised below in Figure 1.
- 6. South Bucks District Council was consulted on the Central Buckinghamshire HELAA Methodology and made comments on its contents. Once the decision was taken to produce a Joint Local Plan for South Bucks and Chiltern<sup>3</sup>, it was considered that the evidence documents needed to be aligned and consequently the Central Buckinghamshire HELAA Methodology has also been used as the basis for the HELAA work in South Bucks District.
- 7. Each of the districts in Buckinghamshire is undertaking work in-house on their HELAA, following the agreed methodology. The base date for the Chiltern and South Bucks HELAA is 31<sup>st</sup> March 2015 for planning applications. (A Call for Sites exercise has been undertaken in both Councils<sup>4</sup> and this source of sites is included in the HELAA and has been updated when applications have come in or been granted on Call for Site/ Developer Nominated Sites within the report).

<sup>2</sup> Geography of commercial property market, in terms of the location of premises and the spatial factors used in analysing demand and supply.

<sup>&</sup>lt;sup>1</sup> Geographic area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.

<sup>&</sup>lt;sup>3</sup> The decision was taken on 3rd November at Chiltern and 10th November at South Bucks District Council.

<sup>&</sup>lt;sup>4</sup> Chiltern Call for Sites January to March 2015 and South Bucks Febuary to April 2015.

Figure 1: HELAA Methodology Stage 1- Site / broad location identification Determine assessment area and site size Desktop review of existing information Call for sites / broad locations Site / broad location survey Stage 2 - Site / broad location assessment Estimating Achievability the Suitability Availability including development viability potential Overcoming constraints Stage 3 - Windfall assessment Determine housing / economic development potential of windfall sites (where justified) Stage 4 - Assessment review No Assessment of Review assessment and development need prepare draft trajectory for housing and Enough sites / broad economic locations? development uses Stage 5 - Final evidence base Yes Evidence base Monitoring

Source: NPPG 'Housing and Economic Land Availability Assessment' (Paragraph: 006, Reference ID: 3-006-20140306)

Informs development plan

preparation

Deliverability

(5 year supply) and

developability for housing

8. This is a draft report, which takes account of existing planning policies in the Development Plans, when assessing the likely suitability and availability of sites. The Development Plan for both Chiltern and South Bucks Districts comprises an adopted Core Strategy and saved

policies from an Adopted Local Plan, (more information is available on the Councils' websites at: <a href="www.chiltern.gov.uk/planning/policy">www.chiltern.gov.uk/planning/policy</a> and <a href="www.southbucks.gov.uk/localplan">www.southbucks.gov.uk/localplan</a>). The draft HELAA will be refined as the Chiltern and South Bucks Emerging Local Plan progresses towards adoption (expected to be June 2018) and to take account of other evidence base work as it emerges, such as the Green Belt Assessment. For the sake of clarity this draft HELAA does not take account of the Green Belt Assessment Phase 1 work. The HELAA will be part of the Emerging Local Plan's evidence base and, as such, it will need to be considered within the context of other evidence and be tested in consultation and at examination.

- In addition to the consultation on the joint methodology (set out in para.
   4 above), the Councils have involved the following relevant stakeholders in the preparation of the HELAA:
  - Local authorities in the Housing Market Area have acted as 'critical friends' in checking through the early drafts of the HELAA reports.
  - Officers at Buckinghamshire County Council have provided detailed technical input about specific sites and these were fed into the assessment process.
  - Meetings have been held with developers and agents submitting pre-applications in order to make them aware of the HELAA process and, if relevant, to submit nomination forms.
  - Where not already clear from the Call for Sites, Developer Site Nominations and planning applications, landowners, developers and agents have been, and will continue to be, contacted in order to discuss the availability and achievability of specific sites.
- 10. Please note that at this stage the draft HELAA only considers sites within built areas or on previously developed land in the Green Belt. Other options identified through the Green Belt Assessment Phase 1 and Local Plan Regulation 18 and Issues and Options Consultation will be considered in the HELAA's next iteration. For completeness, attached in Appendix 10 is a list of all 'Call for Site/ Developer Nominated Sites.' Nominated greenfield sites in the Green Belt are rejected at this stage but, subject to other local plan work, some may be reconsidered in subsequent HELAAs.
- 11. The involvement of these stakeholders has helped to ensure that the information in the report is as up-to-date and relevant as possible. In

addition, we would welcome further comments on the contents of the report and/ or suggestions of any additional sites that should be included. The work is being led by Chiltern District Council, so please send your comments by **5pm on the 14**<sup>th</sup> **March 2016** to:

Email: planningpolicy@chiltern.gov.uk

F.A.O. Judith Orr Planning Policy Chiltern District Council King George V House King George V Road Amersham, HP6 5AW

## The Chiltern and South Bucks Housing and Economic Land Availability Assessment (HELAA)

- 12. Chiltern and South Bucks Councils were originally preparing single Local Plans for their areas when the decision<sup>5</sup> was taken to prepare a Joint Local Plan for the two Districts and consequently both Councils are at different stages in the HELAA process. The respective draft HELAAs have been combined into a joint study.
- 13. The Chiltern part of the HELAA is at a more advanced stage than the South Bucks part. Stages 1 to 4 of the above methodology have largely been carried out for Chiltern, although some more detailed work still needs to be completed. In South Bucks, Stage 1 of the HELAA has been completed but Stage 2 has not yet been undertaken i.e. site/broad location assessment. This has meant that the development potential of the sites has not yet been assessed and the suitability, availability and achievability of the sites still need to be considered. This will be carried out in subsequent HELAA iterations.

#### Stage 1 – Site/ Broad Location Identification

14. It is clear from Figure 1, that Stage 1 of the HELAA necessitates identifying potential sites/ broad locations for development. Table 1 below sets out the potential sources investigated for the Chiltern and South Bucks HELAA work. Other options could be undertaken in the Local Plan Consultation and, if so, Stage 1 in this report will be revisited.

<u>Table 1: Sources of sites for inclusion in Chiltern and South Bucks</u> HELAA

Source	Description
Any pre-application inquiries/ expired permissions which might yield sites for inclusion	Sites where the Councils are already in discussion with a developer (where it is not confidential or where the landowner agrees to publicise the site)./ Sites where planning permission has expired in the last 5 years where there is a reasonable prospect of a new application being submitted to the local planning authority.
Undetermined planning applications at appeal	Sites which could potentially be approved for development.
Planning application refusals or withdrawn	Only sites where reasons are not based on the principles

<sup>&</sup>lt;sup>5</sup> The decision was taken on 3rd November at Chiltern and 10th November at South Bucks District Council.

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Source	Description
	of residential or economic development, for example
	where refusal is due to matters of design.
Unimplemented /	Sites where development has been permitted, but has
outstanding planning	not commenced and permission has not expired.
permissions for	Information for these sites will be sourced from the
housing and	Monitoring Reports.
employment buildings	
Planning permissions	Sites where development has started, but is not
for housing and	completed.
employment buildings	
under construction	
Prior Approval	Certificates allowing the conversion of offices into
Certificate for Office to	residential uses will be included in the source of sites
Residential	where they are not already completed.
Accommodation	
Existing Local Plans	Sites which have been allocated for housing or economic
(includes Core	development which have not yet been completed. This
Strategy and Delivery	may also include sites which were considered as part of
DPD sites) and	preparing a Local Plan or Neighbourhood Plan but were
emerging	subsequently not taken forward for allocation, for
Neighbourhood	example sites identified at the Pre-submission stage of a
Plans allocations that	Plan or issues and options stage for a Local Plan.
have not been granted	
planning permission.	
Housing and economic	Any sites submitted directly to the councils for
development sites put	consideration through periods of consultation and/or
forward during a "Call	submitted independently e.g. from landowners, agents
for Sites" consultation	and developers. Chiltern Council carried out a formal 'Call
and throughout the	for Sites' from 8th January to 6th March 2015 and South
Local Plan production.	Bucks from 26 <sup>th</sup> February to 24 <sup>th</sup> April 2015.
-	The 'Call for Sites' consultation may include sites
	promoted by the LEP and other Duty to Co-operate
	organisations. The 'Call for Sites' submissions are listed
	in Appendix 10 of this report.
	'
	The Councils also accepted site nominations submitted
	outside of the Call for Sites (known as Developer Site
	Nominations).
Vacant and derelict	Sites identified in either rural or urban locations,
land/buildings	where a building is vacant or underused.
	Information may be sought from local authority
	empty property register, English House Condition
	Survey, engagement with estate agents and

Description				
property agents and the valuation office database.				
Land owned/ promoted by the District Councils,				
Bucks County Council or other public bodies e.g. the MoD or NHS.				
Sites previously submitted for the SHLAAs process,				
will remain within the HELAA process and be				
reconsidered for each review provided that they meet				
the criteria for assessment set out within the HELAA.				
Sites which are no longer suitable for economic				
development use and which have been identified for				
release for housing or mixed use schemes.				
Sites from general knowledge of the Districts will be				
included if they have not already been identified				
through other sources of supply. This may be				
through other technical studies including				
development briefs and may include sites which				
adjoin urban areas on the edge of a District within				
the HMA.				

15. By identifying sites through these sources 303 sites were identified in Chiltern and 301 in South Bucks; 604 in total. Table 2 identifies the sources used to identify these sites in the two Districts.<sup>6</sup>

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<sup>&</sup>lt;sup>6</sup> Some sites may fall into more than one category. For example, the swimming pool/ library/ community centre in Amersham is on Publically Owned Land but was also submitted in the Call for Sites. To avoid double counting sites have been placed in one category only.

Table 2: Source of HELAA Sites

Source	Ch	iltern	South Bucks	
	Sites	%	Sites	%
Pre Applications	0	0.00	0	0.00
Expired Planning Permissions	1	0.33	0	0.00
Planning Appeals	0	0.00	0	0.00
Refused or Withdrawn Planning Applications	0	0.00	53	17.61
Unimplemented Planning Permissions	11	3.63	62	20.60
Planning Permissions Under Construction	8	2.64	30	9.97
Prior Approval (Office to Residential)	11	3.63	8	2.66
Development Plan: Core Strategy	2	0.66	0	0.00
Development Plan: Adopted Local Plan	1	0.33	0	0.00
Development Plan: Delivery DPD (now				
withdrawn)	1	0.33	0	0.00
Development Plan: Neighbourhood Plan	0	0.00	0	0.00
Development Plan: Buckinghamshire Minerals				
and Waste LDF	0	0.00	0	0.00
Call For Sites	158	52.15	66	21.93
Regulation 18 Consultation <sup>8</sup>	7	2.31	0	0.00
Developer Site Nominations*	26	8.58	15	4.98
Vacant and Derelict Land	0	0.00	0	0.00
Publically Owned Land	13	4.29	18	5.98
Existing SHLAA Sites	51	16.83	32	10.63
Employment Land Review	12	3.96	15	4.98
Officer Suggested Sites	1	0.33	2	0.66
Total	303	100	301	100

\*Site Nominations put forward outside of the Call for Sites Consultation: the Councils are still accepting site nominations to be tested as part of the Local Plan process. Nominations put forward after the publication of this draft report will be considered when the HELAA is updated (although a cut-off date will obviously need to be set, as per para. 1.17 of the Joint Methodology. The cut-off date will be set so as to allow sufficient time for sites to be reviewed prior to the publication of the next draft of the HELAA and the date will be made public on the Councils' websites before the date is reached). Organisations or individuals wishing to nominate sites should contact the relevant Council for a nomination form: <a href="mailto:planningpolicy@chiltern.gov.uk">planningpolicy@chiltern.gov.uk</a> or <a href="mailto:ldf@southbucks.gov.uk">ldf@southbucks.gov.uk</a>

<sup>&</sup>lt;sup>7</sup> The Call for Sites was undertaken alongside the Regulation 18 Local Plan Consultation at both Chiltern and South Bucks District Councils. In Chiltern it was undertaken from January to March 2015 and in South Bucks from February to April 2015.

<sup>&</sup>lt;sup>8</sup> This initial Consultation was undertaken in January to March 2015 for Chiltern and February to April 2015 for South Bucks District. A Call for Sites was undertaken at the same time for both Councils. Some respondents incorrectly used the Reg. 18 Forms to submit a Call for Sites nomination. In Chiltern District Council these respondents were recorded separately whereas in South Bucks the error was corrected and the site included as a Call for Sites nomination instead.

16. Following the identification of the sites, an initial desktop review was carried out to sift out those sites which should be excluded from the assessment. A key purpose of this review is to reduce the need to assess sites later on in the process which are, in principle, unacceptable. The reasons for sites being excluded are set out in Table 3.

Table 3: Sites Excluded at Stage 1

Category	Reason for exclusion
Sites less than five dwellings	Exclusion at these thresholds of housing and
(net) or under 0.25ha/500m <sup>2 9</sup>	economic development is in accordance with the
of economic development floor	PPG. Sites of less than 5 dwellings will be
space	included as part of a windfall assessment for housing.
	Site capacity was assessed initially using a standard density of 50 dph for town centre sites <sup>10</sup> and 30 dph for all other areas. The methodology allows for these densities to be adjusted as the site goes through the assessment process provided that the reason for this adjustment is clearly set out in the HELAA report.
Not within or adjoining a	Only sites within or adjoining an existing
settlement, or a PDL site	settlement' or PDL sites will be considered as part
	of the assessment.
Ongoing Employment sites	The suitability of existing employment sites will be
that are not recommended for	considered as part of an Employment Land
release	Review. This will consider whether existing
	employment sites are still suitable. Where they are
	identified as being suitable for alternative uses,
	these sites will be considered in the HELAA for
	housing or mixed use.
Sites within the Green Belt	The NPPF identifies these sites should only be
which are not on PDL	developed in very special circumstances. A
	separate Green Belt Assessment is being carried

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<sup>&</sup>lt;sup>9</sup> As set out in the NPPG - 3-010-20140306

<sup>&</sup>lt;sup>10</sup> As town centres are not specifically defined within the Adopted Development Plans (Local Plans and Core Strategies) for the Districts, town centre areas for the settlements are taken as equating to those shown on the Policies map for Chiltern District (adopted November 2011) as the District and Local Shopping Areas and the town centres of Primary Settlements, defined in the Local Plan, Core Strategy and Policies map for South Bucks District (Policy 'TC1' Areas). Sites within or adjoining these areas will be assessed on the basis of an initial 50 dwellings per hectare.

	out, to consider parcels of land against the purposes of the Green Belt. Any site currently
	1
	within the Green Belt will be identified as being
	unsuitable at this stage. If the Green Belt
	Assessment identifies that a site performs poorly
	in terms of the Green Belt functions, or options are
	taken forward after testing, they will then be
	subsequently assessed through the HELAA
	process for their development potential.
Environmental Constraints	
Sites within functional flood	Land that is in flood zones 3a and 3b proposed for
plains (Flood Zone 3B) will not	residential development or zone 3b for economic
be considered for housing or	development will not be included in the HELAA
economic development	unless it can be demonstrated, through a planning
purposes.	application, that satisfactory mitigation measures
Sites of Special Scientific	can be put in place. These are important, statutorily protected
Interest	biodiversity resources used for recreational,
Interest	· · · · · · · · · · · · · · · · · · ·
	amenity and educational purposes in the Districts.
Special Areas of	These are strictly protected sites designated under
Conservation	the EC Habitats Directive
Special Protection Area	These are strictly protected sites designated under
	the EC Birds Directive
Scheduled Ancient	These are irreplaceable historical assets and are
Monuments and Ancient	protected by law.
Woodlands	
Designated Local Green	The NPPF states that these sites rule out new
Spaces	development other than in very special
	circumstances.

- 17. In accordance with the Joint HELAA Methodology, all settlements in both Chiltern and South Bucks not washed over by the Green Belt were assessed as part of the HELAA process, together with sites in the Green Belt comprising previously developed land.
- 18. Appendix 1 sets out the sites that were excluded at this stage of the analysis and also sets out the reasons for the sites being excluded. 135 sites in Chiltern and 209 sites in South Bucks were excluded from the HELAA, at the end of Stage 1, which have a collective land area of 1,357 hectares, (525 hectares in Chiltern and 832 in South Bucks).
- 19. The draft HELAA has not included any greenfield land in the Green Belt at this stage but does include potential previously developed land (PDL) in the Green Belt. This accords with the Government's approach,

as set out in the Consultation on Proposed Changes to National Planning Policy (December 2015), which specifically encourages the reuse of all brownfield land that is suitable for housing, including brownfield land within the Green Belt. A separate Green Belt Assessment is underway to test parcels of land against the purposes of the Green Belt, set out in the National Planning Policy Framework (Para. 80). The Methodology for Stage 1 of the Green Belt Assessment is available to view online at:

www.chiltern.gov.uk/CHttpHandler.ashx?id=7461&p=0.

20. Sites or part of a site which are not excluded by the criteria, set out in Table 3 above, continued through to the next stage for further testing. As at December 2015, this amounted to 168 sites in Chiltern which have a collective land area of 239 hectares and 92 sites in South Bucks which have a collective land area of 291 hectares.

#### Stage 2 – Site/ Broad Location Assessment

- 21. Stage 2 of the assessment process involved assessing whether a site was 'suitable' for the type of development proposed; 'available' based on the best information at hand that there weren't any insurmountable issues with the site and that it was expected that the site would be able to be developed and 'achievable' 11 this is essentially an initial high level judgement about the economic viability of the site and the ability of the developer to develop it within a particular time period. The stage 2 assessment was undertaken for Chiltern through a combination of desktop review, site visits and developer/ landowner information. As explained above (page 6), this assessment has not yet been fully undertaken for South Bucks District.
- 22. Information on suitability, availability and achievability of developing the sites in Chiltern was collected and analysed through a combination of desktop assessments, using GIS and a database designed to hold all of this information; site visits and through information submitted by landowners, agents and developers. Existing studies, such as the Employment Site Appraisals Final Report, March 2013 were also used to inform the site assessment. This information was then used to help ascertain whether a site was 'deliverable' (a realistic prospect that it will be delivered within 5 years) or 'developable' (available for years 6-10 or where possible for sites unlikely to be developed for 11 years or more).

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<sup>&</sup>lt;sup>11</sup> Sites deemed not to be suitable or available where not assessed on their achievability

- 23. Sites proposed as residential institutions such as, for example, care homes for the elderly were recorded separately to general housing proposals. This is because they fall within a separate use class within the Use Classes Order (C2 as opposed to C3) and to allow them to be considered separately from the overall housing supply data.
- 24. For a number of potential sites, it was not possible to gather sufficient information with regard to the availability and achievability of the site. These sites were either excluded from the assessment at this stage or placed within a longer time period (beyond 11 years). The majority of these sites were back garden sites in multiple ownership and poorly performing employment sites. Sites which have been excluded or where it has been assumed that development will be delayed, may be included at a later stage of the HELAA process should additional information become available. These sites are listed in Appendix 3.
- 25. Following Stage 2, for Chiltern 76 of the 168 sites (carried forward from Stage 1) were deemed to be suitable, available and achievable and 92 sites were excluded<sup>12</sup>. The sites deemed suitable and available were assessed on their achievability to determine when they may be brought forward for development; it was determined that 46 sites could be deliverable in the first 5 years, 19 sites could be developed in years 6 to 10 and 11 sites could be delivered beyond 11 years. It should be emphasised that this assessment is based on a limited technical assessment of their potential for development against a specific range of criteria. Table 4 summarises the progress of sites within the HELAA for Chiltern. Further details of the employment and C2 Use supply are provided in the tables below.

#### Stage 3 – Windfall Assessment

- 26. Windfall sites are sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed land that has unexpectedly become available. 13
- 27. The NPPF and PPG state that, where justified, windfall sites can contribute towards housing supply. There must be realistic evidence to demonstrate that windfall sites will consistently become available.

<sup>&</sup>lt;sup>12</sup> These figures relate to all sites i.e. housing, C2 uses, employment and mixed use sites. <sup>13</sup> Annex 2 'Windfall' definition of the NPPF (2012)

Table 4: Progress of Sites within the HELAA

Progress		Chiltern		South Bucks	
		Count	%	Count	%
a) Sites Identified at Stage 1		303	-	301	-
Stage 1	b) Sites Excluded at Stage 1	135	44.6 (of a)	209	69.4 (of a)
c) Sites Carried forward into Stage 2		168	55.4 (of a)	92	30.6 (of a)
	d) Sites Excluded at Stage 2	92	54.8 (of c)	NYA	NYA
	e) Suitable, Available and Achievable Sites	76	45.2 (of c)	NYA	NYA
Stage 2	f) Sites achievable within 0-5 years	46	60.5 (of e)	NYA	NYA
	g) Sites achievable within 6-10 years	19	25.0 (of e)	NYA	NYA
	h) Sites achievable beyond 11 years	11	14.5 (of e)	NYA	NYA

- 28. The Joint HELAA Methodology includes windfall sites as being sites with less than 5 dwellings (net). It recommended that each Council assess windfall completions over a ten year period in order to identify past trends. This information is set out in Appendix 6 for both Chiltern and South Bucks Districts. It should be noted that the definition of windfall changed in June 2010 when residential gardens were specifically excluded from being included as windfall sites. This has meant that the past data has had to be amended in order to exclude garden sites from the overall total.
- 29. Based on the data set out in Appendix 6, data collected for the 2004/05- 2013/14 period, an average allowance of 27 dwellings per annum has been used as the windfall allowance in Chiltern and 22 dwellings per annum in South Bucks. This will continue to be monitored and if necessary subsequent HELAA figures will be adjusted.

### **APPENDICES**

Appendix 1	Sites excluded following the Stage 1 Assessment
Appendix 2	Sites accepted at Stage 1 for further Assessment at Stage 2
Appendix 3	Sites Deemed not 'Suitable' or 'Available' at Stage 2 Assessment
Appendix 4	'Suitable' Sites excluded from Stage 2 because of insufficient information on their Availability
Appendix 5	Sites Deemed Suitable, Available and Achievable at Stage 2 Assessment
Appendix 6	Windfall Assessment (2005-2014)
Appendix 7	Supply of Housing (Including Mixed Use Sites)
Appendix 8	Supply of Employment (Including Mixed Use Sites)
Appendix 9	Residential institution (C2) sites
Appendix 10	Call for Sites Nominations
Appendix 11	Maps of HELAA Sites by Settlement

#### Appendix 1 - Sites excluded following the Stage 1 Assessment

The following tables show all sites excluded in the HELAA at Stage1 of the assessment. All sites with a "' are sites which fall with the potential urban extensions or areas of search Green Belt options to be tested as part of the Regulation 18 Consultation (incorporating Issues and Options) for the Chiltern and South Bucks Local Plan. Although these areas have been identified for further testing in the consultation this does not alter the Green Belt status of these sites or affect how they have been assessed within the HELAA.

Chiltern HELAA Sites Excluded at Stage 1

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
CD0001	Old Hangers Farm, Jasons Hill	Latimer	Call For Sites	Green Belt site - not PDL
CD0003	Land North of Cholesbury Lane, Buckland Common	Cholesbury	Call For Sites	Green Belt site - not PDL
CD0004	Land R/O Stylecroft and Kings Road, Chalfont St Giles	Chalfont St Giles	Call For Sites	Green Belt site - not PDL
CD0005	Plot of Land Between Coblands House and Marlin Grove, Ashley Green	Ashley Green	Call For Sites	Green Belt site - not PDL
CD0006	30 Wychwood Rise, Great Missenden	Great Missenden	Call For Sites	Green Belt site and the proposal is too small to be considered.
CD0007	Land on South of Three Households, Chalfont St Giles	Chalfont St Giles	Call For Sites	Green Belt site - not PDL
CD0010	Land Adjacent Curlew and Shangri-La, Prestwood	Great Missenden	Call For Sites	Green Belt site - not PDL
CD0011	Land on the North East Side of Denham Lane, Chalfont St Peter	Chalfont St Peter	Call For Sites	Green Belt site - not PDL. Site is adjacent to Ancient Woodland
CD0013	Orchard at rear of 45-73 Watchett Lane, Holmer Green	Little Missenden	Call For Sites	Green Belt site - not PDL.
CD0014	Land to the Rear of the Swan, Ley Hill, Blackwell Hall Lane	Latimer	Call For Sites	Green Belt site - not PDL and too small in scale.
CD0015	Land North of Cherry Tree Farm, Ley Hill	Latimer	Call For Sites	Green Belt site - not PDL and too small in scale.
CD0016	Land to rear of Long Meadow Lane (Former Mushroom Farm Site)	Great Missenden	Call For Sites	Site is within Green Belt and is not previously developed given that the previous use was an agricultural use.
CD0017	Land at Junction of Nags Head Lane and London Road, Great Missenden	Great Missenden	Call For Sites	Green Belt site - not PDL.
CD0018	Land Adjacent and to the South East of Elmcroft, Chartridge Lane	Chartridge	Call For Sites	Green Belt site and allocation is to be considered as part of the Green Belt Review.
CD0019	Land at Bowstridge Lane and rear of	Chalfont St Giles	Call For Sites	Green Belt site - not PDL.

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
	High St, Chalfont St Giles			
CD0020	Lower Weedon Hill Farm, Weedon Hill	Amersham	Call For Sites	Green Belt site - not PDL. Site is adjacent to Ancient Woodland.
CD0023	Orchard on Bowstridge Lane, Chalfont St Giles	Chalfont St Giles	Call For Sites	Green Belt site - not PDL.
CD0024	46 Wycombe Road, Prestwood	Great Missenden	Call For Sites	Site is too small to be considered (less than 5 no. dwellings) and is within the Green Belt.
CD0025	Hyde End Sawmills (Land Adjacent to Jewsons), Chesham Road	Great Missenden	Call For Sites	Green Belt site - not PDL.
CD0026	Land to the South of Kiln Lane, Ley Hill	Latimer	Call For Sites	The majority of the site is not PDL and is within the Green Belt. Would not be able to achieve scale of development necessary for inclusion without development on Green Belt land.
CD0027	Land Adjacent to the Willows, Narcot Lane	Chalfont St Giles	Call For Sites	Green Belt site - not PDL.
CD0028	Narcot Nurseries, 20 Narcot Lane	Chalfont St Giles	Call For Sites	Green Belt site - not PDL.
CD0029	Beechfield, Trapps Lane	Chesham	Call For Sites	The majority of the site is not PDL and is within the Green Belt. Would not be able to achieve scale of development necessary for inclusion without development on Green Belt land.
CD0030	Croft Meadow Farm, Amersham Road	Chesham	Call For Sites	Green Belt site - not PDL.
CD0033*	Raylands Farm, Bull Lane	Chalfont St Peter	Call For Sites	Site is within the Green Belt and (in principle) may be an appropriate use (outdoor recreation), however only previously developed land sites are being considered as part of the HELAA process at this point and tennis courts would not be defined as falling within an economic development use.
CD0034	Garden of Mulberry Lodge, Wycombe Road	Great Missenden	Call For Sites	Green Belt site - not PDL.
CD0036	The Old Brickworks, Chesham Road	Chartridge	Call For Sites	Green Belt site - not PDL.
CD0037	Land to the South of Layters Green Lane, Chalfont St Peter	Chalfont St Peter	Call For Sites	Green Belt site - not PDL.
CD0039	Land South West of Layters Close, Chalfont St Peter	Chalfont St Peter	Call For Sites	Green Belt site - not PDL.
CD0040	Bowles Orchard, Three Households	Chalfont St Giles	Call For Sites	Green Belt site - not PDL.
CD0041	Land off Clementi Avenue, Holmer	Little Missenden	Call For Sites	Green Belt site - not PDL.

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
	Green			-
CD0044	Parkwood Farm (North), Maltmans Lane	Chalfont St Peter	Call For Sites	Green Belt site - not PDL. Part of the site is within an Ancient Woodland.
CD0045	Parkwood Farm (South), Oxford Road (A40)	Chalfont St Peter	Call For Sites	Green Belt site - not PDL.
CD0046*	Market Reading Field, Quill Hall Lane off Eagle Close	Amersham	Call For Sites	Green Belt site - not PDL.
CD0047	Land adjacent to Bury Farm and Bayley Hatch, Potter Row	Great Missenden	Call For Sites	Green Belt site - not PDL.
CD0048*	Coldmoreham Field adjacent to 172 High Street, Amersham	Amersham	Call For Sites	Green Belt site - not PDL. Site is also within flood Zone 3a.
CD0056	Land off Barley View (West), Prestwood	Great Missenden	Call For Sites	Green Belt site - not PDL.
CD0057	Land off Barley View (North), Prestwood	Great Missenden	Call For Sites	Green Belt site - not PDL.
CD0058	Jordans Village Hall, Green West Road, Jordans	Chalfont St Giles	Call For Sites	Replacement village Hall being proposed - not covered by the HELAA.
CD0059	Land off Village Road, Coleshill	Coleshill	Call For Sites	Majority of the site is not PDL - Green Belt release is to be considered as part of the Green Belt review.
CD0060	Land adjacent to Wheatsheaf Cottage, Browns Road, Hyde End	Great Missenden	Call For Sites	Too small in scale; only 2 no. dwellings proposed.
CD0062	Land on School Lane Adjacent to Hall Place, Seer Green	Seer Green	Call For Sites	Green Belt site - not PDL. Site is adjacent to Ancient Woodland.
CD0064*	North Lodge and Land to the North, Lower Road	Chalfont St Peter	Call For Sites	Green Belt site - only partly PDL. There are also some issues of flooding on the site (Flood Zone 3b).
CD0066*	Land to the North of Longwalk, Little Chalfont	Chalfont St Giles	Call For Sites	Green Belt site - not PDL.
CD0068*	Land Adjacent to Green Acres, Earl Howe Road	Little Missenden	Call For Sites	Green Belt site - not PDL.
CD0071	Land off Horsemoor Lane, Mop End	Amersham	Call For Sites	Green Belt site - not PDL.
CD0072	Former Gas Holder Site, Deep Mill Lane	Little Missenden	Call For Sites	The majority of the site is not previously developed and it is within the Green Belt; the previously developed part of the site is too small to be considered.
CD0073	Part of Earl Howe Road Allotment, Earl Howe Road	Little Missenden	Call For Sites	Green Belt site - not PDL.
CD0075*	Land at 10 Bury Farm (North), Amersham	Amersham	Call For Sites	Green Belt site - not PDL.

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
CD0076*	Land at 10 Bury Farm (South), Amersham	Amersham	Call For Sites	Green Belt site - not PDL.
CD0077	Land to the West of Wychwood Rise, Nags Head Lane	Great Missenden	Call For Sites	Green Belt site - not PDL.
CD0078	Land South of Windsor Lane, Little Kingshill	Little Missenden	Call For Sites	Green Belt site - not PDL.
CD0079	Land off Bell Lane, Little Chalfont	Amersham	Call For Sites	Green Belt site - not PDL.
CD0080*	Land at Lodge Lane, Prestwood	Great Missenden	Call For Sites	Green Belt site - not PDL.
CD0082*	Land West of Lodge Lane, South of the Railway, Little Chalfont	Little Chalfont	Call For Sites	Green Belt site - not PDL.
CD0083*	Quill Hall Lane Farm (Larger Site), Quill Hall Lane	Amersham	Call For Sites	Green Belt site - not PDL.
CD0084	Land between Two Dells Lane and Orchard Leigh, Orchard Leigh	Latimer	Call For Sites	Green Belt site - not PDL.
CD0085	Land between 2 and 3 Moors Farm Cottages, Moors Lane	Ashley Green	Call For Sites	Although it is previously developed land within the Green Belt, the proposal is for too few dwellings to be considered for Stage 2.
CD0086	Land Adjacent to Mash Court and Deer Park Walk, Lycrome Road	Chesham	Call For Sites	Green Belt site - not PDL.
CD0087	Land between Glendale and Whitehouse, Lycrome Road	Chesham	Call For Sites	Green Belt site - not PDL.
CD0088	South Field of Amersham and Chiltern Rugby Club South, Ash Grove, Weedon Lane	Amersham	Call For Sites	Green Belt site - not PDL. Site is adjacent to an Ancient Woodland.
CD0089	Birch Gardens, Amersham	Amersham	Call For Sites	Site is within the urban settlement but comprises multiple back garden land, with little evidence to show that plot owners are willing to develop. The proposal is also for too few dwellings to be considered as part of the HELAA.
CD0090	Grant & Stone Ltd Builders Merchant, The Vale	Chalfont St Peter	Call For Sites	The site is a current (well performing) allocated employment site so will not be considered for alternative uses at this stage.
CD0091	Rear of 51 to 55 Quarrendon Road, Amersham	Amersham	Call For Sites	Back garden site with too few dwellings being promoted as to be considered part of the HELAA process.
CD0092	75 to 77 Stanley Hill, Amersham	Amersham	Call For Sites	Back garden site with too few dwellings being promoted as to be considered part of the HELAA process.
CD0093	Land to rear of 25-31 Quarrendon Road, Amersham	Amersham	Call For Sites	Back garden site with too few dwellings being promoted as to be considered part of the HELAA process.

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
CD0095	Unit 1, Jewsons, Quill Hall Lane	Amersham	Call For Sites	The site is a current (well performing) allocated employment site so will not be considered for alternative uses at this stage.
CD0097	Land to the West of Chalfont Road and to the East of Highlands Road, Seer Green	Seer Green	Call For Sites	Green Belt site - not PDL.
CD0100	Land at Dungrove Farm, Chesham	Chesham	Call For Sites	Green Belt site - not PDL.
CD0101	Rear of 6 and 8 High Bois Lane, Amersham	Chesham Bois	Call For Sites	Green Belt site - not PDL.
CD0105	Land at Keepers Lane, Hyde Heath	Little Missenden	Call For Sites	Green Belt site - not PDL.
CD0106	Land at Copperkins Lane, Amersham	Chesham Bois	Call For Sites	Green Belt site - not PDL.
CD0110	Land to the East of Chalfont St Peter Infant School, Lovel End	Chalfont St Peter	Call For Sites	Site is within the Green Belt and not previously developed. Applicant has withdrawn the site for consideration (although this is more of a consideration at Stage 2).
CD0111*	Land to the South of Lycrome Road, Lye Green	Chesham	Call For Sites	Green Belt site - not PDL.
CD0112	Cape House, Bellingdon Road	Chesham	Call For Sites	The site is a well performing designated employment site so will not be considered for alternative uses at this stage.
CD0114*	Land Adjacent to Winkers Farm Club, Denham Lane	Chalfont St Peter	Call For Sites	Green Belt site - not PDL.
CD0115*	Land at Baymans Manor, Lye Green Road	Chesham	Call For Sites	Green Belt site - not PDL.
CD0116*	Land to the East of Lycrome Road, Chesham	Chesham	Call For Sites	Green Belt site - not PDL.
CD0117*	Land adjacent to Sunnymeade Avenue, Lye Green	Chesham	Call For Sites	Green Belt site - not PDL.
CD0118*	Land adjacent to 132 Lycrome Road, Lye Green	Chesham	Call For Sites	Green Belt site - not PDL.
CD0119*	Land adjacent to Ashley Green Road, Ashley Green	Ashley Green	Call For Sites	Green Belt site - not PDL.
CD0120	Land adjacent to the Burial Ground, Whielden Street	Amersham	Call For Sites	Green Belt site - not PDL.
CD0121*	Land at Crown Farm, Old Amersham	Amersham	Call For Sites	Green Belt site - not PDL.
CD0122	Land at Homeward Terrace, Old Amersham	Amersham	Call For Sites	Green Belt site - not PDL. Site partly within Flood Zone 3b.
CD0123	Land North of London Road,	Amersham	Call For Sites	Green Belt site - not PDL. Part of site is also within an

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
	Amersham			Ancient Woodland.
CD0124	Land North of School Lane, Old Amersham	Amersham	Call For Sites	Green Belt site - not PDL.
CD0125	Amersham Cricket Club, Amersham	Amersham	Call For Sites	Green Belt site - not PDL. Site partly within Flood Zone 3a and 3b.
CD0126	Land at Brays Wood, Hyde Heath	Little Missenden	Call For Sites	Green Belt site - not PDL. Site is adjacent to an Ancient Woodland (revised site boundary).
CD0127	Gore Hill Farm, Old Amersham	Amersham	Call For Sites	Green Belt site - not PDL.
CD0132*	Land to the South of Lower Road and West of the A413, Chalfont St Peter	Chalfont St Peter	Call For Sites	Green Belt site - not PDL.
CD0133*	Land to the North of High Street, Amersham Old Town	Amersham	Call For Sites	Green Belt site - not PDL. Southern part of the site is within flood zones 3a and 3b.
CD0135*	Land at Stony Lane, Little Chalfont	Little Chalfont	Call For Sites	Green Belt site - not PDL. Site is also adjacent to an Ancient Woodland.
CD0136	Land at Ballbaiters, Balbaiters Lane, Hyde Heath	Little Missenden	Call For Sites	Green Belt site - not PDL.
CD0137	Land to the East of Raans Road (Raans Farm), Raans Road	Amersham	Call For Sites	Green Belt site - not PDL.
CD0138*	Land Adjoining Winkers Farm Club (Larger Site), Denham Lane	Chalfont St Peter	Call For Sites	Green Belt site - not PDL. Part of the site, which was promoted in the nomination, is PDL and is being taken forward under a separate nomination.
CD0139*	Land North of Lye Green Road (Larger Site), Chesham	Chesham	Call For Sites	Green Belt site - not PDL.
CD0140	Howard Industrial Estate, Chilton Road	Chesham	Call For Sites	The site is a well performing designated employment site so will not be considered for alternative uses at this stage.
CD0141	Land to the rear of Beech Lane, Wilton Lane, Jordans	Chalfont St Giles	Call For Sites	Green Belt - not PDL.
CD0142	133 White Lion Road, Amersham	Amersham	Call For Sites	Proposal is to remove the site from the Green Belt; Green Belt release is to be considered as part of the Green Belt Review.
CD0143	Land at Cherry Tree Lane, Lee Common	The Lee	Call For Sites	Green Belt - not PDL.
CD0144	Rear of 162 High Street, Amersham	Amersham	Call For Sites	The site is a back garden. Despite there being evidence of single land ownership, the proposed development is too small to be considered as part of the HELAA.
CD0146*	136 to 138 Lye Green Road, Chesham	Chesham	Call For Sites	Only 2 no. net increase in dwellings - too small to be considered as part of the HELAA.

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
CD0148	The Orchard, Gordon Way, Chalfont St Giles	Chalfont St Giles	Call For Sites	Green Belt - not PDL.
CD0158	Flexmore Farm, Bottrells Lane	Chalfont St Giles	Call For Sites	The majority of the site, which is being promoted for development, is within the Green Belt. The 'built areas' are in agricultural use.
CD0159	Land at Windsor Lane, Little Kingshill	Little Missenden	Reg 18 Consultation	The proposal is to take the settlement out of the Green Belt Settlement area. This is to be considered as part of the Green Belt Assessment.
CD0162	Land adjacent to 15 Fair Acres, Prestwood	Great Missenden	Developer Site Nominations	Local Green Space is not being considered as part of the HELAA process (see Table 3).
CD0163	Innisfee & Harmony, Twitchells Lane, Jordans	Chalfont St Giles	Reg 18 Consultation	Proposal is to remove the site from the Green Belt to enable development; this is not being considered as part of the HELAA at this stage.
CD0164	46-48 Sheepcote Dell Road, Holmer Green	Little Missenden	Reg 18 Consultation	Proposal is to remove the site from the Green Belt to enable development; this is not being considered as part of the HELAA at this stage.
CD0165*	Land to the East of Copas Farm, School Lane, Old Amersham	Amersham	Developer Site Nominations	Green Belt - not a PDL site.
CD0166*	Land to the South of Copas Farm, High Street, Old Amersham	Amersham	Developer Site Nominations	Green Belt - not a PDL site.
CD0167	Land to the East and West of Cherry Lane, Old Amersham	Amersham	Developer Site Nominations	Green Belt - not a PDL site.
CD0168	Burial Ground, The Platt, Old Amersham	Amersham	Developer Site Nominations	Green Belt - not a PDL site.
CD0169	1-3 Chiltern Hill, Chalfont St Peter	Chalfont St Peter	Developer Site Nominations	The site is a well performing designated employment site so will not be considered for alternative uses at this stage.
CD0170	Land on the North East Side of Penn Road, Hazelmere	Penn	Developer Site Nominations	Green Belt - not a PDL site.

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
CD0171	Land to East of Lodge Lane, Little Chalfont	Little Chalfont	Reg 18 Consultation	Green Belt - not a PDL site. Too small to consider as part of the HELAA.
CD0172	Amersham Hill Cricket Club, Peter Dwight Drive, Woodside Road	Amersham	Reg 18 Consultation	Site is not previously developed land.
CD0173	Land to the South of Windsor Lane, Little Kingshill	Little Missenden	Reg 18 Consultation	The proposal is to remove the site from the Green Belt; this is not being considered as part of the HELAA process at this stage.
CD0175	Langley Farm, Beech Tree Lane, Holmer Green	Little Missenden	Publically Owned Land	Green Belt - not a PDL site.
CD0176	Land to the South of 1 Greencroft Cottages, Mount Nugent, Chesham	Chesham	Developer Site Nominations	Green Belt - only part of the site is PDL. The proposal for 2 no. dwellings is too small to be considered as part of the HELAA.
CD0177	Woodside Field, Greenlands Lane, Prestwood	Great Missenden	Developer Site Nominations	Green Belt - not a PDL site.
CD0178	Land East of Stanley Hill, Amersham	Amersham	Publically Owned Land	Green Belt - not a PDL site.
CD0179	Little Ninnings and adjoining Land, 73 Denham Lane	Chalfont St Peter	Developer Site Nominations	Green Belt - only part of the site is PDL.
CD0215	Woodlands Farm, Narcot Lane	Chalfont St Peter	Developer Site Nominations	Proposal is to remove the site from the Green Belt for residential development. Green Belt sites are not being considered at this stage.
CD0218	London Road Depot, London Road East	Amersham	Publically Owned Land	Council owned site allocated for waste transfer station in the Buckinghamshire County Council Minerals and Waste LDF. The site is predominantly previously developed and the assessment will only consider development in these areas. Part of the site is within Flood Risk Zone.
CD0228	Land at Allens Farm Barn, Rectory Hill	Amersham	Developer Site Nominations	Proposal is to release the site from the Green Belt for an unspecified use. Green Belt release is not being considered as part of the HELAA at this stage.
CD0232	Little Kingshill Grange, Windsor Lane	Little Missenden	Developer Site Nominations	Green Belt - not a PDL Site. Green Belt release is not being considered as part of the HELAA at this stage.

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
CD0233	Land Adjacent to the Old Dairy, Hare Lane, Little Kingshill	Little Missenden	Developer Site Nominations	Site is within the Green Belt and is not PDL. Green Belt release is not being considered as part of the HELAA at this stage.
CD0234	Land North of Pheasant Rise, Chesham	Chesham	Developer Site Nominations	Green Belt - not a PDL Site.
CD0235	Land North of Deep Acres, Amersham	Chesham Bois	Developer Site Nominations	Green Belt - not a PDL Site.
CD0237	Land to West of Honor End Lane, Prestwood	Great Missenden	Developer Site Nominations	Green Belt site - not PDL
CD0238	Friars Field, Wycombe Road	Great Missenden	Developer Site Nominations	Green Belt - Not PDL
CD0239	Nanfans Farm, Honor End Lane	Great Missenden	Developer Site Nominations	Too small and Green Belt site
CD0240	'Car Park Field', Colling's Hanger Farm, West of Honor End Lane	Great Missenden	Developer Site Nominations	Green Belt - Not PDL
CD0241	Lane and Hockey Fields, Perks Lane	Great Missenden	Developer Site Nominations	Green Belt - Not PDL
CD0242*	Land at Dodds Lane and backing onto Stratton Chase Drive, Rear of Stratton Downs	Chalfont St Giles	Developer Site Nominations	The site is within the Green Belt - not previously developed. Green Belt release is not being considered as part of the HELAA at this stage.

South Bucks HELAA Sites Excluded at Stage 1

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
SB0001*	Raylands Farm, Bull Lane	Gerrards Cross	Call For Sites	Undeveloped Green Belt Land. Green Belt release is not being considered as part of the HELAA at this stage.
SB0002	Land at Hedgerley Resevoir, Former Resevoir Site	Hedgerley	Call For Sites	Green Belt site. Green Belt release is not being considered as part of the HELAA at this stage.
SB0003*	Land adj to Berrifield Cottage, 148 Swallow Street	Iver	Call For Sites	Green Belt site. Green Belt release is not being considered as part of the HELAA at this stage.
SB0004	26 & 28 Langley Park Road,	Iver	Call For Sites	Too small in scale.
SB0007	Martin-Baker Aircraft Company Ltd, Lower Road	Gerrards Cross	Call For Sites	Located within Green Belt, green space & flood zone 3
SB0008*	7 South Drive, Land adj to 8 South Drive	Beaconsfield	Call For Sites	Small Green Belt site.
SB0009*	9 South Drive, Land adj to 10 South Drive	Beaconsfield	Call For Sites	Small Green Belt site.
SB0010	Corner of Institute Road/Hitcham Road, Institute Road	Taplow	Call For Sites	Located within Flood Zone 3
SB0011*	Land East of A355, Land at Beaconsfield, East of A355 and North of Wilton Park	Beaconsfield	Call For Sites	Green Belt site. Green Belt release is not being considered as part of the HELAA at this stage.
SB0012	Bakers Wood,	Denham	Call For Sites	Green Belt, greenfield in flood zone 3
SB0013*	Land at West Town Farm,	Burnham	Call For Sites	Green Belt, greenfield in flood zone 3
SB0014*	Field to the North of Market Garden Farm, and South of Marina Way	lver	Call For Sites	Green Belt, not previously developed
SB0015	Maryfield (south piece of garden), High Street	Taplow	Call For Sites	Green Belt not previously developed and too small in scale
SB0016	Woodhill Farm, Oxford Road	Gerrards Cross	Call For Sites	Green Belt not previously developed land
SB0017	Land at Oxford Road,	Gerrards Cross	Call For Sites	Green Belt not previously developed land
SB0018	Land off Hatchgate Gardens,	Burnham	Call For Sites	Green Belt not previously developed land
SB0019	Grenville Court West Site, Britwell Road	Burnham	Call For Sites	Green Belt not previously developed land
SB0020	Grenville Court East Site, Britwell Road	Burnham	Call For Sites	Green Belt not previously developed land
SB0021	Land at Langley Park Road,	Iver	Call For Sites	Green Belt not previously developed land
SB0022	Land off Denham Way,	Denham	Call For Sites	Green Belt not previously developed land

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
SB0023*	Land at Denham M40 Junction 1, Northern side of the Denham Roundabout	Denham	Call For Sites	Green Belt not previously developed land
SB0024*	Land west of Dukes Kiln Drive,	Fulmer	Call For Sites	Green Belt not previously developed & Ancient Woodland
SB0025*	Land to the east of Lower Road & west of the A413,	Gerrards Cross	Call For Sites	Green Belt not previously developed land
SB0026*	Land South of A40, West of South Drive	Beaconsfield	Call For Sites	Green Belt not previously developed land
SB0027*	Land South of A40, East of South Drive	Beaconsfield	Call For Sites	Green Belt not previously developed land
SB0028*	Land South of Wycombe End West, West	Beaconsfield	Call For Sites	Green Belt not previously developed land
SB0029*	Land South of Wycombe End East, East	Beaconsfield	Call For Sites	Green Belt not previously developed land
SB0030*	Land south and east of Burnham Avenue,	Beaconsfield	Call For Sites	Green Belt not previously developed land
SB0031*	Land West of Pyebush Lane,	Beaconsfield	Call For Sites	Green Belt not previously developed land
SB0033*	Church Farm, Church Road	Iver	Call For Sites	Green Belt not previously developed land
SB0035*	Land from Langley Park Road to Thorney Lane North, Iver	Iver	Call For Sites	Green Belt not previously developed land
SB0036*	Wood Lane Farm, Wood Lane	Iver	Call For Sites	Green Belt not previously developed land
SB0037*	Land on East side of Beaconsfield Road, Farnham Common	Farnham Royal	Call For Sites	Green Belt not previously developed land
SB0038*	Land off London Road/ south of Wilton Park, Beaconsfield	Beaconsfield	Call For Sites	Green Belt not previously developed land
SB0040	Land surrounding Pelham Burn, Grove Road	Burnham	Call For Sites	Green Belt not previously developed land
SB0041	Land North of Poyle Farm, Poyle Lane	Burnham	Call For Sites	Green Belt not previously developed land
SB0042	Land South of Poyle Farm, Poyle Lane	Burnham	Call For Sites	Green Belt not previously developed land
SB0045	Land to rear of 6 & 8 Fairfield Lane, Farnham Royal	Farnham Royal	Call For Sites	Too small in scale
SB0047	Land adj to Sutton Court Farm, Sutton Lane	Iver	Call For Sites	Green Belt not previously developed land

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
SB0048*	Land East and West of Purton Lane, Farnham Common	Farnham Royal	Call For Sites	Green Belt not previously developed land
SB0049*	All Soulds Farm Quarry, Wexham Park Lane	Wexham	Call For Sites	Green Belt not previously developed land
SB0050*	Little Acres, Oxford Road	Denham	Call For Sites	Site for redevelopment
SB0051	Land off Longbottom Lane, Beaconsfield	Beaconsfield	Call For Sites	Green Belt not previously developed land
SB0053*	Fourells Paddock, Richings Way	Iver	Call For Sites	Green Belt not previously developed land
SB0054	Ashcroft Towers, Burnham	Burnham	Call For Sites	Green Belt not previously developed land
SB0057*	Land Parcel 2, Land North of Pyebush Roundabout	Beaconsfield	Call For Sites	Green Belt not previously developed land
SB0058*	Land Parcel 3, Land North of London Road	Beaconsfield	Call For Sites	Green Belt not previously developed land
SB0059*	Land Parcel 5, Land off Park Lane	Beaconsfield	Call For Sites	Green Belt not previously developed land
SB0060*	Land Parcel 3a, Land North of Pyebush Roundabout	Beaconsfield	Call For Sites	Green Belt not previously developed land
SB0061	Wyatts Covert Caravan Club, Tilehouse Lane	Denham	Call For Sites	Green Belt not previously developed land
SB0062	Former Iver Lane Landfill Site, Iver Lane	lver	Call For Sites	Green Belt not previously developed in flood zone 3
SB0064	Grove Road, Burnham	Burnham	Call For Sites	Green Belt not previously developed land
SB0065	Land at Iver Station, Iver	lver	Call For Sites	Green Belt not previously developed land
SB0066	Cliveden Stud, Cliveden Road	Taplow	Call For Sites	Green Belt not previously developed land
SB0067	Land East of East Common, Gerrards Cross	Gerrards Cross	Developer Site Nominations	Green Belt not previously developed land
SB0069	Land North East of Bangors Road North, Iver Heath	Iver	Developer Site Nominations	Green Belt not previously developed land
SB0071	Osborne Farm, Oxford Road	Denham	Developer Site Nominations	Green Belt not previously developed in flood zone 3
SB0072*	Land North of the Grand Union Canal, Middle Green	Wexham	Developer Site Nominations	Green Belt not previously developed land
SB0073*	Land West of Broad Lane, Beaconsfield	Beaconsfield	Developer Site Nominations	Green Belt not previously developed land
SB0074*	Land to the East of Beaconsfield Road, Farnham Common	Farnham Royal	Developer Site Nominations	Green Belt not previously developed land

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
SB0075*	Land East of Uxbridge Road, George Green	Wexham	Developer Site Nominations	Green Belt not previously developed land
SB0078	Plot 3 & 4 Bakers Wood, Denham	Denham	Planning Apps - Refused or Withdrawn	Green Belt not previously developed land
SB0079	Drum Oak, 10 Dukes Wood Avenue	Gerrards Cross	Planning Apps - Refused or Withdrawn	
SB0080	Land to rear of Kewstoke, 26 Burkes Road	Beaconsfield	Planning Apps - Refused or Withdrawn	Too small in scale
SB0081	Land at Oak House & St Huberts Close, Fulmer Road	Gerrards Cross	Planning Apps - Outstanding	Development of the site completed.
SB0082	4 - 6 The Uplands, Gerrards Cross	Gerrards Cross	Planning Apps - Refused or Withdrawn	Too small in scale
SB0084	Farlows Lake, Ford Lane	Iver	Planning Apps - Refused or Withdrawn	Green Belt not previously developed in flood zone 3
SB0085	Land at Heatherside, 26 East Common	Gerrards Cross	Planning Apps - Refused or Withdrawn	Too small in scale
SB0086	Plot 5 Bakers Wood, Bakers Wood	Denham		Green Belt not previously developed and too small in scale
SB0087	Land at Hitcham Grange, Hill Farm Road	Taplow		Too small in scale and Green Belt not previously developed
SB0088	Land adj to 3 Britwell Road, Burnham	Burnham	Planning Apps - Refused or Withdrawn	Too small in scale
SB0089	Land adj Jasmine Lodge, School Lane	Stoke Poges		Too small in scale and Green Belt not previously developed
SB0090	Land at 2 Orchard Villa, Wexham Street	Wexham	Planning Apps - Refused or Withdrawn	Too small in scale
SB0091	Graphic House, Beaconsfield Road	Farnham Royal	Planning Apps - Refused or Withdrawn	Too small in scale
SB0092	Land at 19 North Park, Iver	Iver	Planning Apps - Refused or Withdrawn	Too small in scale
SB0093*	Land South of Pink Cottage, 5 Ellington Gardens	Taplow	Planning Apps - Refused or Withdrawn	Too small in scale
SB0094	Badminton House, 38 Marsham Way	Gerrards Cross	Planning Apps - Refused or Withdrawn	Too small in scale
SB0095	Whiteleaf House, 9 Wayside Gardens	Gerrards Cross	Planning Apps - Refused or Withdrawn	Too small in scale

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
SB0096	Land at Chalk Pit Lane, Burnham	Burnham	Planning Apps - Refused or Withdrawn	Green Belt not previously developed land
SB0097*	Fourells Paddocks, Richings Way	Iver		Too small in scale and Green Belt not previously developed land
SB0098	Grovewood, 26 Grove Road	Beaconsfield	Planning Apps - Refused or Withdrawn	Proposal for too few dwellings
SB0099	Honeycomb Court and Woodside, Christmas Lane	Farnham Royal	Planning Apps - Refused or Withdrawn	Too small in scale
SB0100	Land at 48, 50 & 52 Fulmer Road, Gerrards Cross	Gerrards Cross	Planning Apps - Refused or Withdrawn	Too small in scale
SB0101	11 Penn Meadow, Stoke Poges	Stoke Poges	Planning Apps - Refused or Withdrawn	Too small in scale
SB0102	Land at Oakcroft, Oxford Road	Gerrards Cross	Planning Apps - Refused or Withdrawn	Too small in scale
SB0103	Trilliums, Templewood Land	Farnham Royal	Planning Apps - Refused or Withdrawn	Too small in scale
SB0104	43 Langely Park Road, Iver	Iver	Planning Apps - Refused or Withdrawn	Too small in scale
SB0105	Moray House, 44 Camp Road	Gerrards Cross	Planning Apps - Refused or Withdrawn	Too small in scale
SB0106	Plot 6 Bakers Wood, Bakers Wood	Denham	Planning Apps - Refused or Withdrawn	Too small in scale and Green Belt not previously developed land
SB0107	Richmond, 75 Windsor Road	Gerrards Cross	Planning Apps - Refused or Withdrawn	Too small in scale
SB0108	Old Tiles, Poyle Lane	Burnham	Planning Apps - Refused or Withdrawn	Too small in scale
SB0109	Copsewood, 69 Denham Green Lane	Denham	Planning Apps - Refused or Withdrawn	Permitted application for 4 dwellings - too small in scale
SB0110	Stoke Lodge, Hollybush Hill	Stoke Poges	Planning Apps - Refused or Withdrawn	Recent approval for a redevelopment of 2 dwellings - too small in scale
SB0111	Klinten, 19 Stratton Road	Beaconsfield	Planning Apps - Refused or Withdrawn	Recent approval for a redevelopment of 2 dwellings - too small in scale
SB0112	Hitchambury Farm, Hitcham Lane	Taplow	Planning Apps - Refused or Withdrawn	Too small in scale and Green Belt not previously developed
SB0113	Rear of 8 - 12 Meadow Lane, Beaconsfield	Beaconsfield		Planning permission granted for 2 dwellings upon appeal - too small in scale

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
SB0114	13 Copperfields, Beaconsfield	Beaconsfield		Limited development potential as 40% of the site is Ancient Woodland proposal too small in scale.
SB0116*	Land South of Church Road, North of Slough Road	lver	Developer Site Nominations	Green Belt not previously developed
SB0117	707-715 Bath Road, Burnham	Burnham	Planning Apps - Refused or Withdrawn	Within Flood Zone 3
SB0118	Dewstraw, 147 Lent Rise Road	Burnham	Planning Apps - Refused or Withdrawn	Too small
SB0119	Rear Of 6 Linkswood Road, Burnham	Burnham	Planning Apps - Refused or Withdrawn	Application approved for 1 dwelling - too small in scale
SB0120	Land Adjacent 10 Church Walk, Burnham	Burnham	Planning Apps - Refused or Withdrawn	Too small in scale
SB0123	Land Adjacent 4 Woodside Close, Beaconsfield	Beaconsfield	Planning Apps - Refused or Withdrawn	Too small in scale
SB0126	Richings Park Sports Club, 34A Wellesley Avenue	lver	Planning Apps - Refused or Withdrawn	Open space used for sports
SB0127	Kingcup Farm, Willetts Lane	Denham	Planning Apps - Refused or Withdrawn	Agricultural use in the Green Belt
SB0128	Land North of Farnham Lane, Burnham	Burnham	Planning Apps - Refused or Withdrawn	Green Belt not previously developed
SB0129	The Farnham Pump, Farnham Road	Farnham Royal	Planning Apps - Refused or Withdrawn	Too small in scale
SB0130	3 Penington Road, Beaconsfield	Beaconsfield	Planning Apps - Outstanding	Too small in scale
SB0131	Revital Health And Beauty, 12 The Highway	Beaconsfield	Planning Apps - Outstanding	Too small in scale
SB0132	157 Amersham Road, Beaconsfield	Beaconsfield	Planning Apps - Outstanding	Too small in scale
SB0134	Harrowfield, 22 Westfield Road	Beaconsfield	Planning Apps - Outstanding	Too small in scale
SB0135	47 Penn Road, Beaconsfield	Beaconsfield	Planning Apps - Outstanding	Too small in scale
SB0136	West Wind, 27 Stratton Road	Beaconsfield	Planning Apps - Outstanding	Too small in scale
SB0137	70 Ledborough Lane, Beaconsfield	Beaconsfield	Planning Apps - Outstanding	Too small in scale

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
SB0138	Land Rear Of 46 And 46A Green Lane, Burnham	Burnham	Planning Apps - Outstanding	Too small in scale
SB0139	Land To The Rear Of 94 And 96 Dropmore Road, Burnham	Burnham	Planning Apps - Outstanding	Too small in scale
SB0140	10 Hamilton Gardens, Burnham	Burnham	Planning Apps - Outstanding	Too small in scale
SB0141	Oakwood House, Halings Lane	Denham	Planning Apps - Outstanding	Too small in scale
SB0142	2 Hollybush Farm Cottages, Hollybush Lane	Denham	Planning Apps - Outstanding	Too small in scale
SB0143	Holtye, Village Road	Denham	Planning Apps - Outstanding	Too small in scale
SB0144	Inglenook, Broken Gate Lane	Denham	Planning Apps - Outstanding	Too small in scale
SB0145	Alderley Cottage, Collinswood Road	Farnham Royal	Planning Apps - Outstanding	Too small in scale
SB0146	Lamorna, Scott Close	Farnham Royal	Planning Apps - Outstanding	Too small in scale
SB0147	Allerds Farm, Crown Lane	Farnham Royal	Planning Apps - Outstanding	Too small in scale
SB0148	Belmont And Robinscroft, Blackpond Lane	Farnham Royal	Planning Apps - Outstanding	Too small in scale and in Burnham Beeches exclusion zone
SB0149	Fulmer Valley Farm, Windsor Road	Gerrards Cross	Planning Apps - Outstanding	Too small in scale and in the Green Belt not previously developed
SB0150	The Birches, Windmill Road	Fulmer	Planning Apps - Outstanding	Too small in scale
SB0151	Fulmer Hall, Windmill Road	Fulmer	Planning Apps - Outstanding	Too small in scale
SB0152	Fernacres Farm, Fulmer Common Road	Fulmer	Planning Apps - Outstanding	Too small in scale and Green Belt not previously developed
SB0153	Fulmer Chase Farm, Hay Lane	Fulmer	Planning Apps - Outstanding	Too small in scale and Green Belt not previously developed
SB0154	Strawberry Hill, 27 Fulmer Drive	Gerrards Cross	Planning Apps - Outstanding	Too small in scale
SB0155	Little Orchards, 6 Layters Way, Gerrards Cross	Gerrards Cross	Planning Apps - Outstanding	Too small in scale

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
SB0156	Land Between 2 And 4 Dukes Wood Drive, Gerrards Cross	Gerrards Cross	Planning Apps - Outstanding	Too small in scale
SB0157	72 Dukes Wood Drive, Gerrards Cross	Gerrards Cross	Planning Apps - Outstanding	Too small in scale
SB0158	Slade Oak, Over The Misbourne, Gerrards Cross	Gerrards Cross	Planning Apps - Outstanding	Too small in scale
SB0159	Lynwood, Over The Misbourne, Gerrards Cross	Gerrards Cross	Planning Apps - Outstanding	Too small in scale
SB0160	24 Dale Side, Gerrards Cross	Gerrards Cross	Planning Apps - Outstanding	Too small in scale
SB0161	Oakley, 12 South Park Crescent, Gerrards Cross	Gerrards Cross	Planning Apps - Outstanding	PDL Site
SB0163	Edgewood, Andrew Hill Lane, Hedgerley	Hedgerley	Planning Apps - Outstanding	Too small in scale
SB0164	Bedford Cottage, Wapseys Lane, Hedgerley	Hedgerley	Planning Apps - Outstanding	Too small in scale and Green Belt not previously developed
SB0165*	White Lodge, Wood Lane, Iver Heath	lver	Planning Apps - Outstanding	Too small in scale
SB0167	Bangors, Bangors Park, Bangors Road South	lver	Planning Apps - Outstanding	Too small in scale
SB0168	2 Coppins Cottages, Coppins Lane	lver	Planning Apps - Outstanding	Too small in scale and Green Belt not previously developed
SB0169	Old Oak Nursery, Wood Lane, Iver Heath	lver	Planning Apps - Outstanding	Too small in scale
SB0170	White Lodge, Stoke Court Drive, Stoke Poges	Stoke Poges	Planning Apps - Outstanding	Too small in scale
SB0171	Land South Of Home Farm, School Lane	Stoke Poges	Planning Apps - Outstanding	Too small in scale and Green Belt not previously developed
SB0172	Brae Lodge, West End Lane, Stoke Poges	Stoke Poges	Planning Apps - Outstanding	Too small in scale
SB0173	Beltrees, Park Road, Stoke Poges	Stoke Poges	Planning Apps - Outstanding	Too small in scale
SB0174	Brynawelon, Lanterns And Oak House, Hollybush Hill	Stoke Poges	Planning Apps - Outstanding	Too small in scale
SB0175	Cranford House And Elgin, Boundary Road	Taplow	Planning Apps - Outstanding	Too small in scale

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
SB0176	One And Two Acre Cottage, Framewood Road	Wexham	Planning Apps - Outstanding	Too small in scale
SB0184	Old Telephone Exchange, Kingsway	Farnham Royal	Planning Apps - Prior Approval	Proximity to Burnham Beeches exclusion zone.
SB0191	Hawksgrove Cottage, Hawkswood Lane	Gerrards Cross	Developer Site Nominations	Too small in scale and Green Belt not previously developed
SB0192	3 Huntercombe Lane North, Burnham	Burnham	Planning Apps - Outstanding	Too small in scale and in Flood Zone 3
SB0196	Charter House, 68-72 High Street	Burnham	Planning Apps - Outstanding	Too small in scale
SB0199	Cut Heath House, Parsonage Lane	Farnham Royal	Planning Apps - Outstanding	Too small in scale
SB0200	De Vere Venues, Denham Grove	Denham	Planning Apps - Refused or Withdrawn	Too small
SB0205	Land adj 74 Trewarden Avenue,	Iver	Planning Apps - Outstanding	Too small in scale
SB0207	Scopello, Beeches Road	Farnham Royal	Officer Suggested Sites	Too small in scale in Burnham Beeches protection area
SB0208	Open Space, Oakside	Denham		Green Belt not previously developed land in Flood Zone 3
SB0209	Boundary Copse, Farnham Road	Farnham Royal	Publically Owned Land	Green Belt not previously developed land
SB0210	Access Road, Rear of Allhusen Gardens	Fulmer	Publically Owned Land	Too small in scale
SB0211	Health Centre & Open Space, Trewarden Avenue	Iver	Publically Owned Land	Too small in scale
SB0212*	Open Space, Denham Road/M25	Iver	Publically Owned Land	Green Belt not previously developed land
SB0213	Open Space, Swallow Street	Iver	Publically Owned Land	Too small in scale and Green Belt not previously developed land
SB0214	Stoke Place Estate, Stoke Green	Stoke Poges	Publically Owned Land	Green Belt not previously developed land
SB0224	3 North Drive,	Beaconsfield	Existing SHLAA Sites	Too small in scale
SB0226	R/o Cherry Tree Road and Rowan Close,	Beaconsfield	Existing SHLAA Sites	PDL Site offering only 4 net dwellings.
SB0230	20 & 21 Barrs Road,	Burnham	Existing SHLAA Sites	PDL Site - too small a site
SB0239	Land at Elizabeth Cottage, George Green Road	Wexham	Existing SHLAA Sites	Too small in scale and Green Belt not previously developed land

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
SB0240	6 South Park Drive & White House, Lower Road,	Gerrards Cross	Existing SHLAA Sites	PDL Site with insufficient net dwellings proposed.
SB0241	Land R/o 71, 73 & 75 Dukes Wood Drive,	Gerrards Cross	Existing SHLAA Sites	PDL Site with insufficient net dwellings proposed.
SB0244	Woodcrest, Gregory Road	Hedgerley	Existing SHLAA Sites	Too small in scale
SB0245	Old Stock Cottage,	Hedgerley	Existing SHLAA Sites	Too small in scale
SB0246	5 & 6 Longfield,	Hedgerley	Existing SHLAA Sites	Too small in scale
SB0248	Garage Courtyard R/o 65-71 Swallowdale,	Iver	Existing SHLAA Sites	Too small in scale
SB0249	Land R/o Chinhurst & Remuera, Love Lane	Iver	Existing SHLAA Sites	Too small in scale
SB0250	37 & 38 Colne Orchard,	lver	Existing SHLAA Sites	Too small in scale
SB0253*	Land at Amberley, Acorns & Red Chimneys, Church Lane	Wexham	Existing SHLAA Sites	Too small in scale
SB0256	20 Westfield Road, Beaconsfield	Beaconsfield	Planning Apps - Under Construction	Too small in scale
SB0257	Kincora, 54 Ledborough Lane	Beaconsfield	Planning Apps - Under Construction	Too small in scale
SB0258	Amberwood, 68 Ledborough Lane	Beaconsfield	Planning Apps - Under Construction	Too small in scale
SB0259	Oakwood, 50 Ledborough Lane	Beaconsfield	Planning Apps - Under Construction	Too small in scale
SB0260	45 Penn Road, Beaconsfield	Beaconsfield	Planning Apps - Under Construction	Too small in scale
SB0261	Land R/o 101 Station road fronting Candlemas Lane, 101 Station Road	Beaconsfield	Planning Apps - Under Construction	Too small in scale
SB0262	99 Shepherds Lane, Beaconsfield	Beaconsfield	Planning Apps - Under Construction	Too small in scale
SB0263	46 Burkes Road, Beaconsfield	Beaconsfield	Planning Apps - Under Construction	Too small in scale
SB0264	Harrington, 37 Grove Road	Beaconsfield	Planning Apps - Under Construction	Too small in scale
SB0265	10 Bingham Road, Burnham	Burnham	Planning Apps - Under Construction	Too small in scale
SB0266	The Nine Stiles, Newtown Road	Denham	Planning Apps - Under Construction	Too small in scale

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
SB0267	The Barn, Court Farm	Denham	Planning Apps - Under Construction	Too small in scale
SB0268	Newton Wyck, Blackpond Lane	Farnham Royal	Planning Apps - Under Construction	Too small in scale
SB0269	Dippingwell Lodge, Beaconsfield Road	Farnham Royal	Planning Apps - Under Construction	Too small in scale
SB0270	Balmer Lawn, Blackpond Lane	Farnham Royal	Planning Apps - Under Construction	Too small in scale
SB0271	Latchmore House, 27 West Common	Gerrards Cross	Planning Apps - Under Construction	Too small in scale
SB0272	Land adj 32 Daleside, Gerrards Cross	Gerrards Cross	Planning Apps - Under Construction	Too small in scale
SB0273	18 - 19 South Park View, Gerrards Cross	Gerrards Cross	Planning Apps - Under Construction	Not enough net dwellings
SB0274	2 & 2a, Fulmer Drive	Gerrards Cross	Planning Apps - Under Construction	Not enough net dwellings
SB0275	R/o 69 & 69a, Dukes Wood Drive	Gerrards Cross	Planning Apps - Under Construction	Not enough net dwellings
SB0279	Dropmore Estate, Heathfield Road	Taplow	Planning Apps - Under Construction	Too small in scale and Green Belt not previously developed
SB0280	33 Rixon Close, George Green	Wexham	Planning Apps - Under Construction	Too small in scale
SB0281	35 Wycombe End, Beaconsfield	Beaconsfield	Planning Apps - Under Construction	Too small in scale
SB0282	The Spiral, 1 Wycombe End	Beaconsfield	Planning Apps - Under Construction	Too small in scale
SB0283	26-28 Packhorse Road, Gerrards Cross	Gerrards Cross	Planning Apps - Under Construction	Too small in scale
SB0284*	Land adj to 801 Bath Road, Burnham	Burnham	Developer Site Nominations	Too small in scale and within Green Belt and Flood Zone 3
SB0285	4a The Broadway, Farnham Common	Farnham Royal	Developer Site Nominations	Too small in scale
SB0290	1 Oxford Road, New Denham	Denham	Employment Land Review	Too small in scale and within the Green Belt
SB0299	Land at Thorney Lane South, Richings Park	Iver	Developer Site Nominations	Greenfield site in the Green Belt.

Site	Name	Parish	Source	Comments/Conclusion why site is Excluded
SB0300	Former Council Depot, Bath Road	Taplow	Publically Owned Land	Small site of which 50% is located within Flood
				Zone 3 within the Green Belt.

## Appendix 2 - Sites accepted at Stage 1 for further Assessment at Stage 2

The following tables show all sites accepted in the HELAA at Stage1 of the assessment. All sites with a '\*' are sites which fall with the potential urban extensions or areas of search Green Belt options to be tested as part of the Regulation 18 Consultation (incorporating Issues and Options) for the Chiltern and South Bucks Local Plan. Although these areas have been identified for further testing in the consultation this does not alter the Green Belt status of these sites or affect how they have been assessed within the HELAA at this stage.

Chiltern HELAA Sites accepted at Stage 1

Site	Name	Parish	Source
CD0002	5 Stubbs Wood, Chesham Bois	Chesham Bois	Call For Sites
CD0008	Chesham Car and Van Sales, Bellingdon Road	Chesham	Call For Sites
CD0009	Former George Inn Public House, 94 High Street	Great Missenden	Call For Sites
CD0012	4 to 6 Botley Road, Chesham	Chesham	Call For Sites
CD0021	Land to North East of Chesnut Avenue, Chesham	Chesham	Call For Sites
CD0022	The Depository, Gravel Hill	Chalfont St Peter	Call For Sites
CD0031	Wicks Garage, Rignall Road	Great Missenden	Call For Sites
CD0032	Gerrards Cross Tennis Club, Bull Lane	Chalfont St Peter	Call For Sites
CD0035*	Rowan Garden Centre, Gorelands Lane	Chalfont St Peter	Call For Sites
CD0038	Florence Orchard, Nairwood Lane	Great Missenden	Call For Sites
CD0042*	Chalfont Grove, Narcot Lane	Chalfont St Giles	Call For Sites
CD0043	Flaunden End Farm, Ley Hill	Latimer	Call For Sites
CD0049	Bramley Farm, Heath End Road - Hare Lane	Little Missenden	Call For Sites
CD0050	Plot 1 Penwynne Farm, Dibden Hill	Chalfont St Giles	Call For Sites
CD0051	Plot 2 Penwynne Farm, Dibden Hill	Chalfont St Giles	Call For Sites
CD0052	Plot 3 Penwynne Farm, Dibden Hill	Chalfont St Giles	Call For Sites
CD0053	Cherry Tree Corner, Puers Lane, Jordans	Chalfont St Giles	Call For Sites
CD0054	42/44 London Road West, Amersham	Amersham	Call For Sites
CD0055	Land off Asheridge Road/ Hivings Hill, Chesham	Chesham	Call For Sites
CD0061	Land Including and Rear of 16 Chessmount Rise,	Chesham	Call For Sites
05000	Chesham		0.11.5.01.
CD0063	The Pheasant Public House, 35 Plantation Road	Amersham	Call For Sites
CD0065	Garden of 2 Botley House, East Street	Chesham	Call For Sites
CD0067	Land to rear of 45-73 Watchet Lane, Holmer Green	Little Missenden	Call For Sites
CD0069	Haleacre Workshops, Watchet Lane	Little Missenden	Call For Sites
CD0070	Holmer Green Farm and Featherbed Lane Farm, Penfold	Little Missenden	Call For Sites
	Lane and King Street Lane		
CD0074	Burtons Wooyard, Rear of Dibden Hill and Narcot Lane,	Chalfont St Giles	Call For Sites

Site	Name	Parish	Source
	Dibden Lane		
CD0081	Peterley Manor Farm, Peterley Manor Lane	Great Missenden	Call For Sites
CD0094	Land to the Rear of Stanley Hill Avenue, Westanly	Amersham	Call For Sites
	Avenue and Highland Road, Amersham		
CD0096	Chiltern Pools and Gym, Amersham Library and Youth	Amersham	Call For Sites
	Centre, Chiltern Avenue		
CD0098	Land to the West of Great Missenden Station, Great	Great Missenden	Call For Sites
	Missenden		
CD0099	Sedges Farm, Nags Head Lane	Great Missenden	Call For Sites
CD0102	82 High Street, Great Missenden	Great Missenden	Call For Sites
CD0103	Rear of Chartridge Lane and Berkeley Avenue (West),	Chesham	Call For Sites
	Chesham		
CD0104	Rear of Chartridge Lane and Berkeley Avenue (East),	Chesham	Call For Sites
	Chesham		
CD0107	Land r/o 29-51 The Ridgeway, Stanley Hill	Amersham	Call For Sites
CD0108	Robendene, Grimsdells Lane	Amersham	Call For Sites
CD0109	Coach Depot and Adjacent Land, Lycrome Road, Lye	Chesham	Call For Sites
	Green		
CD0113*	Winkers Farm Club, Denham Lane	Chalfont St Peter	Call For Sites
CD0128	Chalfont St Peter Youth Centre, Tithe Barn, Sandy Rise	Chalfont St Peter	Call For Sites
CD0129*	Epilepsy Society Site (Middle Site), Chesham Lane	Chalfont St Peter	Call For Sites
CD0130*	Epilepsy Society Site (Debenham House and Land to	Chalfont St Peter	Call For Sites
	Rear), Chalfont St Peter		
CD0131	Gold Hill Baptist Church, Gold Hill East	Chalfont St Peter	Call For Sites
CD0134	Middlegrove Farm, Chesham Road, Hyde Heath	Great Missenden	Call For Sites
CD0145	Land at Springfield Industrial Estate, Springfield Road	Amersham	Call For Sites
CD0147	Kingsgate Farm, Chesham Lane	The Lee	Call For Sites
CD0149	Pollards Wood, Nightingales Lane	Little Chalfont	Call For Sites
CD0150*	Copas Farm, High Street, Old Amersham	Amersham	Call For Sites
CD0151	Citygate and Adjoining Land, Chalfont Station Road	Little Chalfont	Call For Sites
CD0152	Area around Chalfont and Latimer Station, Little Chalfont	Little Chalfont	Call For Sites
CD0153	68 to 78 Elizabeth Avenue, Little Chalfont	Little Chalfont	Call For Sites
CD0154	178 White Lion Road, Little Chalfont	Little Chalfont	Call For Sites
CD0155	206 White Lion Road, Little Chalfont	Little Chalfont	Call For Sites
CD0156	Rear of St Georges Hall, White Lion Road	Little Chalfont	Call For Sites
CD0157*	Quill Hall Farm, Quill Hall Lane	Amersham	Call For Sites
CD0160	67 - 75 Sycamore Road, Amersham	Amersham	Developer Site Nominations

Site	Name	Parish	Source
CD0161	Workshop adjoinging Ivydene, Hollycroft and Adjacent Land, Whelpley Hill	Ashley Green	Developer Site Nominations
CD0174	Land Adjoining Chesham Station, Station Road	Chesham	Reg 18 Consultation
CD0180	Plantation Road Employment Site, Amersham	Amersham	Employment Land Review
CD0181	Chiltern House, Waterside, Chesham	Chesham	Employment Land Review
CD0182	Chiltern Trading Estate, Earl Howe Road	Little Missenden	Employment Land Review
CD0183	Alma Road Industrial Estate, Chesham	Chesham	Employment Land Review
CD0184	Saxeway Business Park, Charteridge Lane	Chartridge	Employment Land Review
CD0185	Phoenix Business Park, part of Townsend Road, Chesham	Chesham	Employment Land Review
CD0186	Waterside Business Park, Chesham	Chesham	Employment Land Review
CD0187	Bellingdon Road and Deansway, Chesham	Chesham	Employment Land Review
CD0188	Collings Hanger Farm, 100 Wycombe Road	Great Missenden	Employment Land Review
CD0189	Hillcrest Court, Chesham Road	Amersham	Planning Apps - Outstanding
CD0190	Cameron Road Employment Site, Cameron Road and Berkhampstead Road	Chesham	Planning Apps - Under Construction
CD0191	PO Sorting Office, 21 to 27 Hill Avenue	Amersham	Plan - Delivery DPD
CD0192	Epilepsy Society Site (Eleanor House & Hampshire House), Chesham Lane	Chalfont St Peter	Planning Apps - Outstanding
CD0193	Epilepsy Society Site (South East Side or Grounds Within Epilepsy Society Site), Chesham Lane	Chalfont St Peter	Planning Apps - Outstanding
CD0194	(The Grange) Former Holy Cross Convent Site, Gold Hill East	Chalfont St Peter	Plan - Core Strategy
CD0195	Tims Dairy, Mopes Farm, Denham Lane	Chalfont St Peter	Planning Apps - Outstanding
CD0196	Knotty Green Garage Site, Penn Road	Penn	Planning Apps - Outstanding
CD0197	1st & 2nd floors Sycamore House, 1 Woodside Road	Amersham	Planning Apps - Outstanding
CD0198	Lodge Farm, Lodge Lane	Chenies	Planning Apps - Outstanding
CD0199	Land Between Chenies Parade and Garage, Chalfont Station Road	Little Chalfont	Planning Apps - Outstanding
CD0200	Former Chesham Community Hospital, Hospital Hill	Chesham	Planning Apps - Under Construction
CD0201	Land adjacent to Lincoln Park and Amersham & Wycombe College, Amersham	Amersham	Planning Apps - Under Construction
CD0202	Great Green Street Farm, Green Street, Chorleywood	Chenies	Planning Apps - Under Construction
CD0203	The Donkey Field, Burtons Lane	Little Chalfont	Planning Apps - Under Construction
CD0204	Glenock House, Penn Road	Penn	Planning Apps - Under Construction
CD0205	1st and 2nd Floors Leywood House and Metro House, 47 Woodside Road	Amersham	Planning Apps - Prior Approval

Site	Name	Parish	Source
CD0206	1st and 2nd Floor Risborough House, 38 - 40 Sycamore Road	Amersham	Planning Apps - Prior Approval
CD0207	1st and 2nd Floors Buck House, Sunnyside Road	Chesham	Planning Apps - Prior Approval
CD0208	Nashleigh Court, 188 Severalls Avenue	Chesham	Planning Apps - Prior Approval
CD0209	Newland Park, Gorelands Lane	Chalfont St Peter	Plan - Core Strategy
CD0210	Amersham and Wycombe College Site, Lycrome Road, Chesham	Chesham	Planning Apps - Under Construction
CD0211	90 Asheridge Road, Chesham	Chesham	Developer Site Nominations
CD0212	7 Station Road and Land to the Rear, Chesham	Chesham	Planning Apps - Expired
CD0213	Land West of Pearce Road, Pond Park, Chesham	Chesham	Plan - Adopted Local Plan
CD0214	Vacant Site Opposite Deep Mill Diner, A413, Little Missenden	Little Missenden	Officer Suggested Sites
CD0216	Sycamore Road Car Park, Amersham	Amersham	Publically Owned Land
CD0217	Dovecote Car Park, Old Amersham	Amersham	Publically Owned Land
CD0219	Blizzards Yard Car Park, Off High Street	Chalfont St Giles	Publically Owned Land
CD0220	Church Lane Car Park, Church Lane	Chalfont St Peter	Publically Owned Land
CD0221	Star Yard and Catlings Car Parks, Chesham	Chesham	Publically Owned Land
CD0222	Woodland Rear of Lindo Close, Chesham	Chesham	Planning Apps - Outstanding
CD0223	Car Park Adjacent to Sainsburys, Elgiva Lane	Chesham	Publically Owned Land
CD0224	Cokes Lane Car Park, Village Hall and Library, Cokes Lane	Little Chalfont	Publically Owned Land
CD0225	Little Chalfont Tennis Club, Pavilion Way	Little Chalfont	Publically Owned Land
CD0226	Water Meadow Car Park, St Marys Way	Chesham	Publically Owned Land
CD0227	Chiltern District Council Offices and Adjoining Uses, King George V Road	Amersham	Publically Owned Land
CD0229	The New Surgery, 2 Lindo Close, Chesham	Chesham	Planning Apps - Outstanding
CD0230	28-32 High Street, Great Missenden	Great Missenden	Planning Apps - Outstanding
CD0231	Brae House, Cameron Road, Chesham	Chesham	Planning Apps - Prior Approval
CD0236	The Randall Building, Church Lane	Chalfont St Peter	Developer Site Nominations
CD0243	Sherwood House, Stones Courtyard, High Street	Chesham	Planning Apps - Prior Approval
CD0244	Copsham House, 53 Broad Street, Chesham	Chesham	Planning Apps - Prior Approval
CD0245	Chess Business Park (Phase 3), Moor Road	Chesham	Planning Apps - Under Construction
CD0246	Blays House, Churchfield Road	Chalfont St Peter	Planning Apps - Prior Approval
CD0247	Milton Court, Churchfield Road	Chalfont St Peter	Planning Apps - Prior Approval
CD0248	Units 1,2, 3, 4,5,6 & 7 Regius Court, Church Road	Penn	Planning Apps - Prior Approval
CD0249	33 - 35 Red Lion Street, Chesham	Chesham	Planning Apps - Prior Approval

Site	Name	Parish	Source
CD0250	16 and 18 Woodside Road, Amersham	Amersham	Employment Land Review
CD0251	31 and 33 to 37 Hazelmere Road, Penn	Penn	Employment Land Review
CD0252	De Haviland Court and Penn Street Works, Village Road	Penn	Employment Land Review
CD0253	Rear of 18 to 32 Bell Lane, Little Chalfont	Little Chalfont	Existing SHLAA Sites
CD0254	The Glebe, Prestwood	Great Missenden	Existing SHLAA Sites
CD0255	Rear of 8 to 28 First Avenue, Amersham on the Hill	Amersham	Existing SHLAA Sites
CD0256	Rear of Quarrendon Road (East),	Amersham	Existing SHLAA Sites
CD0257	Rear of Quarrendon Road (West),	Amersham	Existing SHLAA Sites
CD0258	Abbots Vale, Chesham	Chesham	Existing SHLAA Sites
CD0259	Adjacent Stevens Garage Pond App,	Little Missenden	Existing SHLAA Sites
CD0260	Land North of Shelley Road,	Chesham	Existing SHLAA Sites
CD0261	Rear of 18-20 Frances Street,	Chesham	Existing SHLAA Sites
CD0262	Berkeley Avenue / Pulpit Close,	Chesham	Existing SHLAA Sites
CD0263	Rear of 9-25 Berkeley Avenue,	Chesham	Existing SHLAA Sites
CD0264	Rear of 194-218 Chartridge Lane,	Chesham	Existing SHLAA Sites
CD0265	Millfields Hodds Wood Road,	Chesham	Existing SHLAA Sites
CD0266	Hivings Hill/Shelley Rd,	Chesham	Existing SHLAA Sites
CD0267	Rear of Kings Road,	Chalfont St Giles	Existing SHLAA Sites
CD0268	Kings Rd / Aswells Way,	Chalfont St Giles	Existing SHLAA Sites
CD0269	Austenwood Lane/Priory Road,	Chalfont St Peter	Existing SHLAA Sites
CD0270	27 & 39 Monument Lane and Land Rear of 9 The	Chalfont St Peter	Existing SHLAA Sites
	Paddock,		-
CD0271	23 to 73 Watchet Lane,	Little Missenden	Existing SHLAA Sites
CD0272	Land between Alma Road & Addison Road,	Chesham	Existing SHLAA Sites
CD0273	Land Off Bell Lane,	Little Chalfont	Existing SHLAA Sites
CD0274	Land Rear of Clare Road & Sixty Acres Road,	Great Missenden	Existing SHLAA Sites
CD0275	Rear of 119 to 121 Berkeley Avenue,	Chesham	Existing SHLAA Sites
CD0276	Rear of 109 and 111 Berkeley Avenue,	Chesham	Existing SHLAA Sites
CD0277	Rear of 4 to 32 Milton Road,	Chesham	Existing SHLAA Sites
CD0278	Rear of 52 to 84 Beech Tree Road,	Little Missenden	Existing SHLAA Sites
CD0279	Kings Lane/Stylecroft Road,	Chalfont St Giles	Existing SHLAA Sites
CD0280	West of London Road,	Chalfont St Giles	Existing SHLAA Sites
CD0281	Land Between Honor Road and High Street,	Great Missenden	Existing SHLAA Sites
CD0282	Rear of 138 to 172 Chartridge Lane,	Chesham	Existing SHLAA Sites
CD0283	Rear of 96 to 118 Chartridge Lane,	Chesham	Existing SHLAA Sites
CD0284	Rear of 147 to 173 Woodside Road,	Amersham	Existing SHLAA Sites

Site	Name	Parish	Source
CD0285	High Over Park/Station Road,	Amersham	Existing SHLAA Sites
CD0286	First Avenue/London Road West,	Amersham	Existing SHLAA Sites
CD0287	Rear of 26 to 46 White Lion Road,	Amersham	Existing SHLAA Sites
CD0288	Elizabeth Avenue & Chenies Avenue (West),	Little Chalfont	Existing SHLAA Sites
CD0289	Rear of 21 to 37 (odd) Chenies Avenue,	Little Chalfont	Existing SHLAA Sites
CD0290	Rear of Cavendish Close,	Little Chalfont	Existing SHLAA Sites
CD0291	11 to 31 Nortoft Road,	Chalfont St Peter	Existing SHLAA Sites
CD0292	10 to 52 Nortoft Road,	Chalfont St Peter	Existing SHLAA Sites
CD0293	Land Rear to Heath End Road,	Great Missenden	Existing SHLAA Sites
CD0294	Land to Rear of Spurlands End Road (South),	Great Missenden	Existing SHLAA Sites
CD0295	Land to Rear of Spurlands End Road (North),	Great Missenden	Existing SHLAA Sites
CD0296	Stag Lane/Fairfields,	Great Missenden	Existing SHLAA Sites
CD0297	Elizabeth Avenue & Chenies Avenue (East),	Little Chalfont	Existing SHLAA Sites
CD0298	Amersham Roadd/Westwood Drive,	Little Chalfont	Existing SHLAA Sites
CD0299	33 to 53 Hundred Acres Lane,	Amersham	Existing SHLAA Sites
CD0300	Land Off Sandycroft Road,	Little Chalfont	Existing SHLAA Sites
CD0301	Rear of 69 to 83 Wycombe Road,	Great Missenden	Existing SHLAA Sites
CD0302	Church Grove/Amersham Road,	Little Chalfont	Existing SHLAA Sites
CD0303	Rear of 43 to 53 Long Grove,	Seer Green	Existing SHLAA Sites

South Bucks HELAA Sites accepted at Stage 1

Site	Name	Parish	Source
SB0005	Beaconsfield Garden Centre, London Road	Beaconsfield	Call For Sites
SB0006	Farnham Royal Garden Centre, Cedar Cottage	Farnham Royal	Call For Sites
SB0032*	Land north of M40 & south of Hedgerley Lane, incl Harrias House	Beaconsfield	Call For Sites
SB0034	73 High Street and land to rear, Burnham	Burnham	Call For Sites
SB0039	Pinewood Studios Ltd, Pinewood Studios	Iver	Call For Sites
SB0043	Land at Thorney Lane, Iver	Iver	Call For Sites
SB0044	Robert Bosch Ltd, Broadwater Park	Denham	Call For Sites
SB0046	Station Approach & surrounding Network Rail Land, Gerrards Cross	Gerrards Cross	Call For Sites
SB0052	Land at Tatling End, Denham	Denham	Call For Sites
SB0055*	Land Parcel 1, Wilton Park	Beaconsfield	Call For Sites
SB0056*	Land Parcel 1a, Wilton Park (North Western Parcel)	Beaconsfield	Call For Sites
SB0063*	Land South of Taplow Station, Taplow	Taplow	Call For Sites

Site	Name	Parish	Source
SB0068*	Land North West of Denham Roundabout, Denham	Denham	Developer Site Nominations
SB0070*	Land to the West of Oxford Road, Denham	Denham	Developer Site Nominations
SB0076	Station Road Car Park, Station Road	Gerrards Cross	Publically Owned Land
SB0077	32 North Park, Iver	Wexham	Planning Apps - Refused or Withdrawn
SB0083	1, 2 & 3 One Tree Lane, Beaconsfield	Beaconsfield	Planning Apps - Refused or Withdrawn
SB0115	Land South West of Willow Avenue, Denham	Denham	Developer Site Nominations
SB0121	Norfolk Lea, Love Lane	Iver	Planning Apps - Under Construction
SB0122	Pickeridge Farm, Stoke Common Road	Fulmer	Planning Apps - Refused or Withdrawn
SB0124	Anamax, Oxford Road	Denham	Planning Apps - Refused or Withdrawn
SB0125	The Bull Hotel, Oxford Road	Gerrards Cross	Planning Apps - Refused or Withdrawn
SB0133	Greenacres, 119 Station Road	Beaconsfield	Planning Apps - Outstanding
SB0162	Alpine Lodge, 3 Lower Road	Gerrards Cross	Planning Apps - Outstanding
SB0166	Land At Meadow Cottage Saltmarshe And Longridge, Bangors Road South	Iver	Planning Apps - Outstanding
SB0177	Units 11 And 12 Court Lane Industrial Estate, Court Lane	Iver	Planning Apps - Outstanding
SB0178	11 Field Road,	Denham	Planning Apps - Outstanding
SB0179*	Sainsburys Lake End Road	Burnham	Planning Apps - Outstanding
SB0180	Burnham Grammar School, Hogfair Lane	Burnham	Planning Apps - Outstanding
SB0181	29 The Ridgeway,	Iver	Planning Apps - Outstanding
SB0182	The Triangle, Baring Road, Beaconsfield	Beaconsfield	Planning Apps - Prior Approval
SB0183	Prospect House, The Broadway	Farnham Royal	Planning Apps - Prior Approval
SB0185	44 Packhorse Road, Gerrards Cross	Gerrards Cross	Planning Apps - Prior Approval
SB0186	49 Station Road, Gerrards Cross	Gerrards Cross	Planning Apps - Prior Approval
SB0187	Finlandia Centre, Oxford Road	Gerrards Cross	Planning Apps - Prior Approval
SB0188	D X House, The Ridgeway	Iver	Planning Apps - Prior Approval
SB0189	9-17 High Street, Iver	Iver	Employment Land Review
SB0190	Marshgate Trading Estate, Hitcham Road / Boundary Road	Burnham	Employment Land Review
SB0193	6 - 8 High Street, Iver	Iver	Planning Apps - Prior Approval
SB0194*	Alpa Garden Centre, 142-144 Swallow Street	Iver	Planning Apps - Outstanding
SB0195	Crowne Plaza (Bell House) Hotel, Oxford Road	Beaconsfield	Planning Apps - Refused or

Site	Name	Parish	Source
			Withdrawn
SB0197	Chopra Manor, Crown Lane	Farnham Royal	Planning Apps - Outstanding
SB0198	Crown House, Crown Lane	Farnham Royal	Planning Apps - Outstanding
SB0201	Deluxe Laboratories Ltd, Denham Film Laboratories, Denham Media Park	Denham	Officer Suggested Sites
SB0202	Gerrards House, 13 - 19 Station Road	Gerrards Cross	Planning Apps - Outstanding
SB0203	Hampton Lodge, 17 South Park Drive	Gerrards Cross	Planning Apps - Outstanding
SB0204	Iver Delivery Office, 2 Bathurst Walk	Iver	Planning Apps - Outstanding
SB0206	Northfield, 40 Penn Road	Beaconsfield	Planning Apps - Refused or Withdrawn
SB0215	Depot, Dropmore Road	Burnham	Publically Owned Land
SB0216	Beaconsfield Town Hall, Penn Road	Beaconsfield	Publically Owned Land
SB0217	Warwick Road Car Park, Warwick Road	Beaconsfield	Publically Owned Land
SB0218	Summers Road Car Park, Warwick Road	Burnham	Publically Owned Land
SB0219	Bulstrode Way Car Park, Gerrards Cross	Gerrards Cross	Publically Owned Land
SB0220	Packhorse Road Car Park, Gerrards Cross	Gerrards Cross	Publically Owned Land
SB0221	Eveham Centre, Swallow Street	Iver	Publically Owned Land
SB0222	Beacon Centre, Holtspur Way	Beaconsfield	Publically Owned Land
SB0223	39 Walkwood Rise & 6 Walkwood End,	Beaconsfield	Existing SHLAA Sites
SB0225	53a & 55 Candlemas Lane,	Beaconsfield	Existing SHLAA Sites
SB0227	86 Holtspur Top Lane & Land at 82/84 Holtspur Top Lane,	Beaconsfield	Existing SHLAA Sites
SB0228	Orchard Dale, Byways, rogmead & Kimble, Gregories Farm Road	Beaconsfield	Existing SHLAA Sites
SB0229	5-7 One Tree Lane,	Beaconsfield	Existing SHLAA Sites
SB0231	Garages behind 20 Grenville Close,	Burnham	Existing SHLAA Sites
SB0232	Garages R/o St Mary's Road,	Denham	Existing SHLAA Sites
SB0233	Denham House, Village Road	Denham	Existing SHLAA Sites
SB0234	Fold Cottage & Linden Lea, Victoria Road	Farnham Royal	Existing SHLAA Sites
SB0235	Idlewood & Ty Gwyn, Beaconsfield Road	Farnham Royal	Existing SHLAA Sites
SB0236	Stoney Stack & The Larches, Blackpond Lane	Farnham Royal	Existing SHLAA Sites
SB0237	The Old Orchard & Forest View, Hawthorne Lane, & land R/o Robinscroft & Belmont, Blackpond Lane	Farnham Royal	Existing SHLAA Sites
SB0238	Perrywood, Kadima Place & White Lodge, Blackpond Lane	Farnham Royal	Existing SHLAA Sites
SB0242	Kingsclere & Acarsaid, Dukes Wood Drive	Gerrards Cross	Existing SHLAA Sites

Site	Name	Parish	Source
SB0243	Land R/o 33, 35, 37 & 39 Bulstrode Lane,	Gerrards Cross	Existing SHLAA Sites
SB0247	The Bramblings & The Garden Cottage, end of Elkins	Hedgerley	Existing SHLAA Sites
	Road		
SB0251	Land R/o 199-201 The Parkway,	Iver	Existing SHLAA Sites
SB0252	29-30 Freemans Close,	Stoke Poges	Existing SHLAA Sites
SB0254	Land R/o 15, 17, 19 & 21 Syke Cluan & land R/o 1-13,	Iver	Existing SHLAA Sites
SB0255*	Mill Lane, Taplow	Taplow	Planning Apps - Under Construction
SB0276	The Fox and Pheasant, Thorney Lane North	Iver	Planning Apps - Under Construction
SB0277	Stoke House & Old Coach House, Grays Park Road	Stoke Poges	Planning Apps - Under Construction
SB0278	S G T site, Station Road	Taplow	Planning Apps - Under Construction
SB0286*	Timberstore, Pyebush Lane	Beaconsfield	Employment Land Review
SB0287	58 Britwell Road, Burnham	Burnham	Employment Land Review
SB0288	3 Lincoln Hatch Lane, Burnham	Burnham	Employment Land Review
SB0289	54-66 Oxford Road, New Denham	Denham	Employment Land Review
SB0291	Willow Avenue, New Denham	Denham	Employment Land Review
SB0292	Court Lane Industrial Estate, Court Lane	Iver	Employment Land Review
SB0293	Duttons Farm, Bangors Road South	Iver	Employment Land Review
SB0294	The Boatyard, Mansion Lane, Mansion Lane	Iver	Employment Land Review
SB0295	Thorney Mill Road, Iver	Iver	Employment Land Review
SB0296*	Bishop's Gate, Station Road	Taplow	Employment Land Review
SB0297	Marsh Lane, Taplow	Taplow	Employment Land Review
SB0298	Marish Wharf, St Mary's Road	Wexham	Employment Land Review
SB0301	Alton Car Park, Burkes Road	Beaconsfield	Publically Owned Land

## Appendix 3 - Sites Deemed not 'Suitable' or 'Available' at Stage 2 Assessment

Site	Name	Parish	Source	Suitable	Available	Achievable	Comments
CD0021	Land to North East of Chestnut Avenue, Chesham	Chesham	Call For Sites	Yes	No	No	There is not sufficient evidence to support delivery of the scheme at this time.
CD0022	The Depository, Gravel Hill	Chalfont St Peter	Call For Sites	No	Yes	No	Given the size of the site even a high density development would result in a low yield (upper range at 6 dwellings) and this would require the access and parking issues (which Buckinghamshire County Council have raised objection to) to be resolved: no information has been provided to show how these could be resolved. The site appears to be available as there is potential for the site to be brought forward through the prior notification process: this however shouldn't bypass any objections against the issues raised.
CD0035	Rowan Garden Centre, Gorelands Lane	Chalfont St Peter	Call For Sites	No	Yes	No	There are numerous permanent buildings within the site which could potentially be utilised in a redevelopment of the site to satisfy Green Belt policies. The site is however within an existing employment use and issues with access (Buckinghamshire County Council state that development would unlikely to be supported on this basis) would require addressing before being considered suitable. The site is in a single ownership so it is considered available.
CD0043	Flaunden End Farm, Ley Hill	Latimer	Call For Sites	No	Yes	No	As agricultural buildings are not classified as previously developed land the site cannot be considered as a previously developed site.

Site	Name	Parish	Source	Suitable	Available	Achievable	Comments
CD0049	Bramley Farm, Heath End Road - Hare Lane	Little Missenden	Call For Sites	No	Yes	No	Demolition or redevelopment of agricultural buildings for residential is not NPPF compliant as they are not defined as previously developed land and so should be ruled out at this stage.
CD0050	Plot 1 Penwynne Farm, Dibden Hill	Chalfont St Giles	Call For Sites	No	Yes	No	The site is not suitably located - although the site is previously developed and access is via an uneven single lane track and is therefore unlikely to be granted planning permission for residential.
CD0051	Plot 2 Penwynne Farm, Dibden Hill	Chalfont St Giles	Call For Sites	No	Yes	No	The site is not suitably located - although the site is previously developed and access is via an uneven single lane track and is therefore unlikely to be granted planning permission for residential.
CD0052	Plot 3 Penwynne Farm, Dibden Hill	Chalfont St Giles	Call For Sites	No	Yes	No	The site is not suitably located - although the site is previously developed and access is via an uneven single lane track and is therefore unlikely to be granted planning permission for residential.
CD0065	Garden of 2 Botley House, East Street	Chesham	Call For Sites	No	No	No	The developable area identified in the nomination does not have immediate highway access. The footway where proposed access is being promoted is a footpath bound on either side by existing dwellings (not suitable for vehicular access in its current state). Any potential access point may have to encroach on the nearby residential curtilages and this raises questions over the availability of the site.
CD0067	Land to rear of 45-73 Watchet Lane, Holmer Green	Little Missenden	Call For Sites	Yes	No	No	Potentially suitable - the site is not within the Green Belt and part of the site has been granted permission for 5 dwellings (4 net). Site is not being promoted by the land owner so cannot be considered available.

Site	Name	Parish	Source	Suitable	Available	Achievable	Comments
CD0069	Haleacre Workshops, Watchet Lane	Little Missenden	Call For Sites	No	No	No	The sites policy status, location and access make it unsuitable for large scale development. The land owners have not promoted this site for consideration so it is also not considered to be available for redevelopment.
CD0070	Holmer Green Farm and Featherbed Lane Farm, Penfold Lane and King Street Lane	Little Missenden	Call For Sites	No	No	No	The site is in active agricultural use so redevelopment of existing buildings for residential would not be considered suitable. The land owner has not promoted the site for redevelopment so the site is also not considered to be available for redevelopment.
CD0074	Burtons Wooyard, Rear of Dibden Hill and Narcot Lane, Dibden Lane	Chalfont St Giles	Call For Sites	No	Yes	No	The site is not suitably located - although the site is previously developed and access is via an uneven single lane track and is therefore unlikely to be granted planning permission for residential.
CD0081	Peterley Manor Farm, Peterley Manor Lane	Great Missenden	Call For Sites	No	Yes	No	Although the site is previously developed the site is in agriculutral use, as this is not considered as previously developed land within the Green Belt according to the NPPF it is not considered a suitable use. The site is being promoted by the land owner so it can be considered available, if policy objections could be overcome.
CD0094	Land to the Rear of Stanley Hill Avenue, Westanly Avenue and Highland Road, Amersham	Amersham	Call For Sites	Yes	No	No	This site is mainly in back garden use. More information is required to demonstrate the deliverability of this site.

Site	Name	Parish	Source	Suitable	Available	Achievable	Comments
CD0099	Sedges Farm, Nags Head Lane	Great Missenden	Call For Sites	No	Yes	No	The site is not suitable, in principle, for residential development given its Green Belt status and lack of access to amenities, public transport and its access. If the policy objections could be overcome the site is considered to be available given that the site is in sole ownership and the land owner is actively promoting the site.
CD0103	Rear of Chartridge Lane and Berkeley Avenue (West), Chesham	Chesham	Call For Sites	Yes	No	No	The site is currently in use as back garden land and the aspirations of some of the landowners is not currently known. More information is required.
CD0107	Land r/o 29-51 The Ridgeway, Stanley Hill	Amersham	Call For Sites	Yes	No	No	The site, in principle, may be suitable for residential development in planning policy terms: there are no real policy or physical constraints which could restrict development. The site is not considered to be available for development however given the lack of evidence showing that the multiple land owners would support development of the site.
CD0134	Middlegrove Farm, Chesham Road, Hyde Heath	Great Missenden	Call For Sites	No	Yes	No	The site is not considered suitable for residential development given that the site is in use as employment and agricultural uses, the loss of which would, in principle be resisted. The site is considered to be available due to the sole land owner promoting the site for redevelopment and no known access or land ownership issues that could restrict development.

Site	Name	Parish	Source	Suitable	Available	Achievable	Comments
CD0147	Kingsgate Farm, Chesham Lane	The Lee	Call For Sites	No	Yes	No	The redevelopment of agricultural buildings to residential, in the Green Belt, is not appropriate and is therefore not suitable for residential allocation (as proposed). The site is available as the developable area is in sole ownership and these owners are actively promoting the site through the Local Plan process; they also have rights of access over land they do not own.
CD0150	Copas Farm, High Street, Old Amersham	Amersham	Call For Sites	No	Yes	No	The site is in the Green Belt and AONB. Development is being promoted in the area outside of the flood zone however this is in agricultural use so cannot be considered PDL. The site should therefore be considered as part of the Green Belt Review Assessment process if it is to come forward for development and not the HELAA at this point. There are also other environmental constraints with regard to this site such as flooding issues, BAP etc. The proposal does however acknowledge the flooding issue and confine its proposal to the area of the site which is outside flood zone 3. The land owner is actively promoting the site so it is considered available.
CD0157	Quill Hall Farm, Quill Hall Lane	Amersham	Call For Sites	No	Yes	No	As the site not suitable as it is in agricultural use it is not considered previously developed and therefore redevelopment would not comply with the NPPF. The site is considered to be available as the sole land owner is promoting the land for development as part of the Local Plan process.

Site	Name	Parish	Source	Suitable	Available	Achievable	
CD0161	Workshop adjoinging Ivydene, Hollycroft and Adjacent Land, Whelpley Hill	Ashley Green	Developer Site Nominations	No	No	No	It is unclear whether there is sufficient buildings on site which would allow a policy compliant redevelopment of the site in line with Green Belt policies; previous applications for minor number of dwellings have been refused and turned down at appeal, so it is not considered suitable for development. Only one of the land owners are actively promoting the site for development and the aspirations of the other land owner are not known, so it also cannot be considered available.
CD0180	Plantation Road Employment Site, Amersham	Amersham	Employment Land Review	Yes	No	No	In principle the redevelopment of a poorly performing employment use may be suitable, however no information is available at this time which identifies the land owners of the site and their intentions; at this time more information is required in order to determine availability of the site.
CD0181	Chiltern House, Waterside, Chesham	Chesham	Employment Land Review	Yes	No	No	If this site is to be taken forward in the HELAA we would need to contact the landowners and find out their intentions with regard to this site.
CD0182	Chiltern Trading Estate, Earl Howe Road	Little Missenden	Employment Land Review	Yes	No	No	In principle the redevelopment of a poorly performing employment use may be suitable, however no information is available at this time which identifies the land owners of the site and their intentions; at this time more information is required in order to determine availability of the site.
CD0183	Alma Road Industrial Estate, Chesham	Chesham	Employment Land Review	Yes	No	No	In principle the redevelopment of a poorly performing employment use may be suitable, however no information is available at this time which identifies the land owners of the site and their intentions; at this time more information is required in order to determine availability of the site.

Site	Name	Parish	Source	Suitable	Available	Achievable	Comments
CD0184	Saxeway Business Park, Charteridge Lane	Chartridge	Employment Land Review	Yes	No	No	If this site is to be taken forward in the HELAA we would need to contact the landowners and find out their intentions with regard to this site.
CD0185	Phoenix Business Park, part of Townsend Road, Chesham	Chesham	Employment Land Review	Yes	No	No	In principle the redevelopment of a poorly performing employment use may be suitable, however no information is available at this time which identifies the land owners of the site and their intentions; at this time more information is required in order to determine availability of the site.
CD0186	Waterside Business Park, Chesham	Chesham	Employment Land Review	Yes	No	No	In principle the redevelopment of a poorly performing employment use may be suitable, however no information is available at this time which identifies the land owners of the site and their intentions; at this time more information is required in order to determine availability of the site.
CD0187	Bellingdon Road and Deansway, Chesham	Chesham	Employment Land Review	Yes	No	No	Although the redevelopment of the employment parts of the land may be suitable the site is not considered available. Land owners have not been identified and their aspirations for the site are unknown.
CD0188	Collings Hanger Farm, 100 Wycombe Road	Great Missenden	Employment Land Review	Yes	No	No	Although the redevelopment of the employment parts of the land may be suitable the site is not considered available. Land owners have not been identified and their aspirations for the site are unknown.
CD0190	Cameron Road Employment Site, Cameron Road and Berkhampstead Road	Chesham	Planning Apps - Under Construction	Yes	No	No	Most of the site has already been partially redeveloped for housing. The office element of this permission has not been implemented and could potentially be utilised for housing or mixed use however, the land owner aspirations are also unknown.

Site	Name	Parish	Source	Suitable	Available	Achievable	Comments
CD0191	PO Sorting Office, 21 to 27 Hill Avenue	Amersham	Plan - Delivery DPD	Yes	No	No	There are no clear constraints that could restrict the principle of a mixed use development (residential and retail/office). The aspirations of Royal Mail, the land owner and operator of the site, are unknown and therefore it cannot be conisdered available.
CD0212	7 Station Road and Land to the Rear, Chesham	Chesham	Planning Apps - Expired	Yes	No	No	The site may be suitable in policy terms for a residential or even mixed use development, given that it is a vacant brownfield site with no noticeable constraints, however little is known of the land owner's apsirations for the site so the site cannot be considered available. A previous planning permission for a 75 bed hotel was allowed to expire.
CD0213	Land West of Pearce Road, Pond Park, Chesham	Chesham	Plan - Adopted Local Plan	Yes	No	No	The land is located within a residential area but is in use as car parking for the nearby flats so any redevelopment would have to retain the existing number of car parking spaces whilst making provision for the new units. The land owners and their aspirations are unknown and the site has been identified as a potential housing site (8 no. dwellings) since 1997 but no proposal has come forward as of yet. The site cannot be considered available.
CD0214	Vacant Site Opposite Deep Mill Diner, A413, Little Missenden	Little Missenden	Officer Suggested Sites	No	No	No	Given its constraints as a Green Belt and AONB site with potential land contamination and access issues it is questionable whether the site is suitable. As the land owners are not known or actively promoting the site it cannot be considered available.

Site	Name	Parish	Source	Suitable	Available	Achievable	Comments
CD0217	Dovecote Car Park, Old Amersham	Amersham	Publically Owned Land	No	Yes	No	The site is not suitable for redevelopment of the proposed commercial uses given that the majority of the developable area is within flood zone 3b where this type of development should not be permitted, in principle. However as the Council are sole owners of the land then the land could be made available for the proposed use if the policy objections can be overcome.
CD0250	16 and 18 Woodside Road, Amersham	Amersham	Employment Land Review	Yes	No	No	Although the site is an E3 Employment site it has been identified as a site with high redevelopment potential in the Employment Land Review and since then B uses on the site have ceased. The site is within walking distance of the town centre so could, in principle, be suitable for a high density mixed use development comprising of multiple storeys (3). There is no information at this time to support the availability of the site as the site is fully occupied and land owner(s) and their aspirations for the site are not known.
CD0251	31 and 33 to 37 Hazelmere Road, Penn	Penn	Employment Land Review	No	No	No	As the site is in full B1 use and is relatively small in scale it may be unsuitable for a change of use or redevelopment for major scale residential development. Land owner(s) are not known, nor are their aspirations. The site is also not being actively promoted for development so cannot be considered available.

Site	Name	Parish	Source	Suitable	Available	Achievable	Comments
CD0252	De Haviland Court and Penn Street Works, Village Road	Penn	Employment Land Review	Yes	No	No	Although the site is within the Green Belt and AONB the site is previously developed with substantial permanent built structures present, therefore the principle of redeveloping the site for employment or mixed use should be acceptable, subject to design, access, layout etc. The land owners decided not to follow through on the Outline permission for the Penn Street Works part of the site (which has now expired) this raises questions over the availability of this part of the site nor are they actively promoting the site so there are question marks over the delivery of any potential redevelopment.
CD0253	Rear of 18 to 32 Bell Lane, Little Chalfont	Little Chalfont	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0254	The Glebe, Prestwood	Great Missenden	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however some land owners as part of the Delivery DPD process expressed that they do not wish to see the site developed for housing development.
CD0255	Rear of 8 to 28 First Avenue, Amersham on the Hill	Amersham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0256	Rear of Quarrendon Road (East)	Amersham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.

Site	Name	Parish	Source	Suitable	Available	Achievable	Comments
CD0257	Rear of Quarrendon Road (West)	Amersham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0258	Abbots Vale, Chesham	Chesham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0259	Adjacent Stevens Garage Pond Approach	Little Missenden	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0260	Land North of Shelley Road	Chesham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0261	Rear of 18-20 Frances Street	Chesham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0262	Berkeley Avenue / Pulpit Close	Chesham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0263	Rear of 9-25 Berkeley Avenue	Chesham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.

Site	Name	Parish	Source	Suitable	Available	Achievable	Comments
CD0264	Rear of 194-218 Chartridge Lane	Chesham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0265	Millfields Hodds Wood Road	Chesham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0266	Hivings Hill/Shelley Rd	Chesham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0267	Rear of Kings Road	Chalfont St Giles	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0268	Kings Rd / Aswells Way	Chalfont St Giles	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0269	Austenwood Lane/Priory Road	Chalfont St Peter	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0270	27 & 39 Monument Lane and Land Rear of 9 The Paddock	Chalfont St Peter	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.

Site	Name	Parish	Source	Suitable	Available	Achievable	Comments
CD0271	23 to 73 Watchet Lane	Little Missenden	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0272	Land between Alma Road & Addison Road	Chesham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0273	Land Off Bell Lane	Little Chalfont	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0274	Land Rear of Clare Road & Sixty Acres Road	Great Missenden	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0275	Rear of 119 to 121 Berkeley Avenue	Chesham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0276	Rear of 109 and 111 Berkeley Avenue	Chesham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0277	Rear of 4 to 32 Milton Road	Chesham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.

Site	Name	Parish	Source	Suitable	Available	Achievable	Comments
CD0278	Rear of 52 to 84 Beech Tree Road	Little Missenden	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0279	Kings Lane/Stylecroft Road	Chalfont St Giles	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0280	West of London Road	Chalfont St Giles	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0281	Land Between Honor Road and High Street	Great Missenden	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0282	Rear of 138 to 172 Chartridge Lane	Chesham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0283	Rear of 96 to 118 Chartridge Lane	Chesham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0284	Rear of 147 to 173 Woodside Road	Amersham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.

Site	Name	Parish	Source	Suitable	Available	Achievable	Comments
CD0285	High Over Park/Station Road	Amersham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0286	First Avenue/London Road West	Amersham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0287	Rear of 26 to 46 White Lion Road	Amersham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0288	Elizabeth Avenue & Chenies Avenue (West)	Little Chalfont	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0289	Rear of 21 to 37 (odd) Chenies Avenue	Little Chalfont	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0290	Rear of Cavendish Close	Little Chalfont	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0291	11 to 31 Nortoft Road	Chalfont St Peter	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.

Site	Name	Parish	Source	Suitable	Available	Achievable	Comments
CD0292	10 to 52 Nortoft Road	Chalfont St Peter	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0293	Land Rear to Heath End Road	Great Missenden	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0294	Land to Rear of Spurlands End Road (South)	Great Missenden	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0295	Land to Rear of Spurlands End Road (North)	Great Missenden	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0296	Stag Lane/Fairfields	Great Missenden	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0297	Elizabeth Avenue & Chenies Avenue (East)	Little Chalfont	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0298	Amersham Roadd/Westwood Drive	Little Chalfont	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.

Site	Name	Parish	Source	Suitable	Available	Achievable	Comments
CD0299	33 to 53 Hundred Acres Lane	Amersham	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0300	Land Off Sandycroft Road	Little Chalfont	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0301	Rear of 69 to 83 Wycombe Road,	Great Missenden	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0302	Church Grove/Amersham Road,	Little Chalfont	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.
CD0303	Rear of 43 to 53 Long Grove,	Seer Green	Existing SHLAA Sites	Yes	No	No	Residential development has come forward on these sites in the District however there is little evidence to show that the land owners are willing to release the site for development.

## Appendix 4 - 'Suitable' Sites excluded from the Stage 2 because of insufficient information on their Availability

Sites in the table below are sites from Appendix 3 which could, in principle, be suitable for redevelopment but further information is required from land owners or developers to demonstrate the site is available. The Council will contact the known land owners and developers (if these sites are being promoted) in order to support or discount deliverability. If in the mean-time land owners or developers wish to provide this evidence you can contact the Council on the contact details provided (see page 7).

Site	Name	Parish
CD0021	Land to North East of Chesnut Avenue, Chesham	Chesham
CD0067	Land to rear of 45-73 Watchet Lane, Holmer Green	Little Missenden
CD0094	Land to the Rear of Stanley Hill Avenue, Westanly Avenue and Highland Road, Amersham	Amersham
CD0103	Rear of Chartridge Lane and Berkeley Avenue (West), Chesham	Chesham
CD0107	Land r/o 29-51 The Ridgeway, Stanley Hill	Amersham
CD0180	Plantation Road Employment Site, Amersham	Amersham
CD0181	Chiltern House, Waterside, Chesham	Chesham
CD0182	Chiltern Trading Estate, Earl Howe Road	Little Missenden
CD0183	Alma Road Industrial Estate, Chesham	Chesham
CD0184	Saxeway Business Park, Charteridge Lane	Chartridge
CD0185	Phoenix Business Park, part of Townsend Road, Chesham	Chesham
CD0186	Waterside Business Park, Chesham	Chesham
CD0187	Bellingdon Road and Deansway, Chesham	Chesham
CD0188	Collings Hanger Farm, 100 Wycombe Road	Great Missenden
CD0190	Cameron Road Employment Site, Cameron Road and Berkhampstead Road	Chesham
CD0191	PO Sorting Office, 21 to 27 Hill Avenue	Amersham
CD0212	7 Station Road and Land to the Rear, Chesham	Chesham
CD0213	Land West of Pearce Road, Pond Park, Chesham	Chesham
CD0250	16 and 18 Woodside Road, Amersham	Amersham
CD0252	De Haviland Court and Penn Street Works, Village Road	Penn
CD0253	Rear of 18 to 32 Bell Lane, Little Chalfont	Little Chalfont
CD0255	Rear of 8 to 28 First Avenue, Amersham on the Hill	Amersham
CD0256	Rear of Quarrendon Road (East)	Amersham
CD0257	Rear of Quarrendon Road (West)	Amersham
CD0258	Abbots Vale, Chesham	Chesham
CD0259	Adjacent Stevens Garage Pond Approach	Little Missenden
CD0260	Land North of Shelley Road	Chesham
CD0261	Rear of 18-20 Frances Street	Chesham
CD0262	Berkeley Avenue / Pulpit Close	Chesham

Site	Name	Parish
CD0263	Rear of 9-25 Berkeley Avenue	Chesham
CD0264	Rear of 194-218 Chartridge Lane	Chesham
CD0265	Millfields Hodds Wood Road	Chesham
CD0266	Hivings Hill/Shelley Rd	Chesham
CD0267	Rear of Kings Road	Chalfont St Giles
CD0268	Kings Rd / Aswells Way	Chalfont St Giles
CD0269	Austenwood Lane/Priory Road	Chalfont St Peter
CD0270	27 & 39 Monument Lane and Land Rear of 9 The Paddock	Chalfont St Peter
CD0271	23 to 73 Watchet Lane	Little Missenden
CD0272	Land between Alma Road & Addison Road	Chesham
CD0273	Land Off Bell Lane	Little Chalfont
CD0274	Land Rear of Clare Road & Sixty Acres Road	Great Missenden
CD0275	Rear of 119 to 121 Berkeley Avenue	Chesham
CD0276	Rear of 109 and 111 Berkeley Avenue	Chesham
CD0277	Rear of 4 to 32 Milton Road	Chesham
CD0278	Rear of 52 to 84 Beech Tree Road	Little Missenden
CD0279	Kings Lane/Stylecroft Road	Chalfont St Giles
CD0280	West of London Road	Chalfont St Giles
CD0281	Land Between Honor Road and High Street	Great Missenden
CD0282	Rear of 138 to 172 Chartridge Lane	Chesham
CD0283	Rear of 96 to 118 Chartridge Lane	Chesham
CD0284	Rear of 147 to 173 Woodside Road	Amersham
CD0285	High Over Park/Station Road	Amersham
CD0286	First Avenue/London Road West	Amersham
CD0287	Rear of 26 to 46 White Lion Road	Amersham
CD0288	Elizabeth Avenue & Chenies Avenue (West)	Little Chalfont
CD0289	Rear of 21 to 37 (odd) Chenies Avenue	Little Chalfont
CD0290	Rear of Cavendish Close	Little Chalfont
CD0291	11 to 31 Nortoft Road	Chalfont St Peter
CD0292	10 to 52 Nortoft Road	Chalfont St Peter
CD0293	Land Rear to Heath End Road	Great Missenden
CD0294	Land to Rear of Spurlands End Road (South)	Great Missenden
CD0295	Land to Rear of Spurlands End Road (North)	Great Missenden
CD0296	Stag Lane/Fairfields	Great Missenden
CD0297	Elizabeth Avenue & Chenies Avenue (East)	Little Chalfont
CD0298	Amersham Roadd/Westwood Drive	Little Chalfont

Site	Name	Parish
CD0299	33 to 53 Hundred Acres Lane	Amersham
CD0300	Land Off Sandycroft Road	Little Chalfont
CD0301	Rear of 69 to 83 Wycombe Road	Great Missenden
CD0302	Church Grove/Amersham Road	Little Chalfont
CD0303	Rear of 43 to 53 Long Grove	Seer Green

## Appendix 5 - Sites Deemed Suitable, Available and Achievable at Stage 2 Assessment: Chiltern sites only at this stage

\*- Capacity is set out as a range if the site is being proposed for residential and does not have planning permission and on employment sites, without planning permission, some further work is still required: see Stage 2 for more details.

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
CD0002	5 Stubbs Wood, Chesham Bois	Chesham Bois	Call For Sites	0-5 Years	Residential	5 to 15 dwellings	Could probably incorporate a housing scheme similar to the cul-de-sac next to the site. The land ownership issue regarding the access onto St Leonards is a slight issue but can be overcome with discussion with the land owners. The applicant has expressed a desire to develop on the site within the short to medium term.
CD0008	Chesham Car and Van Sales, Bellingdon Road	Chesham	Call For Sites	6-10 Years	Residential	3 to 5 dwellings	Site forms part of an existing employment site. This designation was proposed to be removed in the Delivery DPD. This would have left this part of the site undesignated but in effect a small undesignated mployment site. Site is currently occupied by a car sales business and in E3 employment area. The site is being actively promoted for development by the land owner. Subject to the change of use of the employment designation. Could be developed in conjunction with the adjoining site (Asheridge Road/ Hivings Hill)
CD0009	Former George Inn Public House, 94 High Street	Great Missenden	Call For Sites	6-10 Years	Residential	3 to 7 dwellings	There are a number of constraints that would need to be overcome. The site is in the AONB, the buildings are listed and flooding is also a constraint. I suspect that it will take some time to resolve these issues and hence the reason that the delivery has been put back into the second period.

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
CD0012	4 to 6 Botley Road, Chesham	Chesham	Call For Sites	6-10 Years	C2 Use	28 units	In terms of policy considerations, the site is in the Established Residential Area of Special Character (ERASC) which, when judged against the current development plan could limit the redevelopment potential of the site. This was the main reason for the site being taken out of the housing proposals between the Draft Core Strategy and the final draft of the Core Strategy. It may take some time to resolve the policy designation with regards to this site and consequently the timing for potential delivery of this site has been put back into the second period.
CD0031	Wicks Garage, Rignall Road	Great Missenden	Call For Sites	6-10 Years	Residential	5 to 10 dwellings	The site is a sui-generis employment use. The issue of the loss of employment would need to be addressed with regard to this site but subject to that may potentially be deliverable for residential purposes.
CD0032	Gerrards Cross Tennis Club, Bull Lane	Chalfont St Peter	Call For Sites	6-10 Years	Residential	25 to 37 dwellings	The site is located within a residential area so residential development on the site would not be inappropriate, in principle, if the open space and recreational facilities could be provided elsewhere in a sustainable location. The site is in single ownership, which is supportive of a residential scheme.  The redevelopment of the site for residential would in effect require two proposals to be granted permission: the first the replacement tennis courts within the Green Belt location identified in Site 0033 and the second a full

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
							planning permission for the redevelopment of the tennis courts.  Due to this and the potential issues that may arise it is thought that the site could be delivered within 6 to 10 years as opposed to within 5 years.
CD0038	Florence Orchard, Nairwood Lane	Great Missenden	Call For Sites	6-10 Years	Residential	5 to 9 dwellings	In principle development may be suitable, however given the size of the site only a small number of dwellings may be suitable. The proposal on the site consists of back garden development, however site nomination indicates the land is within a single land ownership which may indicate higher likelihood of availability. Given that there is not a planning application or developer with a definite scheme a conservative estimate of 6-10 years has been applied.
CD0042	Chalfont Grove, Narcot Lane	Chalfont St Giles	Call For Sites	0-5 Years	Employment	NYA – Further Work Required	It is considered that employment intensification could perhaps be delivered within the first 5 years of the plan subject to a development brief being agreed for the site. The redevelopment of the site for housing would be resisted given the national importance of the site as a source of employment and also its Green Belt status.
CD0053	Cherry Tree Corner, Puers Lane, Jordans	Chalfont St Giles	Call For Sites	0-5 Years	Residential	0 to 8 dwellings	The site is within a settlement that is washed over by the Green Belt. Under the current development plan policy limited infilling and extensions could be permitted, in principle, allowing the change of the care home to residential. The site is also in single ownership.
CD0054	42/44 London	Amersham	Call For	6-10 Years	Employment	NYA – Further	The site is suitable for employment

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
	Road West, Amersham		Sites			Work Required	uses, or mixed uses if the flooding exceptions test (as well as sequential test) can be passed. The land owner has indicated that the site is available within a 6-10 year period. This may be due to the current leasee's agreement to operate from the site, this does however provide enough time for the land owner to conduct the relevant tests necessary to support residential development on the site, until this has been satisfied the site should be used for employment use and, in principle, could be redeveloped for this within a 6-10 year period.
CD0055	Land off Asheridge Road, Chesham	Chesham	Call For Sites	0-5 Years	Residential	18 to 30 dwellings	Although the site is a designated employment site the principle of releasing the site for residential development has already been established in previous planning applications. There are no other landowner or physical constraints that could restrict development.
CD0061	Land Including and Rear of 16 Chessmount Rise, Chesham	Chesham	Call For Sites	0-5 Years	Residential	11 dwellings	Planning permission granted for 12 no. dwellings (11 net).
CD0063	The Pheasant Public House, 35 Plantation Road	Amersham	Call For Sites	0-5 Years	Mixed Uses	6 to 11 dwellings and retention of community facility	The principle of a mixed use development on the site is not in question. The issues involving design and loss of the community facility will have to be resolved. There is a clear aspiration from the land owner to develop the site for housing. A mixed use scheme was also supported through the (withdrawn) Delivery DPD. At the time of the assessment a

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
							planning application for 6 no. dwellings had been submitted.
CD0096	Chiltern Pools and Gym, Amersham Library and Youth Centre, Chiltern Avenue	Amersham	Call For Sites	15+ Years	Mixed Uses	20 to 50 dwellings and various leisure/community uses – further work required	The site is suitable for development which retains the community uses on site. The Council's aspirations and those of the tenants of the Community Centre and Library will have to be explored further in order to determine whether any redevelopment is viable. The site is within the Council's ownership so it is considered potentially available. Given the scale of the site and the existing uses any redevelopment will require lengthy discussions and consultation as well developing a design brief or proposal for the site. For these reasons it is considered that the site could be redeveloped in 15+ years.
CD0098	Land to the West of Great Missenden Station, Great Missenden	Great Missenden	Call For Sites	6-10 Years	Mixed Uses	23 to 39 dwellings and employment uses – further work required	The principle of developing the land for residential development is not inappropriate, however given the amount of trees and scrub an ecological survey may be necessary. There are multiple potential access points off of High Street however Buckinghamshire County Council Highways have raised concerns over visibility at these junctions, the alternative access from the Railway Station requires network rail consent; these issues could be resolved through discussions with the land owners. Given the access issues it is considered that 6-10 year period is more appropriate.

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
CD0102	82 High Street, Great Missenden	Great Missenden	Call For Sites	0-5 Years	Residential	8 to 20 dwellings	The site is suitable in principle for residential development, any proposal will have to take account of the setting of 82 High Street (a Grade II listed building), the Great Missenden Conservation area and the AONB. The site is within a single ownership.
CD0104	Rear of Chartridge Lane and Berkeley Avenue (East), Chesham	Chesham	Call For Sites	6-10 Years	Residential	27 to 36 dwellings	In principle the redevelopment of the site should be suitable, subject to design, access, layout etc. An outline planning application (access only) for 36 no. dwellings has submitted but has yet to be determined so it is not known whether this will be approved or all land owners will consent to the development proposal. The Council will monitor land owner responses to the planning application to understand their aspirations. The planning application indicates that there is a willingness to develop the site however which makes it more deliverable. Given the caveats and uncertainties a delivery of beyond 5 years is appropriate.
CD0108	Robendene, Grimsdells Lane	Amersham	Call For Sites	0-5 Years	Residential	8 to 12 dwellings	The site is a designated employment site, however given the need to review poorly performing employment land the site could be considered for residential use. The site is within walking distance of the town centre (and its amenities), public transport and is in a predominantly residential area. The site is within a single land owner who is willing to develop the land. A previous planning application for 12 dwellings including a three storey block of flats was acceptable in terms of access,

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
							design and layout.
CD0109	Coach Depot and Adjacent Land, Lycrome Road, Lye Green	Chesham	Call For Sites	0-5 Years	Mixed Uses	12 to 13 dwellings and potential for employment – further work required.	The site is considered to be available given that the sole land owner is promoting the land for development. There are two issues regarding the suitability of the site however: the site's Green Belt status and the fact that the land is within an employment use. Redeveloping the previously developed site could be, in principle, policy compliant however as the site is within an active employment use the HELAA methodology states that these should be protected, unless evidence to the contrary indicates otherwise. A mixed use scheme could satisfy the need to retain employment, but would result in potentially less housing.
CD0113	Winkers Farm Club, Denham Lane	Chalfont St Peter	Call For Sites	6-10 Years	Mixed Uses	15 to 31 dwellings and retention of community facility	The site is situated within the Green Belt and the nightclub currently on site is considered a community facility; any redevelopment must retain the community facility use (or locate it elsewhere); the Local Plan also identifies the area as an area of potential Green Belt release which may increase development potential. The site is considered to be available should the policy issues be resolved as the site is within a single ownership and the land owners are actively promoting the potential redevelopment of the site. Given the policy constraints it may take the Local Plan options to be advanced through the plan process for the site to become truly deliverable.

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
CD0128	Chalfont St Peter Youth Centre, Tithe Barn, Sandy Rise	Chalfont St Peter	Call For Sites	6-10 Years	Residential	7 to 8 dwellings	The site is a suitable location for residential development given the surrounding area is residential and the site is within walking distance of the town centre. A minor development consisting of flats may be appropriate without over developing the site. The existing community use will have to be relocated elsewhere - as indicated in the nomination which is why it has been placed in the 6-10 year category.
CD0129	Epilepsy Society Site (Middle Site) , Chesham Lane	Chalfont St Peter	Call For Sites	0-5 Years	Residential	11 to 20 dwellings	The site is within a suitable location - it is previously developed land within a major developed site within the Green Belt with no major restrictive constraints. Various redevelopment schemes throughout the NSE site have either been built or are under construction which shows that the land owners have a strong commitment to redeveloping the site.
CD0130	Epilepsy Society Site (Debenham House and Land to Rear), Chalfont St Peter	Chalfont St Peter	Call For Sites	0-5 Years	Residential	12 to 15 dwellings	If any proposed development is confined to the former Debenham House site (which lies within the Major Developed allocation) and vacant workshops in the middle of the site, (given this area is already substantially developed) then development of the site would be, in principle be suitable. As some of the buildings identified are vacant and previously developed these could be easily replaced and there is no apparent land ownership or access constraints that may limit development in the areas identified. The larger NSE site, which the site lies within, has had numerous large scale development in

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
							recent years which may indicate that the land owners are able to develop the site.
CD0131	Gold Hill Baptist Church, Gold Hill East	Chalfont St Peter	Call For Sites	6-10 Years	Residential	7 to 10 dwellings	The principle of redeveloping the site for housing would be considered contrary to the development plan as the site is within a community facility use however, the nomination states that the land owner wishes to relocate the Church within a 'community hub' which would enable the release of the Church for residential development. The landowner is supportive of the proposal, however as they will have to find an alternative site this will delay the delivery of the site so therefore has been considered to be achievable within 6 to 10 years.
CD0145	Land at Springfield Industrial Estate, Springfield Road	Amersham	Call For Sites	6-10 Years	Mixed Uses	54 to 62 dwellings and loss of 3,800sqm of Employment floorspace	The site is in principle suitable for redevelopment and was identified for a mixed use scheme in the Delivery Development Plan Document. The relevance of mixed use development and the appropriate level of mix to be determined through up to date evidence base analysis. Further information is also required to ensure that all owners are signed up to this development (need this to be confirmed in writing) and clarify whether any restrictive covenants exist on the land which could limit the development potential of the site.
CD0149	Pollards Wood, Nightingales Lane	Little Chalfont	Call For Sites	6-10 Years	Employment	NYA – further work required	Intensification of employment uses on the site would probably require a development brief to be drawn up and, as such, is likely to take longer than

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
CD0151	Citygate and	Little Chalfont	Call For	0-5 Years	Mixed Uses	8 to 10 dwellings	anticipated in my view. The site falls within the Green Belt so under current policies exceptional circumstances would need to be demonstrated as part of any planning applications.  Appeal allowed for 10 no. flats and 2
	Adjoining Land, Chalfont Station Road		Sites			and employment uses – further work required	B1 Office units.
CD0152	Area around Chalfont and Latimer Station, Little Chalfont	Little Chalfont	Call For Sites	11-15 Years	Mixed Uses	10 dwellings and 274sqm of employment space	The site should be suitable in policy terms, given the close proximity to the local centre, tube/ train station and amenities. TfL are supporting the redevelopment of the area but have not identified the specific site in question: this is just one issue that requires further discussion. Others include the employment use on site and the reprovision of car parking. Given that TfL have invited further discussion with the Council, these issues may be resolved as part of the Local Plan process.
CD0153	68 to 78 Elizabeth Avenue, Little Chalfont	Little Chalfont	Call For Sites	0-5 Years	Mixed Uses	7 dwellings and 227 sqm of retail (A1 use class)	Planning permission granted for development consisting of 4 terrace houses and a mixed use development comprising 6 flats and 2 retail units.
CD0154	178 White Lion Road, Little Chalfont	Little Chalfont	Call For Sites	0-5 Years	Residential	8 dwellings	Planning Permission granted for 9 no. dwellings consisting of 8 flats and 1 semi-detached property.
CD0155	206 White Lion Road, Little Chalfont	Little Chalfont	Call For Sites	0-5 Years	Residential	17 dwellings	Planning Permission granted for 18 no. dwellings (flats) with demolition of 1 dwelling (17 net)
CD0156	Rear of St Georges Hall, White Lion Road	Little Chalfont	Call For Sites	6-10 Years	Mixed Uses	6 to 10 dwellings	In policy terms there are no clear policy or physical constraints that could (in principle) restrict development subject to design, access, layout etc. The outline planning application for the

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
							access and layout of the residential element of the scheme has raised concerns with Paradigm Housing who are part land owners, this may delay any redevelopment of the site given that the scheme proposed may have to be revised: the outline application (even if approved) would still have to have reserved matters discharged before development could take place.
CD0160	67 - 75 Sycamore Road, Amersham	Amersham	Developer Site Nominations	6-10 Years	Mixed Uses	8 to 30 dwellings with loss of existing 827sqm of retailing floorspace and development of upto 700 sqm of restaurant floorspace.	There are no apparent constraints (in policy terms) that may restrict the redevelopment of the site into a mixed use scheme. A planning application has been submitted to the Council which would result in a major mixed use development. The site is suitable and deliverable, given the scale of the development and lack of a permitted scheme 6-10 year delivery period is appropriate.
CD0174	Land Adjoining Chesham Station, Station Road	Chesham	Reg 18 Consultation	6-10 Years	Residential	20 to 25 dwellings	The site should be suitable in policy terms, given the close proximity to the town centre, tube station and amenities. TfL are supporting the redevelopment of the area but have not identified the specific site in question: this is just one lot of issues require further discussion including the employment use on site and reprovision of car parking and the setting of the listed building. Given that TfL have invited further discussion with the Council these may be resolved as part of the Local Plan process.
CD0189	Hillcrest Court, Chesham Road	Amersham	Planning Apps -	0-5 Years	Mixed Uses	14 dwellings loss of Sui Generis	Planning permission granted for 31 dwellings with loss of 17 existing flats

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
			Outstanding			Uses, 350 sqm of retail floorspace, 458 sqm of A3/A4 floorspace and loss of 260 sqm of office (B1a) floorspace	(14 net) and 2 retail/restaurant uses.
CD0192	Epilepsy Society Site (Eleanor House & Hampshire House), Chesham Lane	Chalfont St Peter	Planning Apps - Outstanding	0-5 Years	C2 Uses	64 units	Planning permission granted for 64 no. C2 units. Land owner active on the site and usually completes planning permissions granted.
CD0193	Epilepsy Society Site (South East Side or Grounds Within Epilepsy Society Site), Chesham Lane	Chalfont St Peter	Planning Apps - Outstanding	0-5 Years	C2 Uses	82 units	Planning permission granted for 82 no. C2 units - land owner has track record of delivering developments on the site.
CD0194	(The Grange) Former Holy Cross Convent Site, Gold Hill East	Chalfont St Peter	Plan - Core Strategy	6-10 Years	Mixed Uses	194 dwellings and 74 C2 units	Planning permission granted (subject to legal challenge). Legal Challenge should be resolved within the coming months, and if resolved in favour of the planning permission then development will be able to commence. Given the uncertainty the development has been placed in the 6-10 year category.
CD0195	Tims Dairy, Mopes Farm, Denham Lane	Chalfont St Peter	Planning Apps - Outstanding	0-5 Years	Employment	1,419 sqm of B1c floorspace	Planning permission granted for extensions and alterations of existing building.
CD0196	Knotty Green Garage Site, Penn Road	Penn	Planning Apps - Outstanding	0-5 Years	C2 Uses	25 units	Planning permission granted for erection of 25 bedroom care home, alterations to vehicular access, laying of hardstanding, erection of boundary fencing and proposed landscaping.
CD0197	1st & 2nd floors Sycamore	Amersham	Planning Apps -	0-5 Years	Residential	8 dwellings	Planning permission granted for 8 no. flats - site secured and inspections are

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
	House, 1 Woodside Road		Outstanding				already underway.
CD0198	Lodge Farm, Lodge Lane	Chenies	Planning Apps - Outstanding	0-5 Years	Residential	6 dwellings	Planning permission granted for the redevelopment of the site into 6 no. dwellings.
CD0199	Land Between Chenies Parade and Garage, Chalfont Station Road	Little Chalfont	Planning Apps - Outstanding	0-5 Years	Mixed Uses	8 dwellings and 193 sqm of A1/A2 floorspace	Planning permission granted for redevelopment of site to provide 3 storey building comprising ground floor commercial unit (either Use Class A1 or Use Class A2) and 8 first and second floor flats
CD0200	Former Chesham Community Hospital, Hospital Hill	Chesham	Planning Apps - Under Construction	0-5 Years	C2 Uses	80 units	Planning permission granted for 80 bed nursing and rehabilitation unit - already commenced.
CD0201	Land adjacent to Lincoln Park and Amersham & Wycombe College, Amersham	Amersham	Planning Apps - Under Construction	0-5 Years	Residential	32 dwellings	Planning permission granted for 32 no. dwellings - already commenced.
CD0202	Great Green Street Farm, Green Street, Chorleywood	Chenies	Planning Apps - Under Construction	0-5 Years	Residential	6 dwellings	Planning permission granted for the alterations and conversion of barn to form six residential units - already commenced.
CD0203	The Donkey Field, Burtons Lane	Little Chalfont	Planning Apps - Under Construction	0-5 Years	Residential	45 dwellings	Planning permission granted for development of site to provide 45 dwellings - already commenced.
CD0204	Glenock House, Penn Road	Penn	Planning Apps - Under Construction	0-5 Years	Residential	6 dwellings	Planning permission granted for redevelopment of site to provide a three storey building comprising 7 flats (6 net) with basement parking - already commenced.
CD0205	1st and 2nd Floors Leywood	Amersham	Planning Apps - Prior	0-5 Years	Residential	11 dwellings and loss of 723 sqm	Prior Approval granted for 11 no. dwellings.

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
	House and Metro House, 47 Woodside Road		Approval			of B1a floorspace	
CD0206	1st and 2nd Floor Risborough House, 38 - 40 Sycamore Road	Amersham	Planning Apps - Prior Approval	0-5 Years	Residential	6 dwellings and loss of 353 sqm of B1a floorspace	Prior approval granted for 6 no. residential units
CD0207	1st and 2nd Floors Buck House, Sunnyside Road	Chesham	Planning Apps - Prior Approval	0-5 Years	Residential	6 dwellings and loss of 1,428 sqm of B1a floorspace	Prior approval granted for 6 residential units
CD0208	Nashleigh Court, 188 Severalls Avenue	Chesham	Planning Apps - Prior Approval	0-5 Years	Residential	10 dwellings and loss of 772 sqm of B1a floorspace	Prior approval granted for 10 residential dwellings
CD0209	Newland Park, Gorelands Lane	Chalfont St Peter	Plan - Core Strategy	0-5 Years	Mixed Uses	306 dwellings	Redevelopment of site to provide 309 (306 net) dwellings and erection of new fitness centre, sports facilities building (Use Class D1), sports pitches and associated landscaping - subject to Legal Agreement.
CD0210	Amersham and Wycombe College Site, Lycrome Road, Chesham	Chesham	Planning Apps - Under Construction	0-5 Years	Mixed Uses	45 dwellings	Redevelopment of the site to provide 45 no. dwellings, open space and leisure - already commenced.
CD0211	90 Asheridge Road, Chesham	Chesham	Developer Site Nominations	6-10 Years	Mixed Uses	81 to 130 dwellings and employment uses – further work required	The site is deemed suitable for a mixed use development: the Council would like to see Employment uses retained on site. The site is currently vacant and is brownfield. The site owners are actively promoting the site for redevelopment. Given the scale of the site it is unlikely to be delivered until 6-10 years as the development may need

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
							to be phased and legal agreements and other contributions may be required.
CD0216	Sycamore Road Car Park, Amersham	Amersham	Publically Owned Land	11-15 Years		15 to 34 dwellings and employment uses – further work required	The site is suitable for a mixed use (town centre) development in principle, however car parking will have to be retained. The site is considered to be available as the Council are sole owners of the land. A conservative 11-15 year delivery has been set given the extensive consultation and stakeholder discussions that would have to take place as well as the potentially lengthy planning process.
CD0219	Blizzards Yard Car Park, Off High Street	Chalfont St Giles	Publically Owned Land	11-15 Years	Mixed Uses	9 to 12 dwellings and employment uses – further work required	The site could be suitable for a limited commercial and residential development, in principle, however car parking will have to be retained. The site is considered to be available as the Council are sole owners of the land. A conservative 11-15 year delivery has been set given the extensive consultation and stakeholder discussions that would have to take place as well as the potentially lengthy planning process.
CD0220	Church Lane Car Park, Church Lane	Chalfont St Peter	Publically Owned Land	11-15 Years	Mixed Uses	3 to 5 dwellings and employment uses – further work required	The north west corner of the site could be suitable for a limited commercial and/or residential development, in principle, however car parking will have to be retained. The site is considered to be available as the Council are sole owners of the land. A conservative 11-15 year delivery has been set given the extensive consultation and stakeholder discussions that would have to take place as well as the potentially lengthy planning process.

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
CD0221	Star Yard and Catlings Car Parks, Chesham	Chesham	Publically Owned Land	15+ Years	Mixed Uses	15 to 38 dwellings and employment uses – further work required	There is potential to provide a multi- storey car park (maybe 3 storeys) releasing land for other development and open space, in principle redevelopment of the site for a mixed town centre use should be suitable. A conservative delivery has been set given the extensive consultation and stakeholder discussions that would have to take place as well as the potentially lengthy planning process. Given the sites unique issues a conservative estimate of beyond the 15 year period has been set.
CD0222	Woodland Rear of Lindo Close, Chesham	Chesham	Planning Apps - Outstanding	0-5 Years	Residential	14 dwellings	Planning permission granted for 14 no. dwellings - already commenced.
CD0223	Car Park Adjacent to Sainsburys, Elgiva Lane	Chesham	Publically Owned Land	11-15 Years	Mixed Uses	8 to 14 and employment uses – further work required	There is potential to provide a multi- storey car park (maybe 3 storeys) releasing land for other development and open space, in principle redevelopment of the site for a mixed town centre use should be suitable. A conservative 11-15 year delivery has been set given the extensive consultation and stakeholder discussions that would have to take place as well as the potentially lengthy planning process.
CD0224	Cokes Lane Car Park, Village Hall and Library, Cokes Lane	Little Chalfont	Publically Owned Land	11-15 Years	Mixed Uses	8 to 15 and employment or community uses – further work required	The site is suitable for the proposed use, in principle, as long as the redeveloped site does not have a greater impact on the Green Belt than the existing buildings and car parking can be retained on site. A conservative 11-15 year delivery has been set given the extensive consultation and

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
							stakeholder discussions that would have to take place as well as the potentially lengthy planning process.
CD0225	Little Chalfont Tennis Club, Pavilion Way	Little Chalfont	Publically Owned Land	15+ Years	Residential	10 to 13 dwellings	The site may be suitable for housing development if the tennis courts can be provided elsewhere. The site can be considered available, but not in the short term given that it is in active use as a Tennis Club. A conservative delivery has been set given the extensive consultation and stakeholder discussions that would have to take place as well as the potentially lengthy planning process including identifying an alternative site for the existing tennis courts.
CD0226	Water Meadow Car Park, St Marys Way	Chesham	Publically Owned Land	11-15 Years	Mixed Uses	6 to 10 and employment uses – further work required	The western part of the site could be suitable for a commercial and/or residential development, in principle, however car parking will have to be retained. The site is considered to be available as the Council are sole owners of the land. A conservative 11-15 year delivery has been set given the extensive consultation and stakeholder discussions that would have to take place as well as the potentially lengthy planning process.
CD0227	Chiltern District Council Offices and Adjoining Uses, King George V Road	Amersham	Publically Owned Land	15+ Years	Mixed Uses	20 to 57 dwellings and employment or community uses – further work required	The redevelopment of the site for civic, commercial and/or residential uses is suitable, in principle. As the site is in active use by the NHS, law courts or Thames Valley Police as well as Chiltern District Council a conservative delivery has been set given the extensive consultation and stakeholder discussions that would have to take

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
							place as well as the potentially lengthy planning process.
CD0229	The New Surgery, 2 Lindo Close, Chesham	Chesham	Planning Apps - Outstanding	0-5 Years	Residential	6 dwellings	Planning permission granted for change of use of ground floor and conversion of surgery to six apartments.
CD0230	28-32 High Street, Great Missenden	Great Missenden	Planning Apps - Outstanding	0-5 Years	Residential	5 dwellings	Planning permission granted for construction of second storey extension and two new stairwells to provide 5 new dwellings and access.
CD0231	Brae House, Cameron Road, Chesham	Chesham	Planning Apps - Prior Approval	0-5 Years	Residential	6 dwellings and loss of 370 sqm of B1a floorspace	Prior approval granted for change of use to 6 no. dwellings.
CD0236	The Randall Building, Church Lane	Chalfont St Peter	Developer Site Nominations	0-5 Years	Mixed Uses	6 to 24 and employment uses  – further work required	The site is a vacant employment site within the urban area. It is within close proximity of the town centre and as such it is considered that a higher density should be acceptable in principle. The site is suitable for redevelopment of residential and employment, as proposed. The site is within one land ownership and this land owner is actively promoting the site for development. There are no known legal or access constraints which would restrict development so is considered available. As the site is vacant and previously developed it has greater value to the land owner if redeveloped for employment or housing and employment. It is considered that the site can be available within 0-5 years.
CD0243	Sherwood House, Stones Courtyard, High Street	Chesham	Planning Apps - Prior Approval	0-5 Years	Residential	5 and loss of 161 sqm of B1a floorspace	Prior notification granted for 5 no. dwellings - developer would not seek prior notification if no commitment to develop was in place.

Site	Name	Parish	Source	Delivery	Use	Capacity (net)*	Comments
CD0244	Copsham House, 53 Broad Street, Chesham	Chesham	Planning Apps - Prior Approval	0-5 Years	Residential	14 dwellings and loss of 623 sqm of B1a floorspace	Prior notification granted for 14 no. dwellings and the site is under construction.
CD0245	Chess Business Park (Phase 3), Moor Road	Chesham	Planning Apps - Under Construction	0-5 Years	Employment	771 sqm of B1a floorspace, 771 of B1c and 1,574 sqm of B8 floorspace	Planning permission granted for Employment uses. Redevelopment of the site partly completed and Phase 3 construction is underway.
CD0246	Blays House, Churchfield Road	Chalfont St Peter	Planning Apps - Prior Approval	0-5 Years	Residential	5 dwellings and loss of 360 sqm of B1a floorspace	Prior Approval for 5 no. dwellings.
CD0247	Milton Court, Churchfield Road	Chalfont St Peter	Planning Apps - Prior Approval	0-5 Years	Residential	6 dwellings and loss of 344 sqm of B1a floorspace	Prior Approval not required for change of use to 6no. dwellings
CD0248	Units 1,2, 3, 4,5,6 & 7 Regius Court, Church Road	Penn	Planning Apps - Prior Approval	0-5 Years	Residential	6 dwellings and loss of 718 sqm of B1a floorspace	Prior Approval not required for change of use to 6 no. dwellings
CD0249	33 - 35 Red Lion Street, Chesham	Chesham	Planning Apps - Prior Approval	0-5 Years	Residential	6 dwellings and loss of 265 sqm of B1a floorspace	Previous PNO on the site CH/2014/1412/PNO for 6 no. dwellings - since the base date the site has been granted planning permission for 9 no. flats (this is not reflected in the figures in this report currently as it is outside the base date of the HELAA). This will be updated once the HELAA is reviewed.

## Appendix 6 - Windfall Assessment (2005-2014)

Historic Windfall Data for Chiltern and South Bucks Districts.

### **Chiltern District**

Year*	Windfall (net)	All Completions (net)	Windfall as a %	
2004/05	29	199	14.6	(L
2005/06	28	216	13.0	ised for ELAA Definition)
2006/07	24	215	11.2	ed LA/
2007/08	11	178	6.2	
2008/09	26	89	29.2	Rev HE (PPS3
2009/10	13	74	17.6	Ē.
2010/11	27	80	33.8	S3 led)
2011/12	28	177	15.8	PP
2012/13	35	309	11.3	Post PPS3 (Unchanged)
2013/14	52	135	38.5	P ⊃
Total	273	1672		
Average	27.3	167.2	19.1	

#### **South Bucks District**

Year*	Windfall (net)	All Completions (net)	Windfall as a %	
2004/05	12	170	7.1	<u>c</u>
2005/06	7	133	5.3	ed for _AA efinition)
2006/07	28	195	14.4	Revised for HELAA S3 Definiti
2007/08	34	378	9.0	evis HEI 33 D
2008/09	21	195	10.8	Rev H (PPS3
2009/10	6	110	5.5	Э
2010/11	12	82	14.6	S3 ed)
2011/12	36	128	28.1	PPS3 anged
2012/13	37	226	16.4	Post PPS3 Unchanged)
2013/14	36	142	25.4	<u>a</u> 2
Total	229	1759		
Average	22.9	175.9	13.6	

## Appendix 7 – Draft Supply of Housing Sites (including Mixed Use Sites)

**5 Year Supply Sites** 

Sites without Planning Permission  Site Name  CD0002 5 Stubbs Wood, Chesham Bois  CD0053 Cherry Tree Corner, Puers Lane, Jordans  CD0055 Land off Asheridge Road/ Hivings Hill, Chesham	Use Residential	Lower Range	Upper Range
CD0002 5 Stubbs Wood, Chesham Bois CD0053 Cherry Tree Corner, Puers Lane, Jordans		Lower Range	Upper Range
CD0053 Cherry Tree Corner, Puers Lane, Jordans	Residential		-
, ,	residerillal	5	15
CD0055 Land off Asheridge Road/ Hivings Hill Chesham	Residential	0	8
CECOOO Land on Ashendye Road, Thirings Till, Onesham	Residential	18	30
CD0063 The Pheasant Public House, 35 Plantation Road	Mixed Uses	6	11
CD0102 82 High Street, Great Missenden	Residential	8	20
CD0108 Robendene, Grimsdells Lane	Residential	8	12
CD0109 Coach Depot and Adjacent Land, Lycrome Road, Lye Green	Mixed Uses	12	13
CD0129 Epilepsy Society Site (Middle Site) , Chesham Lane	Residential	11	20
CD0130 Epilepsy Society Site (Debenham House and Land to Rear), Chalfont St Peter	Residential	12	15
CD0236 The Randall Building, Church Lane	Mixed Uses	6	24
	TOTAL	_ 86	168
Large Sites Under Construction (Including Prior Approvals)			
Site Name	Use	Application Ref	Dwellings (Net)
CD0154 178 White Lion Road, Little Chalfont	Residential	CH/2011/0829/FAE	8
CD0201 Land adjacent to Lincoln Park and Amersham & Wycombe College, Amersham	Residential	CH/2014/0942/FA	32
CD0202 Great Green Street Farm, Green Street, Chorleywood	Residential	CH/2005/1302/FA	6
CD0203 The Donkey Field, Burtons Lane	Residential	CH/2013/1245/FA	45
CD0204 Glenock House, Penn Road	Residential	CH/2013/0667/FA	6
CD0207 1st and 2nd Floors Buck House, Sunnyside Road	Residential	CH/2014/2295/PNO	6
CD0210 Amersham and Wycombe College Site, Lycrome Road, Chesham	Mixed Uses	CH/2013/1599/FA	45
CD0231 Brae House, Cameron Road, Chesham	Residential	CH/2015/0262/PNO	6
CD0244 Copsham House, 53 Broad Street, Chesham	Residential	CH/2014/1087/PNO	14
CD0248 Units 1,2, 3, 4,5,6 & 7 Regius Court, Church Road	Residential	CH/2014/0868/PNO	6
		TOTAL	174
Large Sites with Unimplemented Planning Permissions (Including Prior Approva			
Site Name	Use	Application Ref	Dwellings (Net)
CD0061 Land Including and Rear of 16 Chessmount Rise, Chesham		CH/2015/0217/FA	11
1 == 1 - 1 = 1 - 1 - 1 - 1 - 1 - 1 - 1 -	Mixed Uses	CH/2013/0945/FA	10
CD0151 Citygate and Adjoining Land, Chalfont Station Road			
CD0151 Citygate and Adjoining Land, Chalfont Station Road CD0153 68 to 78 Elizabeth Avenue, Little Chalfont CD0155 206 White Lion Road, Little Chalfont		CH/2015/0002/FA CH/2015/1489/FA	7 17

CD0189 Hillcres	et Court, Chesham Road	Mixed Uses	CH/2015/0184/FA	14
CD0197 1st & 2	nd floors Sycamore House, 1 Woodside Road	Residential	CH/2015/0265/FA	8
CD0198 Lodge	Farm, Lodge Lane	Residential	CH/2013/0068/FA	6
CD0199 Land B	etween Chenies Parade and Garage, Chalfont Station Road	Mixed Uses	CH/2013/2047/FA	8
CD0205 1st and Rd	d 2nd Floors Leywood House and Metro House, 47 Woodside	Residential	CH/2014/0611/PNO	11
CD0206 1st and	d 2nd Floor Risborough House, 38 - 40 Sycamore Road	Residential	CH/2015/0113/PNO	6
CD0208 Nashle	igh Court, 188 Severalls Avenue	Residential	CH/2015/0069/PNO	10
CD0222 Woodla	and Rear of Lindo Close, Chesham	Residential	CH/2014/0980/FA	14
CD0229 The Ne	ew Surgery, 2 Lindo Close, Chesham	Residential	CH/2015/0653/FA	6
CD0230 28-32 H	High Street, Great Missenden	Residential	CH/2015/0669/FA	5
CD0243 Sherwo	ood House, Stones Courtyard, High Street	Residential	CH/2014/0432/PNO	5
CD0246 Blays H	House, Churchfield Road	Residential	CH/2014/1228/PNO	5
CD0247 Milton	Court, Churchfield Road	Residential	CH/2014/1932/PNO	6
CD0249 33 - 35	Red Lion Street, Chesham	Residential	CH/2014/1412/PNO	6
			TOTAL	155
	r Construction (Including Prior Approvals)			
	Monitoring Reports (not shown in this table)			70
	Jnimplemented Planning Permission (Including Prior Approv	als)		
Source: Council's I	Monitoring Reports (not shown in this table)			44
	ng Permission (subject to Legal Agreement)			
Site	Name	Use	Application Ref	Dwellings (Net)
CD0209 Newlar	nd Park, Gorelands Lane	Mixed Uses	CH/2014/1964/FA	306
			TOTAL	306
TOTAL			Lower Range	Upper Range
TOTAL			835	917

6-10 Year Supply Sites

	Supply Sites			
Sites with	out Planning Permission			
Site	Name	Use	Lower Range	Upper Range
CD0008	Chesham Car and Van Sales, Bellingdon Road	Residential	3	5
CD0009	Former George Inn Public House, 94 High Street	Residential	3	7
CD0031	Wicks Garage, Rignall Road	Residential	5	10
CD0032	Gerrards Cross Tennis Club, Bull Lane	Residential	25	37
CD0038	Florence Orchard, Nairwood Lane	Residential	5	9
CD0098	Land to the West of Great Missenden Station, Great Missenden	Mixed Uses	23	39
CD0104	Rear of Chartridge Lane and Berkeley Avenue (East), Chesham	Residential	27	36
CD0113	Winkers Farm Club, Denham Lane	Mixed Uses	15	31
CD0128	Chalfont St Peter Youth Centre, Tithe Barn, Sandy Rise	Residential	7	8
CD0131	Gold Hill Baptist Church, Gold Hill East	Residential	7	10
CD0145	Land at Springfield Industrial Estate, Springfield Road	Mixed Uses	54	62
CD0156	Rear of St Georges Hall, White Lion Road	Mixed Uses	6	10
CD0160	67 - 75 Sycamore Road, Amersham	Mixed Uses	8	30
CD0174	Land Adjoining Chesham Station, Station Road	Residential	20	25
CD0211	90 Asheridge Road, Chesham	Mixed Uses	81	130
		TOTA	L 289	449
Sites with	Planning Permission (subject to Legal Challenge)			
Site	Name	Use	Application Ref	Dwellings (Net)
CD 0194	(The Grange) Former Holy Cross Convent Site, Gold Hill East	Mixed Uses	CH/2010/0293/OA	194
			TOTAL	194
TOTAL			Lower Range	<b>Upper Range</b>
IOTAL			483	643

### 11+ Year Supply Sites

Sites wit	hout Planning Permission				
Site	Name	Use	Delivery	Lower Range	Upper Range
CD0096	Chiltern Pools and Gym, Amersham Library and Youth Centre, Chiltern Avenue	Mixed Uses	11-15 Years	20	50
CD0152	Area around Chalfont and Latimer Station, Little Chalfont	Mixed Uses	11-15 Years	25	31
CD0216	Sycamore Road Car Park, Amersham	Mixed Uses	11-15 Years	15	34
CD0219	Blizzards Yard Car Park, Off High Street	Mixed Uses	11-15 Years	9	12
CD0220	Church Lane Car Park, Church Lane	Mixed Uses	11-15 Years	3	5
CD0221	Star Yard and Catlings Car Parks, Chesham	Mixed Uses	15+ Years	15	38
CD0223	Car Park Adjacent to Sainsburys, Elgiva Lane	Mixed Uses	11-15 Years	8	14
CD0224	Cokes Lane Car Park, Village Hall and Library, Cokes Lane	Mixed Uses	11-15 Years	8	15
CD0225	Little Chalfont Tennis Club, Pavilion Way	Residential	15+ Years	10	13
CD0226	Water Meadow Car Park, St Marys Way	Mixed Uses	11-15 Years	6	10
CD0227	Chiltern District Council Offices and Adjoining Uses, King George V Road	Mixed Uses	15+ Years	20	57
TOTAL				Lower Range 139	Upper Range 279

## Appendix 8 – Draft supply of Employment Floorspace (including Mixed Use Sites)

**5 Year Supply Sites** 

J Teal C	oupply oiles							
	hout Planning Permission		B1a					
Site	Name			B1b	B1c	B2	B8	Net
CD0042	Chalfont Grove, Narcot Lane		0	10000	0	0	0	10000
Total								10000
Large Sit	tes Under Construction (including Prior Approvals)							
Site	Name	Application Ref	B1a	B1b	B1c	B2	B8	Net
CD0207	1st and 2nd Floors Buck House, Sunnyside Road	CH/2014/2295/PNO	-1428	0	0	0	0	-1428
CD0244	Copsham House, 53 Broad Street, Chesham	CH/2014/1087/PNO	-623	0	0	0	0	-623
CD0245	Chess Business Park (Phase 3), Moor Road	CH/2005/1685/FA	771	0	771	0	1574	3116
CD0248	Units 1,2, 3, 4,5,6 & 7 Regius Court, Church Road	CH/2014/0868/PNO	-718	0	0	0	0	-718
Total								347
Large Sit	tes with Unimplemented Planning Permissions (including Pri	or Approvals)						
Site	Name	Application Ref	B1a	B1b	B1c	B2	B8	Net
CD0151	Citygate and Adjoining Land, Chalfont Station Road	CH/2013/0945/FA	274	0	0	0	0	274
CD0189	Hillcrest Court, Chesham Road	CH/2015/0184/FA	-260	0	0	0	0	-260
CD0195	Tims Dairy, Mopes Farm, Denham Lane	CH/2014/0961/FA	0	0	1419	0	0	1419
CD0198	Lodge Farm, Lodge Lane	CH/2013/0068/FA	0	-844	0	0	0	-844
CD0205	1st and 2nd Floors Leywood House and Metro House, 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
CD0208	Nashleigh Court, 188 Severalls Avenue	CH/2015/0069/PNO	-772	0	0	0	0	-772
CD0243	Sherwood House, Stones Courtyard, High Street	CH/2014/0432/PNO	-161	0	0	0	0	-161
CD0246	Blays House, Churchfield Road	CH/2014/1228/PNO	-360	0	0	0	0	-360
CD0247	Milton Court, Churchfield Road	CH/2014/1932/PNO	-344	0	0	0	0	-344
CD0249	33 - 35 Red Lion Street, Chesham	CH/2014/1412/PNO	-265	0	0	0	0	-265
Total								-2389
Outstand	ling Supply from Small Sites							
Source: C	Council's Monitoring Reports (not shown in this table)		B1a	B1b	B1c	B2	B8	Net
Source. C	bounding Normaling Reports (not shown in this table)		-3689	37	-109	-490	1989	-2262
TOTAL								5696

## 6 to 10 Year Supply Sites

Sites wit	hout Planning Permission						
Site	Name	B1a	B1b	B1c	B2	B8	Net
CD0054	42/44 London Road West, Amersham	3250	0	0	0	0	3250
CD0145	Land at Springfield Industrial Estate, Springfield Road	0	0	-3800	0	0	-3800
CD0149	Pollards Wood, Nightingales Lane	0	6850	0	0	0	6850
CD0160	67 - 75 Sycamore Road, Amersham	-827	0	0	0	0	-827
Total							5473
<b>TOTAL</b>							5473

# Appendix 9 – Draft supply of C2 Units Sites (including Mixed Use Sites)

5 Year Supply Sites

	es Under Construction		
Site	Name	Application Ref	Units
CD0193	Epilepsy Society Site (South East Side or Grounds Within Epilepsy Society Site), Chesham Lane	CH/2011/2026/FA	82
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			187
Large Sit	es with Unimplemented Planning Permission		
Site	Name	Application Ref	Units
CD0192	Epilepsy Society Site (Eleanor House & Hampshire House), Chesham Lane	CH/2013/1172/FA	64
Total			64
TOTAL			251

6 to 10 Year Supply Sites

0 10 1	car supply sites						
Sites without Planning Permission							
Site	Name	Units					
CD0012	4 to 6 Botley Road, Chesham	28					
Total							
Sites with	Planning Permission (subject to Legal Challenge)						
Site	Name Application Ref	Units					
CD0194	(The Grange) Former Holy Cross Convent Site, Gold Hill East CH/2010/0293/OA	74					
Total		74					
<b>TOTAL</b>		102					

#### Appendix 10 - Call for Sites Nominations

Both Chiltern and South Bucks Councils carried out Call for Sites concurrently with their respective initial consultations on their respective Local Plans; from 8th January until 6th March 2015 for Chiltern and 26th February 2015 to 24th April 2015 at South Bucks. Some additional developer sites were also subsequently nominated (see Para. 7 on Page 4 Developer Nominated Sites). This was in order for developers, land owners and other interested parties to identify sites which could be tested as part of the Local Plan and in particular the HELAA process. **158 sites were identified at Chiltern and 66 at South Bucks**, these are listed below.

It should be noted that some rejected sites in the Green Belt have been rejected at this stage for this reason but will continue to be considered as part of the ongoing Green Belt Assessment.

#### Call for Sites submitted to Chiltern District

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
CD0001	Old Hangers Farm, Jasons Hill	Ashley Green Latimer and Chenies	Latimer	1.37	Residential	Yes		Stage 1 Rejected
CD0002	5 Stubbs Wood, Chesham Bois	Chesham Bois and Weedon Hill	Chesham Bois	0.53	Residential			Stage 2 Accepted
CD0003	Land North of Cholesbury Lane, Buckland Common	Cholesbury, The Lee, Bellingdon	Cholesbury	0.59	Residential	Yes	Yes	Stage 1 Rejected
CD0004	Land R/O Stylecroft and Kings Road, Chalfont St Giles	Chalfont St Giles	Chalfont St Giles	4.05	Residential	Yes		Stage 1 Rejected
CD0005	Plot of Land Between Coblands House and Marlin Grove, Ashley Green	Ashley Green Latimer and Chenies	Ashley Green	0.36	Residential	Yes		Stage 1 Rejected
CD0006	30 Wychwood Rise, Great Missenden	Great Missenden	Great Missenden	0.12	Residential	Yes		Stage 1 Rejected

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
CD0007	Land on South of Three Households, Chalfont St Giles	Chalfont St Giles	Chalfont St Giles	1.07	Residential	Yes		Stage 1 Rejected
CD0008	Chesham Car and Van Sales, Bellingdon Road	Asheridge Vale and Lowndes	Chesham	0.10	Residential			Stage 2 Accepted
CD0009	Former George Inn Public House, 94 High Street	Great Missenden	Great Missenden	0.13	Residential		Yes	Stage 2 Accepted
CD0010	Land Adjacent Curlew and Shangri-La, Prestwood	Great Missenden	Great Missenden	0.96	Residential	Yes	Yes	Stage 1 Rejected
CD0011	Land on the North East Side of Denham Lane, Chalfont St Peter	Chalfont Common	Chalfont St Peter	4.90	Residential			Stage 1 Rejected
CD0012	4 to 6 Botley Road, Chesham	Hilltop and Townsend	Chesham	0.95	C2 Use			Stage 2 Accepted
CD0013	Orchard at rear of 45- 73 Watchett Lane, Holmer Green	Holmer Green	Little Missenden	2.84	Residential	Yes		Stage 1 Rejected
CD0014	Land to the Rear of the Swan, Ley Hill, Blackwell Hall Lane	Ashley Green Latimer and Chenies	Latimer	0.05	Residential	Yes		Stage 1 Rejected
CD0015	Land North of Cherry Tree Farm, Ley Hill	Ashley Green Latimer and Chenies	Latimer	0.14	Residential	Yes		Stage 1 Rejected
CD0016	Land to rear of Long Meadow Lane (Former Mushroom Farm Site), Long Meadow Lane	Ballinger South Heath and Chartridge	Great Missenden	0.77	Residential	Yes	Yes	Stage 1 Rejected

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
CD0017	Land at Junction of Nags Head Lane and London Road, Great Missenden	Great Missenden	Great Missenden	6.70	Residential	Yes	Yes	Stage 1 Rejected
CD0018	Land Adjacent and to the South East of Elmcroft, Chartridge Lane	Ballinger South Heath and Chartridge	Chartridge	0.23	Residential	Yes	Yes	Stage 1 Rejected
CD0019	Land at Bowstridge Lane and rear of High St, Chalfont St Giles	Chalfont St Giles	Chalfont St Giles	0.95	Residential	Yes		Stage 1 Rejected
CD0020	Lower Weedon Hill Farm, Weedon Hill	Chesham Bois and Weedon Hill	Amersham	7.93	Residential	Yes	Yes	Stage 1 Rejected
CD0021	Land to North East of Chesnut Avenue, Chesham	Hilltop and Townsend	Chesham	0.64	Residential	Yes		Stage 1 Rejected
CD0022	The Depository, Gravel Hill	Central	Chalfont St Peter	0.11	Residential			Stage 2 Rejected
CD0023	Orchard on Bowstridge Lane, Chalfont St Giles	Chalfont St Giles	Chalfont St Giles	3.80	Residential	Yes		Stage 1 Rejected
CD0024	46 Wycombe Road, Prestwood	Prestwood and Heath End	Great Missenden	0.24	Residential	Yes	Yes	Stage 1 Rejected
CD0025	Hyde End Sawmills (Land Adjacent to Jewsons), Chesham Road	Ballinger South Heath and Chartridge	Great Missenden	2.69	Employment	Yes	Yes	Stage 1 Rejected

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
CD0026	Land to the South of Kiln Lane, Ley Hill	Ashley Green Latimer and Chenies	Latimer	0.61	Residential	Yes		Stage 1 Rejected
CD0027	Land Adjacent to the Willows, Narcot Lane	Chalfont St Giles	Chalfont St Giles	4.89	Residential	Yes		Stage 1 Rejected
CD0028	Narcot Nurseries, 20 Narcot Lane	Chalfont St Giles	Chalfont St Giles	0.92	Residential	Yes		Stage 1 Rejected
CD0029	Beechfield, Trapps Lane	St Marys and Waterside	Chesham	0.83	Residential	Yes	Yes	Stage 1 Rejected
CD0030	Croft Meadow Farm, Amersham Road	St Marys and Waterside	Chesham	3.80	Residential	Yes	Yes	Stage 1 Rejected
CD0031	Wicks Garage, Rignall Road	Great Missenden	Great Missenden	0.17	Residential		Yes	Stage 2 Accepted
CD0032	Gerrards Cross Tennis Club, Bull Lane	Austenwood	Chalfont St Peter	1.24	Residential			Stage 2 Accepted
CD0033	Raylands Farm, Bull Lane	Austenwood	Chalfont St Peter	8.24	Leisure and Recreation	Yes		Stage 1 Rejected
CD0034	Garden of Mulberry Lodge, Wycombe Road	Prestwood and Heath End	Great Missenden	0.15	Residential	Yes	Yes	Stage 1 Rejected
CD0035	Rowan Garden Centre, Gorelands Lane	Chalfont Common	Chalfont St Peter	1.31	Residential	Yes		Stage 2 Rejected

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
CD0036	The Old Brickworks, Chesham Road	Cholesbury, The Lee, Bellingdon	Chartridge	1.07	Residential	Yes	Yes	Stage 1 Rejected
CD0037	Land to the South of Layters Green Lane, Chalfont St Peter	Gold Hill	Chalfont St Peter	1.06	Mixed Use	Yes		Stage 1 Rejected
CD0038	Florence Orchard, Nairwood Lane	Prestwood and Heath End	Great Missenden	0.34	Residential		Yes	Stage 1 Rejected
CD0039	Land South West of Layters Close, Chalfont St Peter	Gold Hill	Chalfont St Peter	1.74	Mixed Use	Yes		Stage 1 Rejected
CD0040	Bowles Orchard, Three Households	Chalfont St Giles	Chalfont St Giles	1.41	Residential	Yes		Stage 1 Rejected
CD0041	Land off Clementi Avenue, Holmer Green	Holmer Green	Little Missenden	8.85	Residential	Yes	Yes	Stage 1 Rejected
CD0042	Chalfont Grove, Narcot Lane	Chalfont St Giles	Chalfont St Giles	60.20	Residential	Yes		Stage 2 Accepted
CD0043	Flaunden End Farm, Ley Hill	Ashley Green Latimer and Chenies	Latimer	0.49	Residential	Yes	Yes	Stage 2 Rejected
CD0044	Parkwood Farm (North), Maltmans Lane	Gold Hill	Chalfont St Peter	33.44	Mixed Use	Yes		Stage 1 Rejected
CD0045	Parkwood Farm (South), Oxford Road (A40)	Gold Hill	Chalfont St Peter	12.97	Open Space	Yes		Stage 1 Rejected

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
CD0046	Market Reading Field, Quill Hall Lane off Eagle Close	Amersham On The Hill	Amersham	7.70	Mixed Use	Yes	Yes	Stage 1 Rejected
CD0047	Land adjacent to Bury Farm and Bayley Hatch, Potter Row	Ballinger South Heath and Chartridge	Great Missenden	1.03	Residential	Yes	Yes	Stage 1 Rejected
CD0048	Coldmoreham Field adjacent to 172 High Street, Amersham	Amersham Town	Amersham	1.49	Residential	Yes	Yes	Stage 1 Rejected
CD0049	Bramley Farm, Heath End Road - Hare Lane	Little Missenden	Little Missenden	0.70	Mixed Use	Yes	Yes	Stage 2 Rejected
CD0050	Plot 1 Penwynne Farm, Dibden Hill	Chalfont St Giles	Chalfont St Giles	0.12	Opportunity Site	Yes		Stage 2 Rejected
CD0051	Plot 2 Penwynne Farm, Dibden Hill	Chalfont St Giles	Chalfont St Giles	0.15	Opportunity Site	Yes		Stage 2 Rejected
CD0052	Plot 3 Penwynne Farm, Dibden Hill	Chalfont St Giles	Chalfont St Giles	0.14	Opportunity Site	Yes		Stage 2 Rejected
CD0053	Cherry Tree Corner, Puers Lane, Jordans	Chalfont St Giles	Chalfont St Giles	0.40	Mixed Use	Yes		Stage 2 Accepted
CD0054	42/44 London Road West, Amersham	Amersham Town	Amersham	0.65	Mixed Use			Stage 2 Accepted
CD0055	Land off Asheridge Road, Chesham	Asheridge Vale and Lowndes	Chesham	0.61	Residential			Stage 2 Accepted
CD0056	Land off Barley View (West), Prestwood	Prestwood and Heath End	Great Missenden	1.04	Residential	Yes	Yes	Stage 1 Rejected

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
CD0057	Land off Barley View (North), Prestwood	Prestwood and Heath End	Great Missenden	1.64	Residential	Yes	Yes	Stage 1 Rejected
CD0058	Jordans Village Hall, Green West Road, Jordans	Chalfont St Giles	Chalfont St Giles	0.05	Community Facility	Yes		Stage 1 Rejected
CD0059	Land off Village Road, Coleshill	Penn and Coleshill	Coleshill	0.49	Residential	Yes	Yes	Stage 1 Rejected
CD0060	Land adjacent to Wheatsheaf Cottage, Browns Road, Hyde End	Ballinger South Heath and Chartridge	Great Missenden	0.14	Residential	Yes	Yes	Stage 1 Rejected
CD0061	Land Including and Rear of 16 Chessmount Rise, Chesham	St Marys and Waterside	Chesham	0.36	Residential			Stage 2 Accepted
CD0062	Land on School Lane Adjacent to Hall Place, Seer Green	Seer Green	Seer Green	0.31	Mixed Use	Yes		Stage 1 Rejected
CD0063	The Pheasant Public House, 35 Plantation Road	Amersham On The Hill	Amersham	0.35	Residential			Stage 2 Accepted
CD0064	North Lodge and Land to the North, Lower Road	Austenwood	Chalfont St Peter	0.91	Residential	Yes		Stage 1 Rejected
CD0065	Garden of 2 Botley House, East Street	St Marys and Waterside	Chesham	0.32	Residential			Stage 2 Rejected

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
CD0066	Land to the North of Longwalk, Little Chalfont	Little Chalfont	Chalfont St Giles	1.39	Residential	Yes		Stage 1 Rejected
CD0067	Land to rear of 45-73 Watchet Lane, Holmer Green	Holmer Green	Little Missenden	1.10	Residential			Stage 1 Rejected
CD0068	Land Adjacent to Green Acres, Earl Howe Road	Holmer Green	Little Missenden	2.19	Residential	Yes		Stage 1 Rejected
CD0069	Haleacre Workshops, Watchet Lane	Little Missenden	Little Missenden	1.15	Residential	Yes	Yes	Stage 2 Rejected
CD0070	Holmer Green Farm and Featherbed Lane Farm, Penfold Lane and King Street Lane	Holmer Green	Little Missenden	2.07	Residential	Yes	Yes	Stage 2 Rejected
CD0071	Land off Horsemoor Lane, Mop End	Amersham Town	Amersham	1.93	Traveller Accommoda tion	Yes	Yes	Stage 1 Rejected
CD0072	Former Gas Holder Site, Deep Mill Lane	Little Missenden	Little Missenden	0.47	Traveller Accommoda tion	Yes	Yes	Stage 1 Rejected
CD0073	Part of Earl Howe Road Allotment, Earl Howe Road	Holmer Green	Little Missenden	0.37	Community Facility	Yes		Stage 1 Rejected
CD0074	Burtons Wooyard, Rear of Dibden Hill and Narcot Lane, Dibden Lane	Chalfont St Giles	Chalfont St Giles	0.35	Residential	Yes		Stage 2 Rejected

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
CD0075	Land at 10 Bury Farm (North), Amersham	Amersham Town	Amersham	0.44	Residential	Yes		Stage 1 Rejected
CD0076	Land at 10 Bury Farm (South), Amersham	Amersham Town	Amersham	0.96	Residential	Yes	Yes	Stage 1 Rejected
CD0077	Land to the West of Wychwood Rise, Nags Head Lane	Great Missenden	Great Missenden	0.83	Residential	Yes	Yes	Stage 1 Rejected
CD0078	Land South of Windsor Lane, Little Kingshill	Little Missenden	Little Missenden	1.32	Mixed Use	Yes	Yes	Stage 1 Rejected
CD0079	Land off Bell Lane, Little Chalfont	Amersham Common	Amersham	3.11	Residential	Yes		Stage 1 Rejected
CD0080	Land at Lodge Lane, Prestwood	Prestwood and Heath End	Great Missenden	2.05	Residential	Yes	Yes	Stage 1 Rejected
CD0081	Peterley Manor Farm, Peterley Manor Lane	Prestwood and Heath End	Great Missenden	1.41	Residential	Yes	Yes	Stage 2 Rejected
CD0082	Land West of Lodge Lane, South of the Railway, Little Chalfont	Little Chalfont	Little Chalfont	15.75	Mixed Use	Yes		Stage 1 Rejected
CD0083	Quill Hall Lane Farm (Larger Site), Quill Hall Lane	Amersham On The Hill	Amersham	15.31	Residential	Yes	Yes	Stage 1 Rejected
CD0084	Land between Two Dells Lane and Orchard Leigh, Orchard Leigh	Ashley Green Latimer and Chenies	Latimer	0.44	Residential	Yes		Stage 1 Rejected

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
CD0085	Land between 2 and 3 Moors Farm Cottages, Moors Lane	Ashley Green Latimer and Chenies	Ashley Green	0.08	Residential	Yes		Stage 1 Rejected
CD0086	Land Adjacent to Mash Court and Deer Park Walk, Lycrome Road	Newtown	Chesham	0.33	Residential	Yes		Stage 1 Rejected
CD0087	Land between Glendale and Whitehouse, Lycrome Road	Newtown	Chesham	0.55	Residential	Yes		Stage 1 Rejected
CD0088	South Field of Amersham and Chiltern Rugby Club South, Ash Grove, Weedon Lane	Chesham Bois and Weedon Hill	Amersham	4.18	Residential	Yes		Stage 1 Rejected
CD0089	Birch Gardens, Amersham	Amersham Common	Amersham	0.23	Residential			Stage 1 Rejected
CD0090	Grant & Stone Ltd Builders Merchant, The Vale	Central	Chalfont St Peter	0.13	Mixed Use			Stage 1 Rejected
CD0091	Rear of 51 to 55 Quarrendon Road, Amersham	Amersham Common	Amersham	0.04	Residential			Stage 1 Rejected
CD0092	75 to 77 Stanley Hill, Amersham	Amersham Common	Amersham	0.06	Residential			Stage 1 Rejected
CD0093	Land to rear of 25-31 Quarrendon Road, Amersham	Amersham Common	Amersham	0.06	Residential			Stage 1 Rejected

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
CD0094	Land to the Rear of Stanley Hill Avenue, Westanly Avenue and Highland Road, Amersham	Amersham Common	Amersham	1.40	Residential			Stage 2 Rejected
CD0095	Unit 1, Jewsons, Quill Hall Lane	Amersham On The Hill	Amersham	0.29	Mixed Use			Stage 1 Rejected
CD0096	Chiltern Pools and Gym, Amersham Library and Youth Centre, Chiltern Avenue	Amersham On The Hill	Amersham	1.67	Opportunity Site			Stage 2 Accepted
CD0097	Land to the West of Chalfont Road and to the East of Highlands Road, Seer Green	Seer Green	Seer Green	5.83	Residential	Yes		Stage 1 Rejected
CD0098	Land to the West of Great Missenden Station, Great Missenden	Great Missenden	Great Missenden	0.79	Opportunity Site		Yes	Stage 2 Accepted
CD0099	Sedges Farm, Nags Head Lane	Great Missenden	Great Missenden	1.28	Residential	Yes	Yes	Stage 2 Rejected
CD0100	Land at Dungrove Farm, Chesham	Hilltop and Townsend	Chesham	58.19	Residential	Yes	Yes	Stage 1 Rejected
CD0101	Rear of 6 and 8 High Bois Lane, Amersham	Chesham Bois and Weedon Hill	Chesham Bois	0.70	Residential	Yes		Stage 1 Rejected
CD0102	82 High Street, Great Missenden	Great Missenden	Great Missenden	0.41	Residential		Yes	Stage 2 Accepted

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
CD0103	Rear of Chartridge Lane and Berkeley Avenue (West), Chesham	Asheridge Vale and Lowndes	Chesham	0.57	Residential			Stage 2 Rejected
CD0104	Rear of Chartridge Lane and Berkeley Avenue (East), Chesham	Asheridge Vale and Lowndes	Chesham	1.01	Residential			Stage 2 Accepted
CD0105	Land at Keepers Lane, Hyde Heath	Little Missenden	Little Missenden	9.71	C2 Use	Yes	Yes	Stage 1 Rejected
CD0106	Land at Copperkins Lane, Amersham	Chesham Bois and Weedon Hill	Chesham Bois	7.25	Residential	Yes		Stage 1 Rejected
CD0107	Land r/o 29-51 The Ridgeway, Stanley Hill	Amersham Town	Amersham	0.57	Residential			Stage 2 Rejected
CD0108	Robendene, Grimsdells Lane	Amersham On The Hill	Amersham	0.15	Residential			Stage 2 Accepted
CD0109	Coach Depot and Adjacent Land, Lycrome Road, Lye Green	Newtown	Chesham	0.52	Residential	Yes		Stage 2 Accepted
CD0110	Land to the East of Chalfont St Peter Infant School, Lovel End	Central	Chalfont St Peter	0.76	Residential	Yes		Stage 1 Rejected
CD0111	Land to the South of Lycrome Road, Lye Green	Newtown	Chesham	9.96	Residential	Yes		Stage 1 Rejected

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
CD0112	Cape House, Bellingdon Road	Hilltop and Townsend	Chesham	0.18	Residential			Stage 1 Rejected
CD0113	Winkers Farm Club, Denham Lane	Central	Chalfont St Peter	1.24	Mixed Use	Yes		Stage 2 Accepted
CD0114	Land Adjacent to Winkers Farm Club, Denham Lane	Central	Chalfont St Peter	2.22	Mixed Use			Stage 1 Rejected
CD0115	Land at Baymans Manor, Lye Green Road	Hilltop and Townsend	Chesham	4.96	Residential	Yes		Stage 1 Rejected
CD0116	Land to the East of Lycrome Road, Chesham	Hilltop and Townsend	Chesham	9.03	Residential	Yes		Stage 1 Rejected
CD0117	Land adjacent to Sunnymeade Avenue, Lye Green	Newtown	Chesham	3.68	Residential	Yes		Stage 1 Rejected
CD0118	Land adjacent to 132 Lycrome Road, Lye Green	Newtown	Chesham	4.78	Residential	Yes		Stage 1 Rejected
CD0119	Land adjacent to Ashley Green Road, Ashley Green	Ashley Green Latimer and Chenies	Ashley Green	4.50	Residential	Yes		Stage 1 Rejected
CD0120	Land adjacent to the Burial Ground, Whielden Street	Amersham Town	Amersham	4.57	Residential	Yes	Yes	Stage 1 Rejected
CD0121	Land at Crown Farm, Old Amersham	Amersham Town	Amersham	4.13	Residential	Yes	Yes	Stage 1 Rejected

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
CD0122	Land at Homeward Terrace, Old Amersham	Amersham Town	Amersham	0.71	Residential	Yes	Yes	Stage 1 Rejected
CD0123	Land North of London Road, Amersham	Amersham Town	Amersham	5.71	Residential	Yes		Stage 1 Rejected
CD0124	Land North of School Lane, Old Amersham	Amersham Town	Amersham	2.20	Residential	Yes	Yes	Stage 1 Rejected
CD0125	Amersham Cricket Club, Amersham	Amersham Town	Amersham	3.23	Residential	Yes	Yes	Stage 1 Rejected
CD0126	Land at Brays Wood, Hyde Heath	Little Missenden	Little Missenden	1.55	Residential	Yes	Yes	Stage 1 Rejected
CD0127	Gore Hill Farm, Old Amersham	Amersham Town	Amersham	7.40	Residential	Yes	Yes	Stage 1 Rejected
CD0128	Chalfont St Peter Youth Centre, Tithe Barn, Sandy Rise	Central	Chalfont St Peter	0.24	Residential			Stage 2 Accepted
CD0129	Epilepsy Society Site (Middle Site) , Chesham Lane	Chalfont Common	Chalfont St Peter	2.94	Residential	Yes	Yes	Stage 2 Accepted
CD0130	Epilepsy Society Site (Debenham House and Land to Rear), Chalfont St Peter	Chalfont Common	Chalfont St Peter	4.61	Residential	Yes		Stage 2 Accepted
CD0131	Gold Hill Baptist Church, Gold Hill East	Gold Hill	Chalfont St Peter	0.26	Residential			Stage 2 Accepted

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
CD0132	Land to the South of Lower Road and West of the A413, Chalfont St Peter	Austenwood	Chalfont St Peter	3.81	Residential	Yes		Stage 1 Rejected
CD0133	Land to the North of High Street, Amersham Old Town	Amersham Town	Amersham	1.94	C2 Use	Yes	Yes	Stage 1 Rejected
CD0134	Middlegrove Farm, Chesham Road, Hyde Heath	Ballinger South Heath and Chartridge	Great Missenden	3.37	Residential	Yes	Yes	Stage 2 Rejected
CD0135	Land at Stony Lane, Little Chalfont	Little Chalfont	Little Chalfont	11.07	Residential	Yes	Yes	Stage 1 Rejected
CD0136	Land at Ballbaiters, Balbaiters Lane, Hyde Heath	Little Missenden	Little Missenden	12.10	Residential	Yes	Yes	Stage 1 Rejected
CD0137	Land to the East of Raans Road (Raans Farm), Raans Road	Amersham Common	Amersham	5.49	Residential	Yes		Stage 1 Rejected
CD0138	Winkers Nightclub and Adjoining Land (Larger Site), Denham Lane	Central	Chalfont St Peter	11.29	Residential	Yes		Stage 1 Rejected
CD0139	Land North of Lye Green Road (Larger Site), Chesham	Hilltop and Townsend	Chesham	3.36	Residential	Yes		Stage 1 Rejected
CD0140	Howard Industrial Estate, Chilton Road	Vale	Chesham	1.00	Residential			Stage 1 Rejected
CD0141	Land to the rear of Beech Lane, Wilton Lane, Jordans	Chalfont St Giles	Chalfont St Giles	1.58	Residential	Yes		Stage 1 Rejected

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
CD0142	133 White Lion Road, Amersham	Amersham Common	Amersham	0.76	Residential	Yes		Stage 1 Rejected
CD0143	Land at Cherry Tree Lane, Lee Common	Cholesbury, The Lee, Bellingdon	The Lee	0.53	Residential	Yes	Yes	Stage 1 Rejected
CD0144	Rear of 162 High Street, Amersham	Amersham Town	Amersham	0.11	Residential			Stage 1 Rejected
CD0145	Land at Springfield Industrial Estate, Springfield Road	St Marys and Waterside	Amersham	1.81	Mixed Use		Yes	Stage 2 Accepted
CD0146	136 to 138 Lye Green Road, Chesham	Hilltop and Townsend	Chesham	0.25	Residential	Yes		Stage 1 Rejected
CD0147	Kingsgate Farm, Chesham Lane	Cholesbury, The Lee, Bellingdon	The Lee	2.27	Residential	Yes	Yes	Stage 2 Rejected
CD0148	The Orchard, Gordon Way, Chalfont St Giles	Chalfont St Giles	Chalfont St Giles	0.25	Residential	Yes		Stage 1 Rejected
CD0149	Pollards Wood, Nightingales Lane	Little Chalfont	Little Chalfont	2.74	Mixed Use	Yes	Yes	Stage 2 Accepted
CD0150	Copas Farm, High Street, Old Amersham	Amersham Town	Amersham	6.49	Residential	Yes	Yes	Stage 2 Rejected
CD0151	Citygate and Adjoining Land, Chalfont Station Road	Little Chalfont	Little Chalfont	0.16	Mixed Use			Stage 2 Accepted
CD0152	Area around Chalfont and Latimer Station,	Little Chalfont	Little Chalfont	0.62	Residential			Stage 2 Accepted

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	Green Belt	AONB	Status
	Little Chalfont							
CD0153	68 to 78 Elizabeth Avenue, Little Chalfont	Little Chalfont	Little Chalfont	0.26	Mixed Use			Stage 2 Accepted
CD0154	178 White Lion Road, Little Chalfont	Little Chalfont	Little Chalfont	0.12	Residential			Stage 2 Accepted
CD0155	206 White Lion Road, Little Chalfont	Little Chalfont	Little Chalfont	0.22	Residential			Stage 2 Accepted
CD0156	Rear of St Georges Hall, White Lion Road	Little Chalfont	Little Chalfont	0.22	Mixed Use			Stage 2 Accepted
CD0157	Quill Hall Farm, Quill Hall Lane	Amersham On The Hill	Amersham	0.73	C2 Use	Yes	Yes	Stage 2 Rejected
CD0158	Flexmore Farm, Bottrells Lane	Chalfont St Giles	Chalfont St Giles	14.32	Mixed Use	Yes		Stage 1 Rejected

## Call for Sites Submitted to South Bucks

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	GB	AONB	Status
SB0001	Raylands Farm, Bull Lane	Gerrards Cross	Gerrards Cross	6.39	Sports	Yes		Stage 1 Rejected
SB0002	Land at Hedgerley Resevoir, Former Resevoir Site	Farnham & Hedgerley	Hedgerley	1.14	Residential	Yes		Stage 1 Rejected
SB0003	Land adj to Berrifield Cottage, 148 Swallow Street	Iver Heath	lver	2.09	Residential	Yes		Stage 1 Rejected
SB0004	26 & 28 Langley Park Road,	Iver Village & Richings Park	Iver	0.13	Residential			Stage 1 Rejected
SB0005	Beaconsfield Garden Centre, London Road	Beaconsfield West	Beaconsfield	2.50	Residential			Stage 1 Accepted
SB0006	Farnham Royal Garden Centre, Cedar Cottage	Farnham & Hedgerley	Farnham Royal	1.46	Residential	Yes		Stage 1 Accepted
SB0007	Martin-Baker Aircraft Company Ltd, Lower Road	Denham	Gerrards Cross	3.65	Commercial	Yes		Stage 1 Rejected
SB0008	7 South Drive, Land adj to 8 South Drive	Beaconsfield West	Beaconsfield	0.15	Residential	Yes		Stage 1 Rejected
SB0009	9 South Drive, Land adj to 10 South Drive	Beaconsfield South	Beaconsfield	0.15	Residential	Yes		Stage 1 Rejected
SB0010	Corner of Institute Road/Hitcham Road, Institute Road	Burnham Lent Rise & Taplow	Taplow	0.35	Residential	Yes		Stage 1 Rejected
SB0011	Land East of A355, Land at Beaconsfield, East of A355 and North of Wilton Park	Beaconsfield South	Beaconsfield	42.78	Mixed use	Yes		Stage 1 Rejected
SB0012	Bakers Wood,	Denham	Denham	5.78	Residential	Yes		Stage 1 Rejected
SB0013	Land at West Town Farm,	Burnham Lent Rise & Taplow	Burnham	21.05	Residential	Yes		Stage 1 Rejected
SB0014	Field to the North of Market Garden Farm, and South of Marina Way	Iver Village & Richings Park	Iver	1.24	Mixed use	Yes		Stage 1 Rejected

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	GB	AONB	Status
SB0015	Maryfield (south piece of garden), High Street	Burnham Lent Rise & Taplow	Taplow	0.18	Residential / School	Yes		Stage 1 Rejected
SB0016	Woodhill Farm, Oxford Road	Gerrards Cross	Gerrards Cross	5.32	Residential	Yes		Stage 1 Rejected
SB0017	Land at Oxford Road,	Gerrards Cross	Gerrards Cross	13.32	Residential	Yes		Stage 1 Rejected
SB0018	Land off Hatchgate Gardens,	Burnham Church & Beeches	Burnham	4.71	Residential	Yes		Stage 1 Rejected
SB0019	Grenville Court West Site, Britwell Road	Burnham Church & Beeches	Burnham	0.39	Residential	Yes		Stage 1 Rejected
SB0020	Grenville Court East Site, Britwell Road	Burnham Church & Beeches	Burnham	0.42	Residential	Yes		Stage 1 Rejected
SB0021	Land at Langley Park Road,	Iver Village & Richings Park	Iver	9.43	Commercial / School	Yes		Stage 1 Rejected
SB0022	Land off Denham Way,	Denham	Denham	0.17	Residential	Yes		Stage 1 Rejected
SB0023	Land at Denham M40 Junction 1, Northern side of the Denham Roundabout	Denham	Denham	4.71	Commercial	Yes		Stage 1 Rejected
SB0024	Land west of Dukes Kiln Drive,	Wexham & Fulmer	Fulmer	3.47	Residential	Yes		Stage 1 Rejected
SB0025	Land to the east of Lower Road & west of the A413,	Gerrards Cross	Gerrards Cross	7.91	Mixed use	Yes		Stage 1 Rejected
SB0026	Land South of A40, West of South Drive	Beaconsfield West	Beaconsfield	2.93	Residential	Yes		Stage 1 Rejected
SB0027	Land South of A40, East of South Drive	Beaconsfield West	Beaconsfield	1.78	Residential	Yes		Stage 1 Rejected
SB0028	Land South of Wycombe End West, West	Beaconsfield South	Beaconsfield	2.65	Commercial	Yes		Stage 1 Rejected
SB0029	Land South of Wycombe End East, East	Beaconsfield South	Beaconsfield	6.22	Mixed use	Yes		Stage 1 Rejected
SB0030	Land south and east of Burnham Avenue,	Beaconsfield South	Beaconsfield	12.78	Residential	Yes		Stage 1 Rejected
SB0031	Land West of Pyebush Lane,	Beaconsfield South	Beaconsfield	6.59	Residential	Yes		Stage 1 Rejected

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	GB	AONB	Status
SB0032	Land north of M40 & south of Hedgerley Lane, incl Harrias House	Beaconsfield South	Beaconsfield	4.90	Mixed use	Yes		Stage 1 Accepted
SB0033	Church Farm, Church Road	Iver Heath	Iver	4.29	Residential	Yes		Stage 1 Rejected
SB0034	73 High Street and land to rear, Burnham	Burnham Church & Beeches	Burnham	0.23	Mixed use			Stage 1 Accepted
SB0035	Land from Langley Park Road to Thorney Lane North, Iver	Iver Village & Richings Park	lver	28.91	Residential	Yes		Stage 1 Rejected
SB0036	Wood Lane Farm, Wood Lane	Iver Heath	Iver	9.49	Residential	Yes		Stage 1 Rejected
SB0037	Land on East side of Beaconsfield Road, Farnham Common	Farnham & Hedgerley	Farnham Royal	4.36	Residential	Yes		Stage 1 Rejected
SB0038	Land off London Road/ south of Wilton Park, Beaconsfield	Beaconsfield South	Beaconsfield	11.23	Residential	Yes		Stage 1 Rejected
SB0039	Pinewood Studios Ltd, Pinewood Studios	Iver Heath	Iver	84.13	Commercial	Yes		Stage 1 Accepted
SB0040	Land surrounding Pelham Burn, Grove Road	Burnham Church & Beeches	Burnham	1.67	Residential	Yes		Stage 1 Rejected
SB0041	Land North of Poyle Farm, Poyle Lane	Burnham Church & Beeches	Burnham	0.69	None Specified	Yes		Stage 1 Rejected
SB0042	Land South of Poyle Farm, Poyle Lane	Burnham Church & Beeches	Burnham	0.75	None Specified	Yes		Stage 1 Rejected
SB0043	Land at Thorney Lane, Iver	Iver Village & Richings Park	Iver	53.58	Mixed use	Yes		Stage 1 Accepted
SB0044	Robert Bosch Ltd, Broadwater Park	Denham	Denham	5.86	Mixed use			Stage 1 Accepted
SB0045	Land to rear of 6 & 8 Fairfield Lane, Farnham Royal	Farnham & Hedgerley	Farnham Royal	0.15	Residential			Stage 1 Rejected
SB0046	Station Approach & surrounding Network Rail	Gerrards Cross	Gerrards Cross	5.32	Mixed use			Stage 1 Accepted

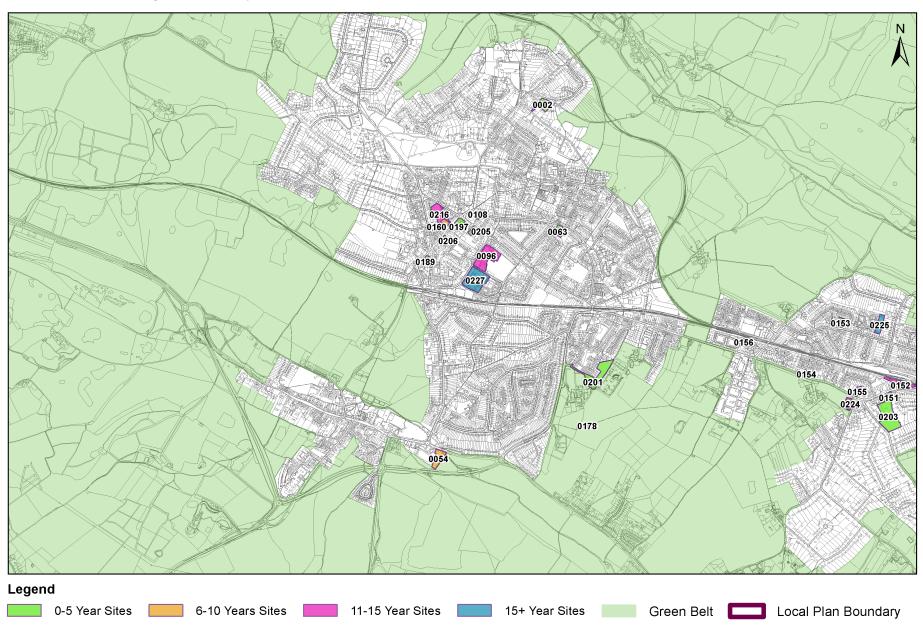
Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	GB	AONB	Status
	Land, Gerrards Cross							
SB0047	Land adj to Sutton Court Farm, Sutton Lane	Iver Village & Richings Park	Iver	0.29	Care Home	Yes		Stage 1 Rejected
SB0048	Land East and West of Purton Lane, Farnham Common	Farnham & Hedgerley	Farnham Royal	17.93	Residential	Yes		Stage 1 Rejected
SB0049	All Soulds Farm Quarry, Wexham Park Lane	Wexham & Fulmer	Wexham	43.95	Residential	Yes		Stage 1 Rejected
SB0050	Little Acres, Oxford Road	Denham	Denham	0.69	Residential	Yes		Stage 1 Rejected
SB0051	Land off Longbottom Lane, Beaconsfield	Beaconsfield North	Beaconsfield	11.43	Residential	Yes		Stage 1 Rejected
SB0052	Land at Tatling End, Denham	Denham	Denham	0.92	Mixed use			Stage 1 Accepted
SB0053	Fourells Paddock, Richings Way	Iver Village & Richings Park	Iver	3.15	Mixed Residential	Yes		Stage 1 Rejected
SB0054	Ashcroft Towers, Burnham	Burnham Church & Beeches	Burnham	2.70	Residential	Yes		Stage 1 Rejected
SB0055	Land Parcel 1, Wilton Park	Beaconsfield South	Beaconsfield	36.89	Residential	Yes		Stage 1 Accepted
SB0056	Land Parcel 1a, Wilton Park (North Western Parcel)	Beaconsfield South	Beaconsfield	2.31	Sports / Residential	Yes		Stage 1 Accepted
SB0057	Land Parcel 2, Land North of Pyebush Roundabout	Beaconsfield South	Beaconsfield	4.18	Services	Yes		Stage 1 Rejected
SB0058	Land Parcel 3, Land North of London Road	Beaconsfield South	Beaconsfield	9.24	None Specified	Yes		Stage 1 Rejected
SB0059	Land Parcel 5, Land off Park Lane	Beaconsfield South	Beaconsfield	3.64	Residential	Yes		Stage 1 Rejected
SB0060	Land Parcel 3a, Land North of Pyebush Roundabout	Beaconsfield South	Beaconsfield	0.84	Commercial / Leisure	Yes		Stage 1 Rejected
SB0061	Wyatts Covert Caravan Club, Tilehouse Lane	Denham	Denham	1.00	Residential	Yes		Stage 1 Rejected
SB0062	Former Iver Lane Landfill	Iver Heath	Iver	55.34	Mixed use	Yes		Stage 1 Rejected

Site	Name	Ward	Parish	Site Area (ha)	Proposed Use	GB	AONB	Status
	Site, Iver Lane							
SB0063	Land South of Taplow Station, Taplow	Burnham Lent Rise & Taplow	Taplow	3.49	None Specified	Yes		Stage 1 Accepted
SB0064	Grove Road, Burnham	Burnham Church & Beeches	Burnham	4.54	Residential	Yes		Stage 1 Rejected
SB0065	Land at Iver Station, Iver	Iver Village & Richings Park	Iver	5.67	None Specified	Yes		Stage 1 Rejected
SB0066	Cliveden Stud, Cliveden Road	Burnham Lent Rise & Taplow	Taplow	53.76	Residential	Yes		Stage 1 Rejected

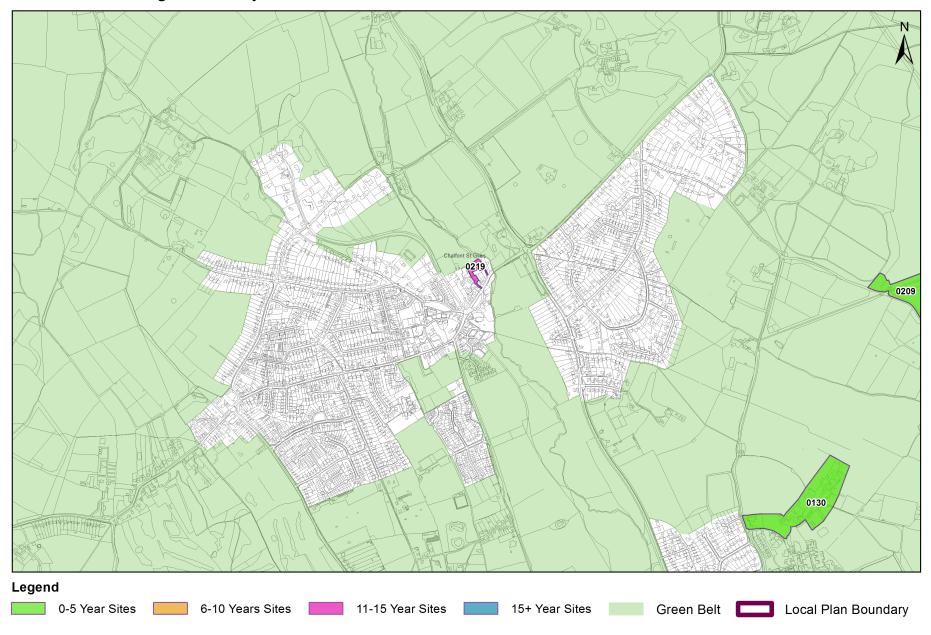
## Appendix 11 - Maps of Draft HELAA Sites by Settlement

The following maps show the Draft HELAA sites in Chiltern that have been rejected and those which are still being considered (sorted by estimated delivery time period). Maps are only currently available for Chiltern District, so all labels are in reference to Chiltern sites (i.e. '0001' equates to 'CD0001').

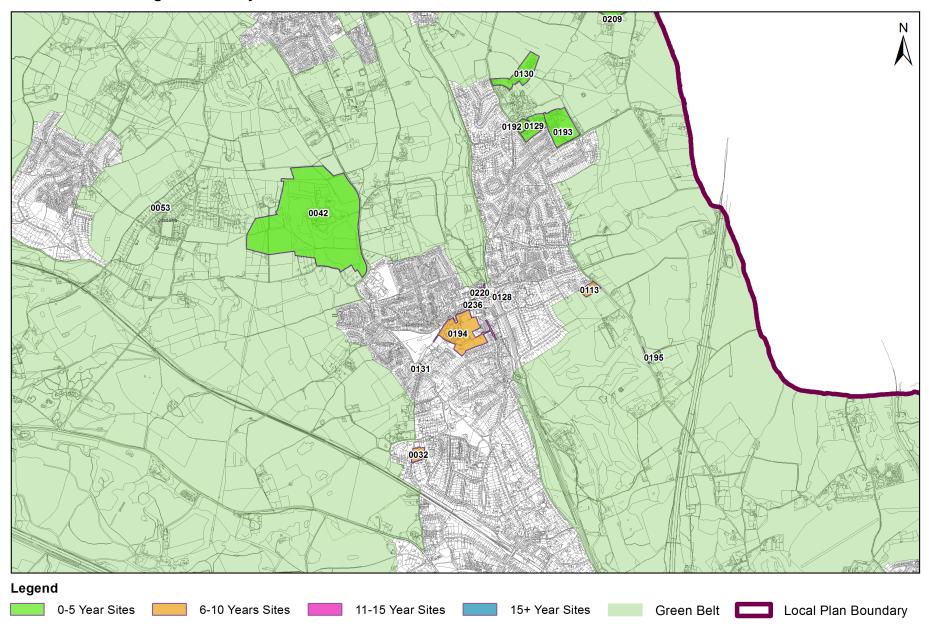
**HELAA Sites at Stage 2 – Delivery: Amersham** 



**HELAA Sites at Stage 2 – Delivery: Chalfont St Giles** 



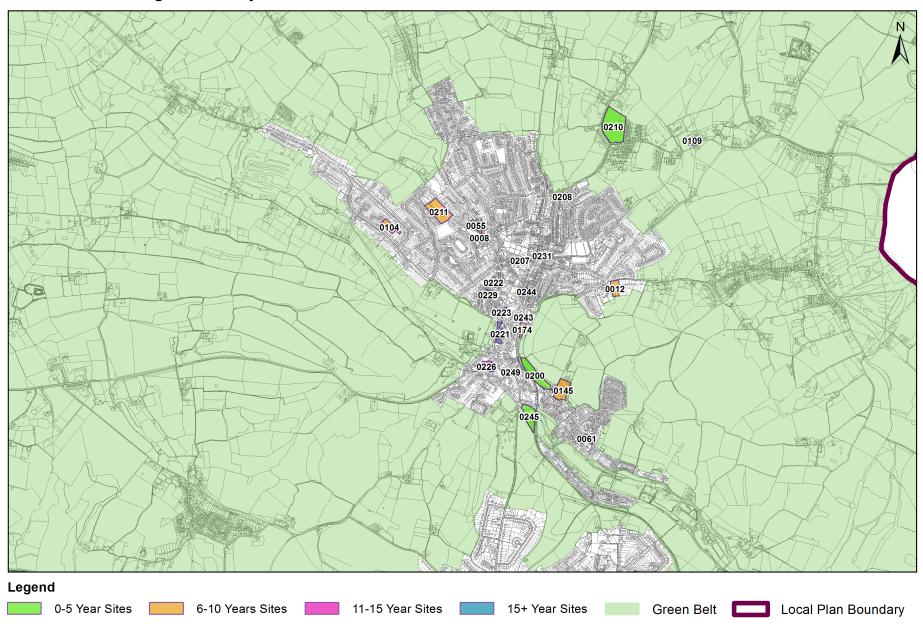
**HELAA Sites at Stage 2 – Delivery: Chalfont St Peter** 



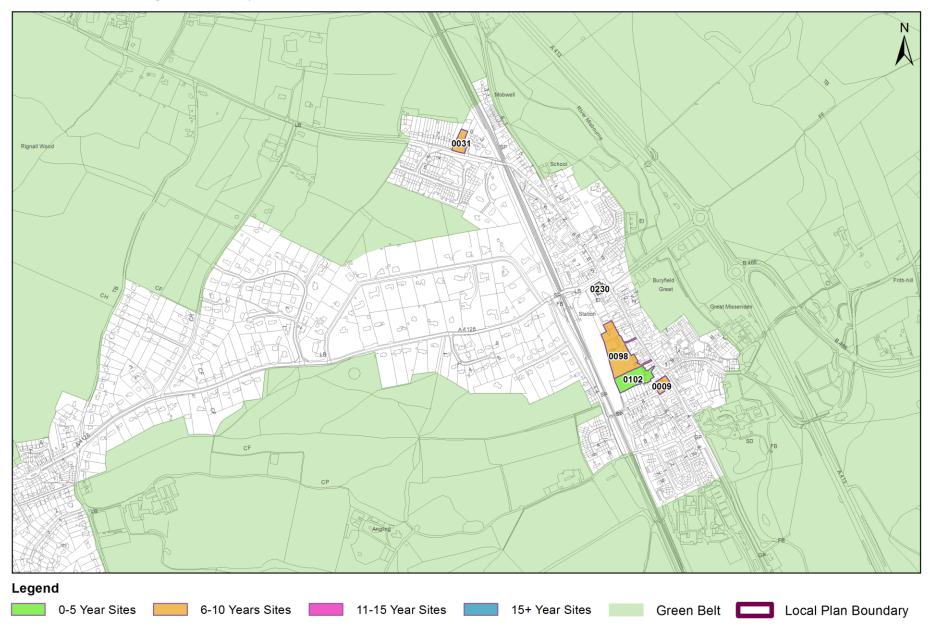
**HELAA Sites at Stage 2 – Delivery: Chesham Bois** 



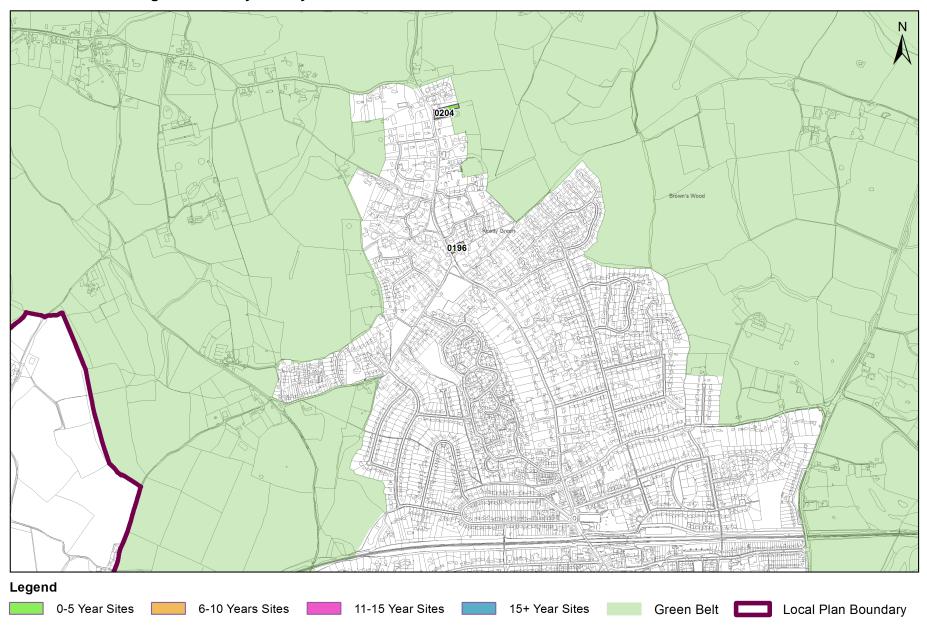
**HELAA Sites at Stage 2 – Delivery: Chesham** 



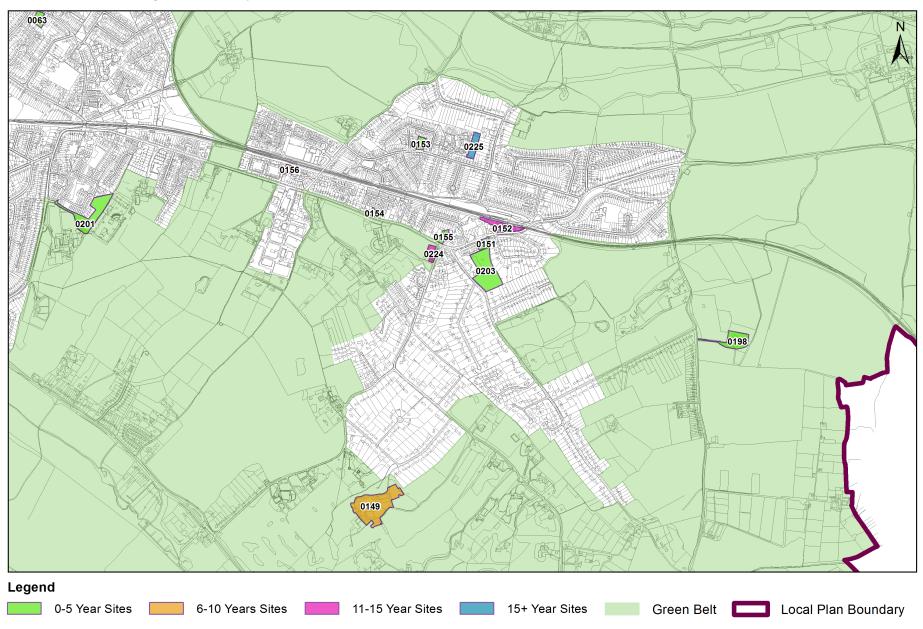
**HELAA Sites at Stage 2 – Delivery: Great Missenden** 



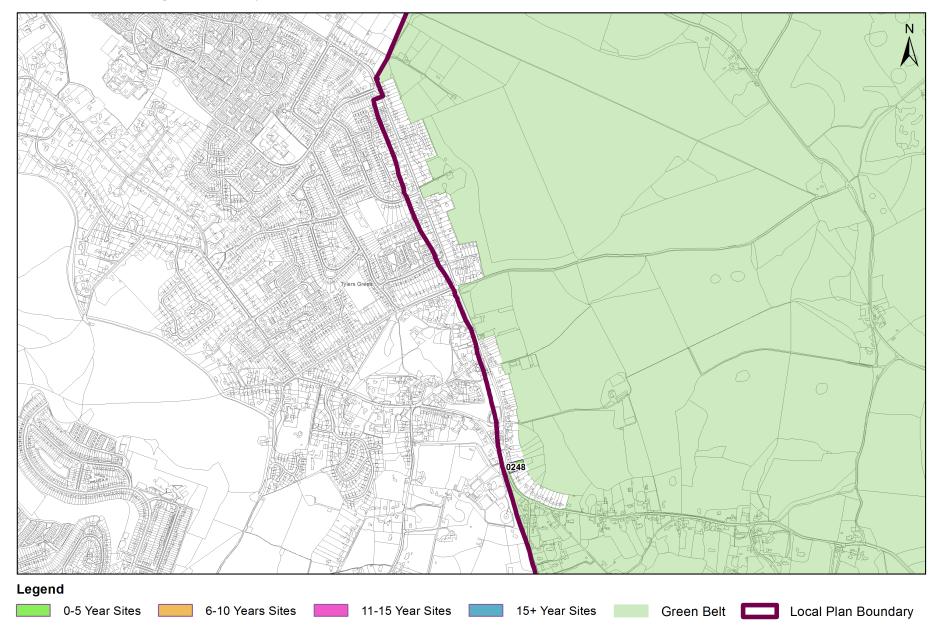
**HELAA Sites at Stage 2 – Delivery: Knotty Green** 



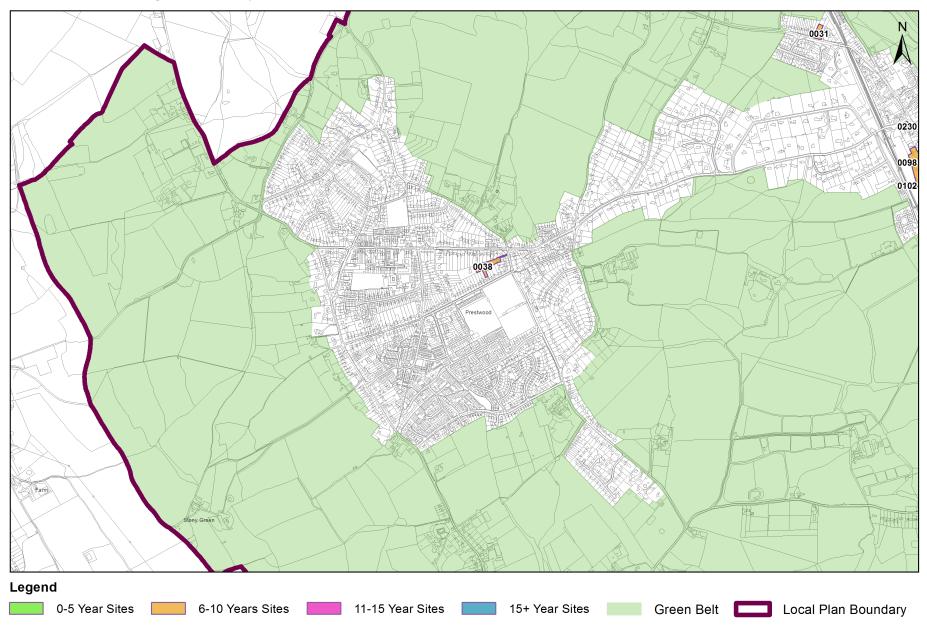
**HELAA Sites at Stage 2 – Delivery: Little Chalfont** 



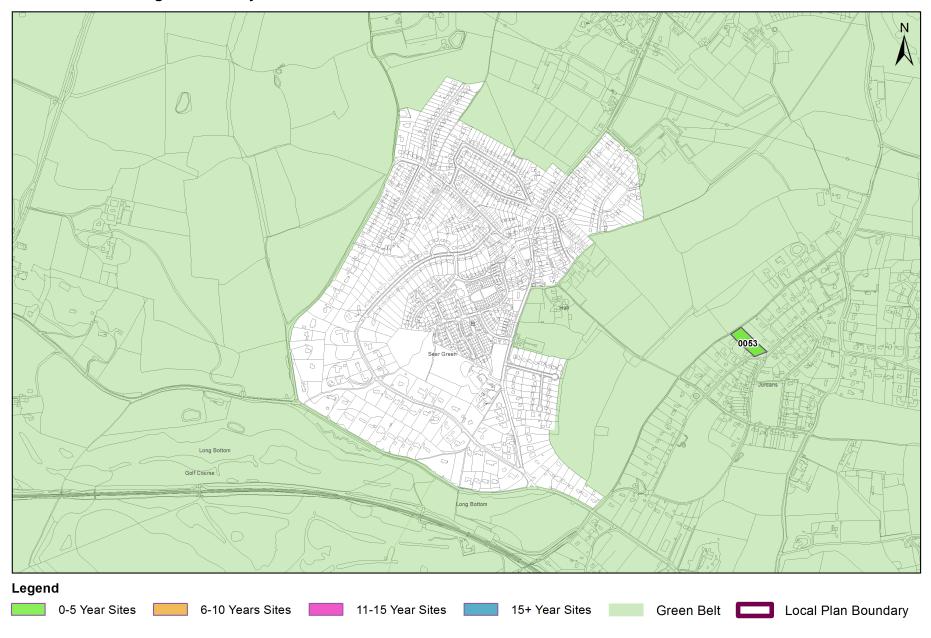
**HELAA Sites at Stage 2 – Delivery: Penn** 



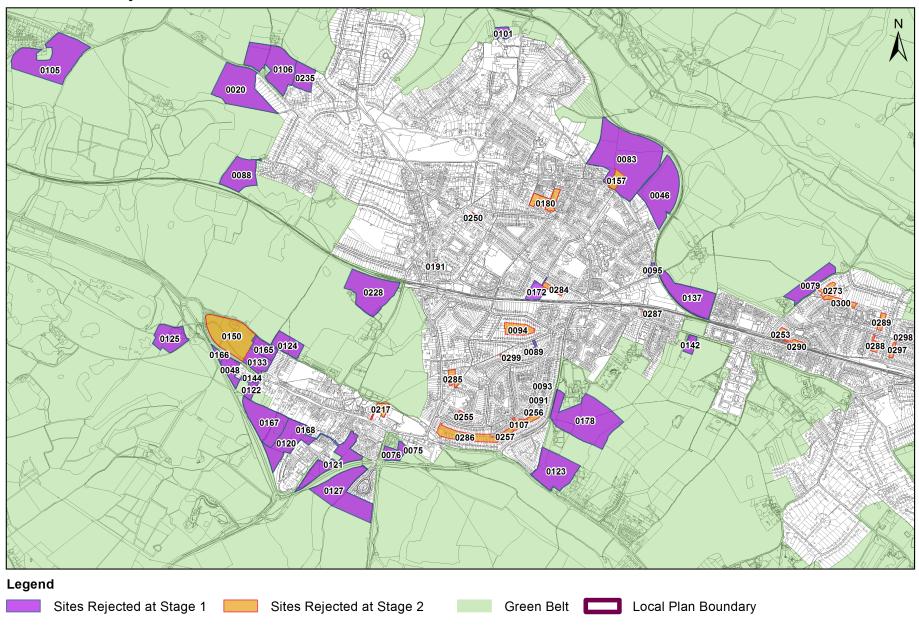
HELAA Sites at Stage 2 – Delivery: Prestwood



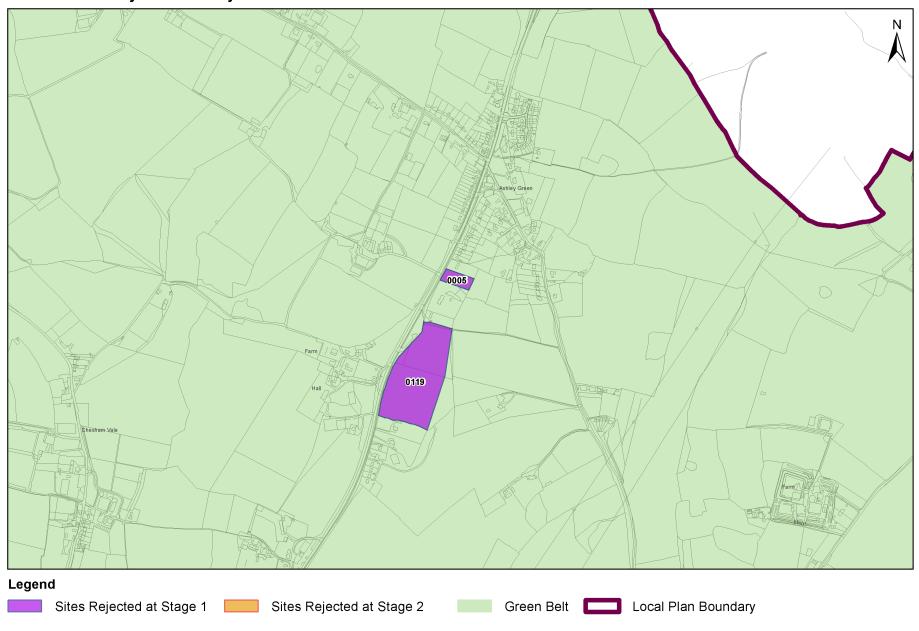
**HELAA Sites at Stage 2 – Delivery: Seer Green** 



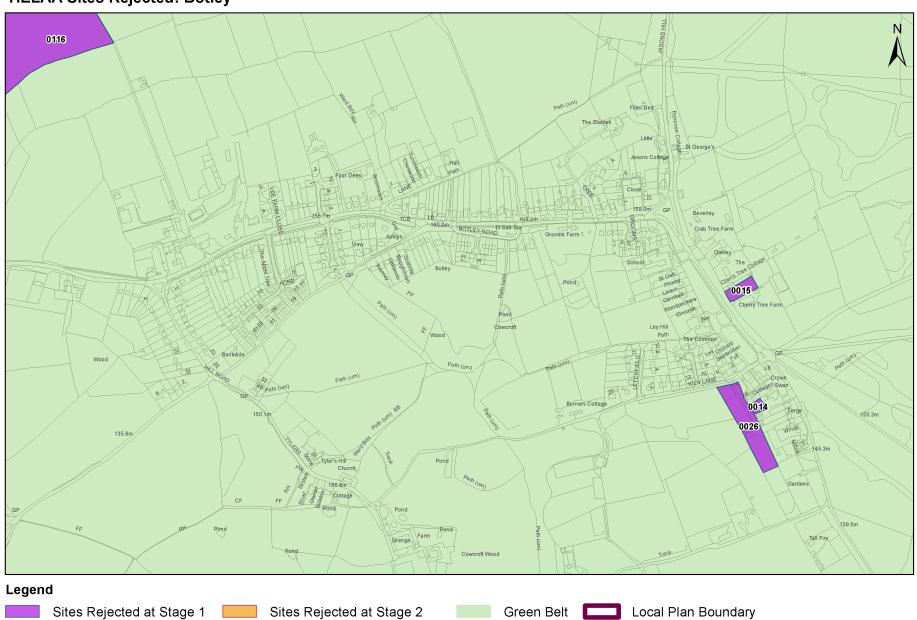
**HELAA Sites Rejected: Amersham** 



**HELAA Sites Rejected: Ashley Green** 



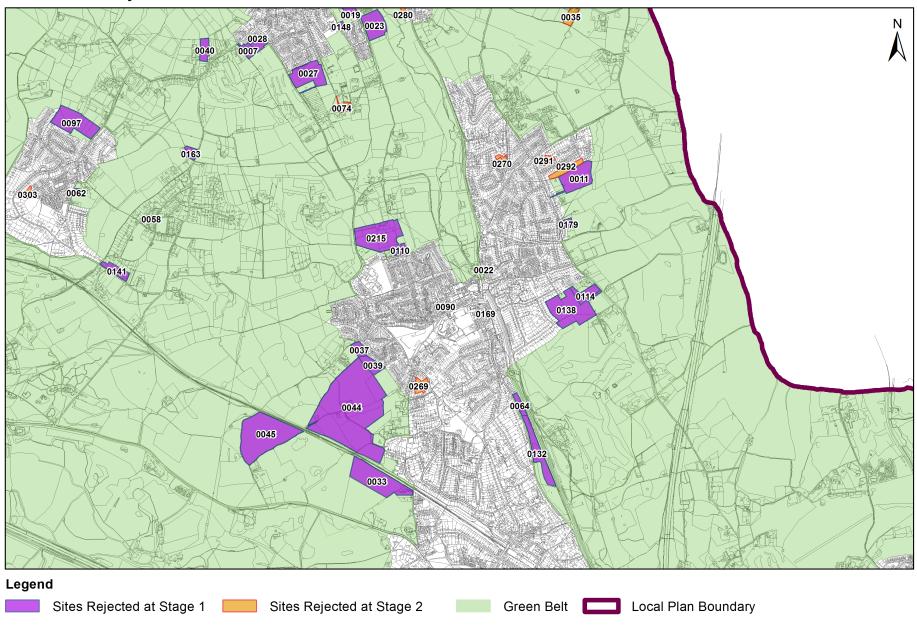
**HELAA Sites Rejected: Botley** 



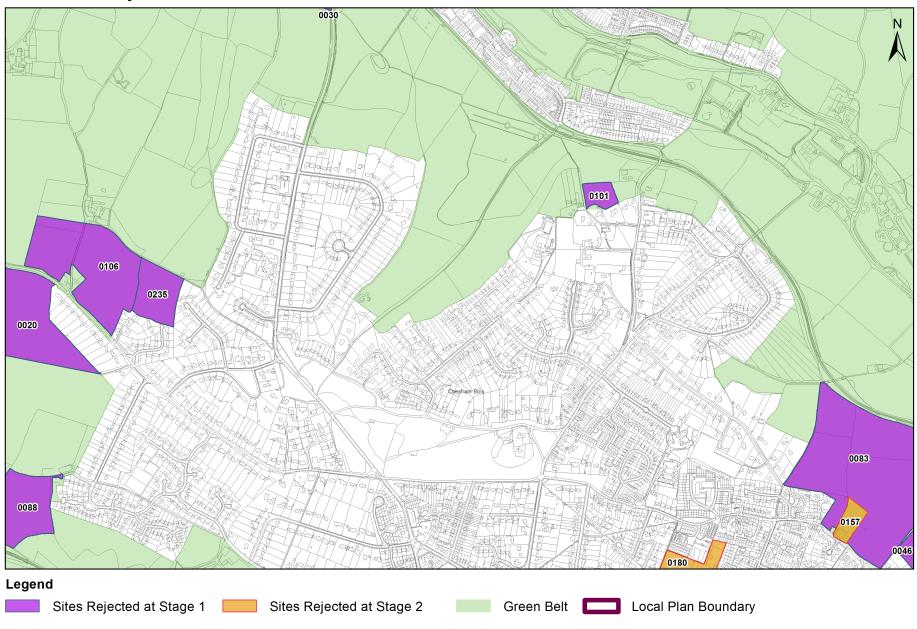
**HELAA Sites Rejected: Chalfont St Giles** 



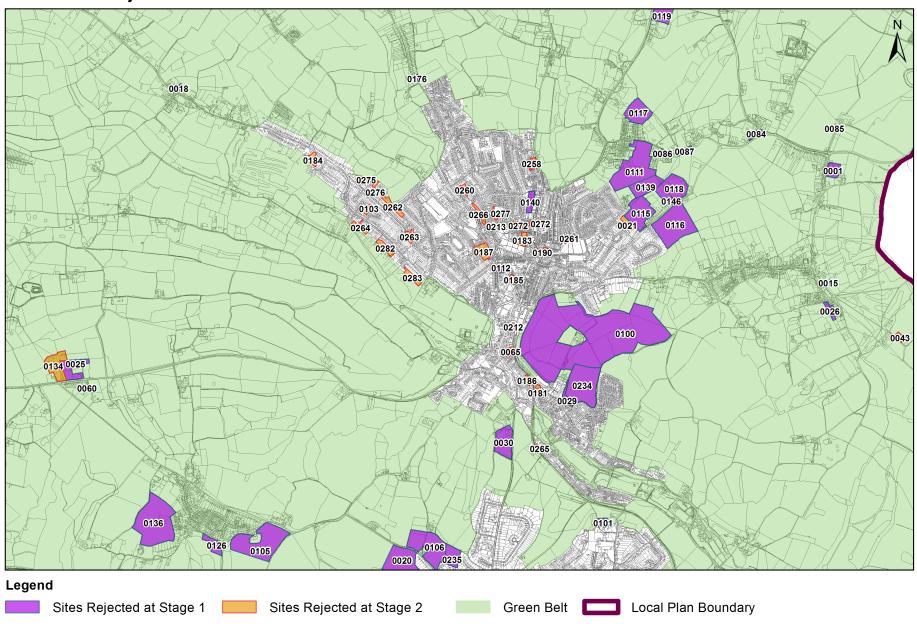
**HELAA Sites Rejected: Chalfont St Peter** 



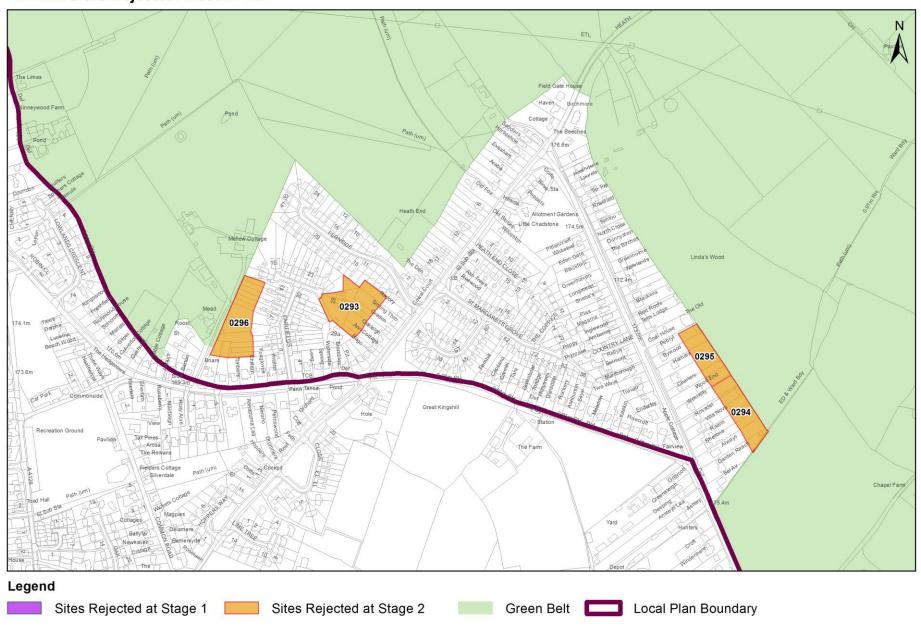
**HELAA Sites Rejected: Chesham Bois** 



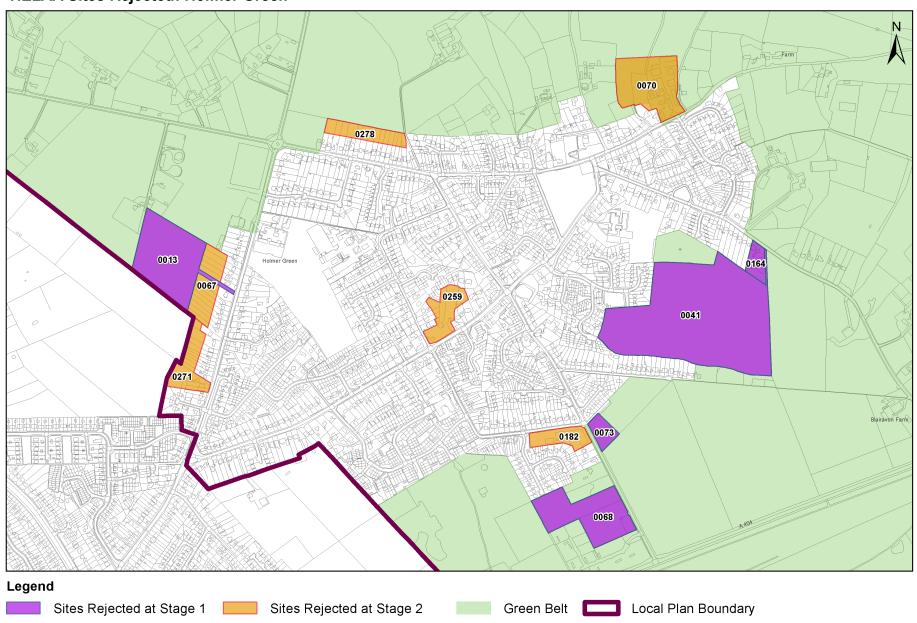
**HELAA Sites Rejected: Chesham** 



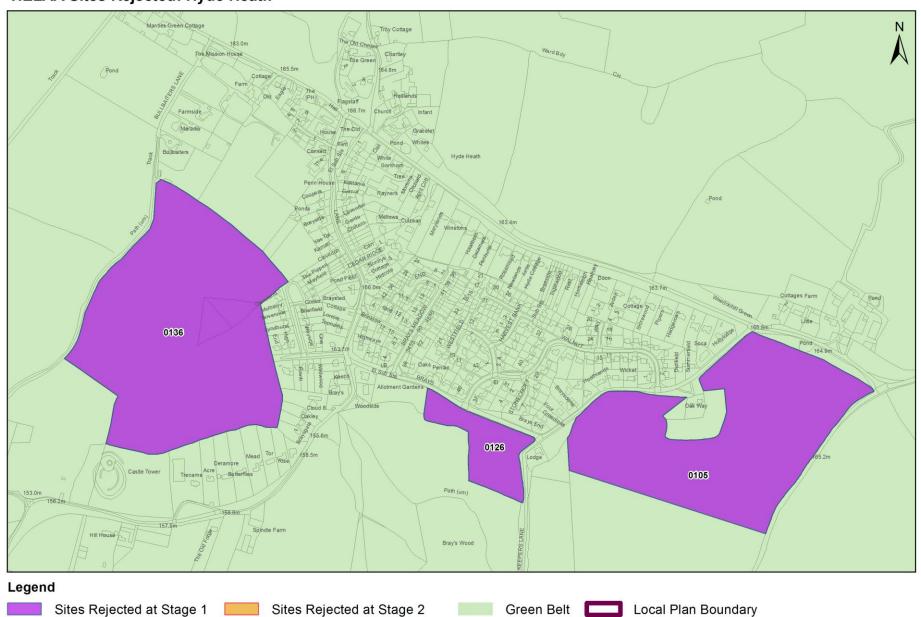
**HELAA Sites Rejected: Heath End** 



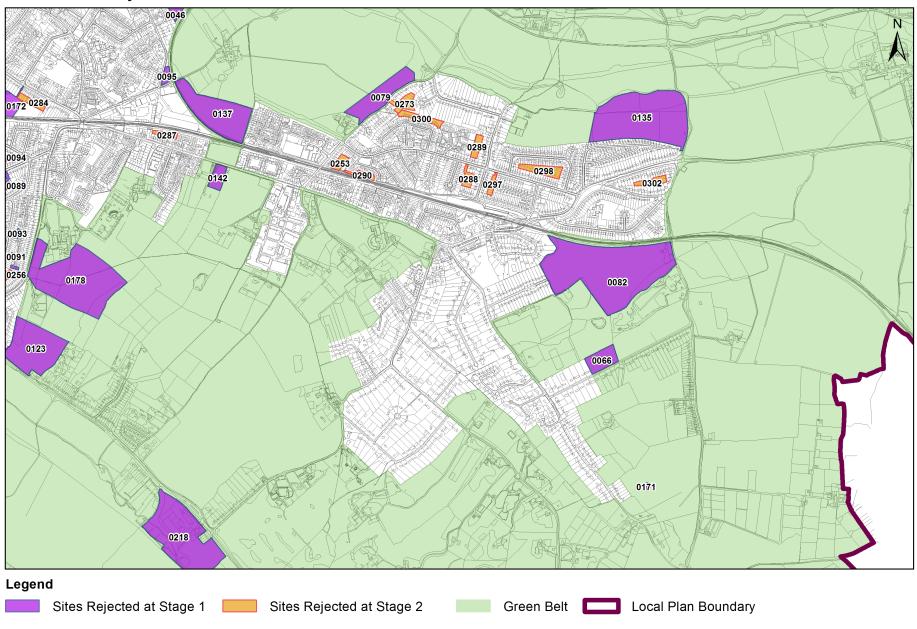
**HELAA Sites Rejected: Holmer Green** 



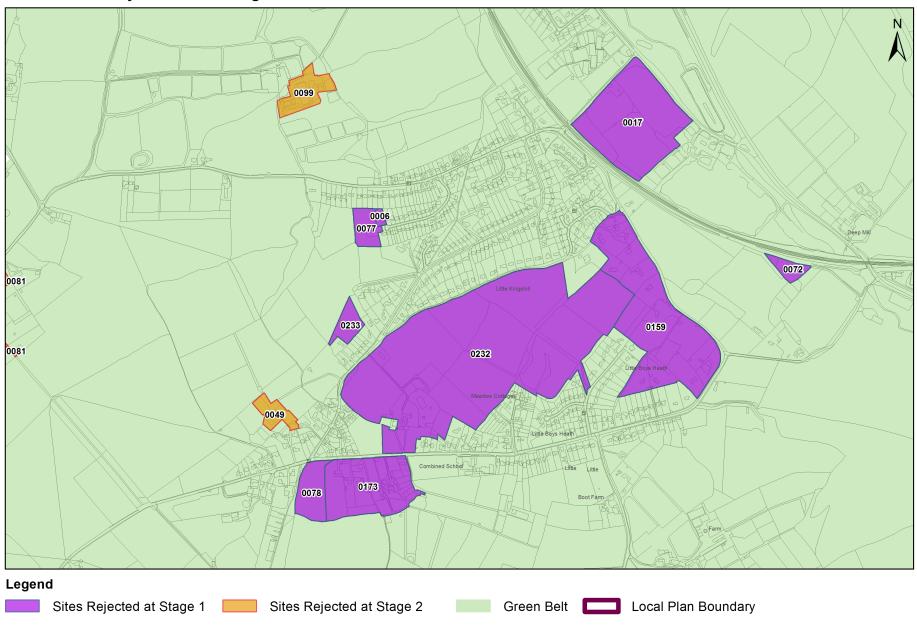
**HELAA Sites Rejected: Hyde Heath** 



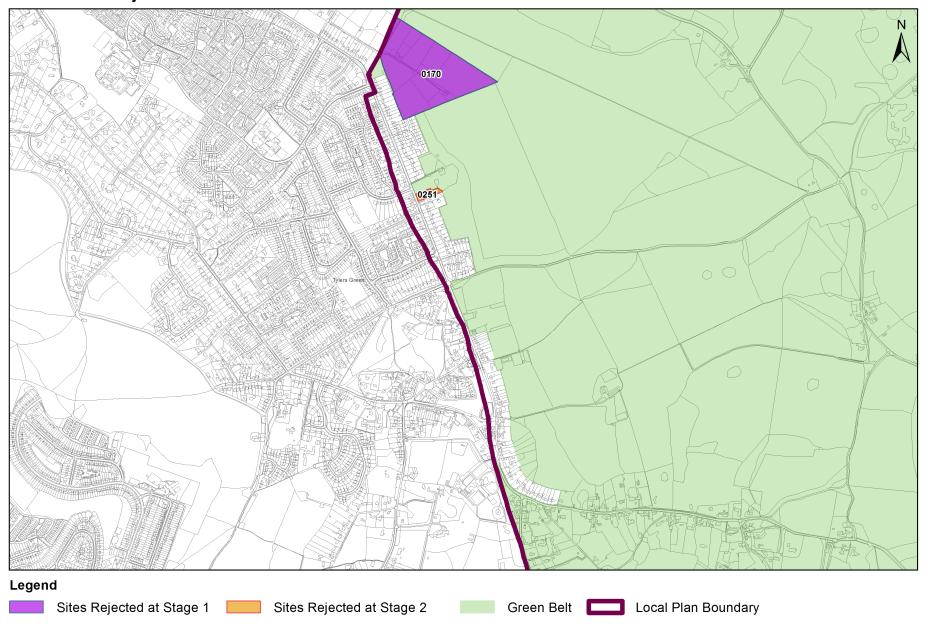
## **HELAA Sites Rejected: Little Chalfont**



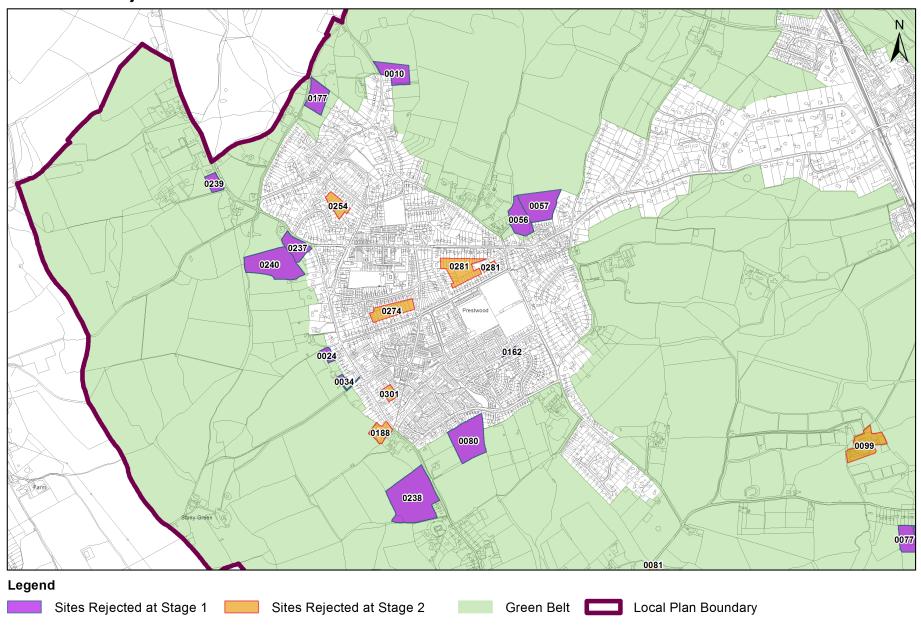
**HELAA Sites Rejected: Little Kingshill** 



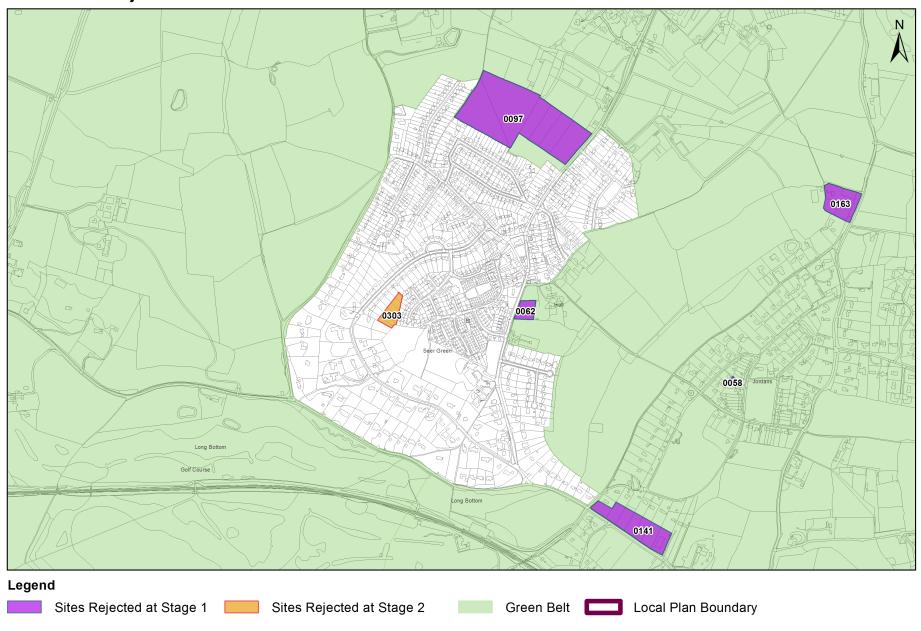
**HELAA Sites Rejected: Penn** 



**HELAA Sites Rejected: Prestwood** 



**HELAA Sites Rejected: Seer Green** 



## **HELAA Sites Rejected: South Heath**

Sites Rejected at Stage 1



Sites Rejected at Stage 2

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Green Belt Local Plan Boundary