

**Royal Borough of Windsor and Maidenhead**

**Housing and Economic Land Availability Assessment  
(HELAA)**

**2016**



**HELAA (2016)**

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# HELAA (2016)

# Introduction

# 1 Introduction

## 1.1 Purpose of the HELAA

**1.1** The HELAA incorporates what was formerly known as a Strategic Housing Land Availability Assessment (SHLAA). The HELAA is a technical study of all potential housing, economic and retail sites within the Royal Borough. It performs the following functions:

- It identifies potential sites for housing, employment and retail uses from a variety of different sources
- it gives an indication of the potential overall scale of land that may be available for development
- it looks at their suitability for housing, employment and retail use, with likely timescales for deliverability
- it does not make policy decisions or allocate sites but informs plan making.

**1.2** The requirement for a HELAA is set out in paragraph 159 of the National Planning Policy Framework (NPPF) and in the Planning Practice Guidance (PPG) under the section 'Housing and Economic Land Availability Assessment', which provides detailed guidance on how to carry out a HELAA. The HELAA presents a strategic picture of the availability and suitability of land for development, providing a key component of the plan making evidence base to inform the preparation of the Borough Local Plan for a period of 2013 - 2033. It attempts to establish realistic assumptions about the number of homes, employment and retail floorspace that this land could yield and the time frame within which this is likely to come forward.

**1.3** This HELAA report follows the published joint methodology set out in the 'Berkshire Housing and Economic Land Availability Assessment (HELAA)' which is discussed in more detail in the 'Methodology' section of this HELAA. This joint approach using the same base methodology shows Berkshire authorities working together to produce compatible evidence in the plan making process. The Council intend to undertake a regular 'Call for Sites' exercise, which will inform reviews of the HELAA. As additional information is submitted by landowners, developers and other interested parties; and as technical work is completed by officers, sites will be reassessed that may result in changes in the deliverability classification from year to year.

**1.4** The Council is working towards a Borough Local Plan which will set out the Council's spatial strategy for the borough up to 2033, and will include sites to be allocated for development, including housing and employment uses. The sites which will be proposed to be allocated will draw on information contained in this HELAA, alongside other technical studies.

**The identification of a site in the HELAA does not necessarily mean that the site will be allocated for development, or that planning permission will be granted. Any information on floor space or number of units is an indication of the potential of the site and does not indicate that such a level or quantum of development would be acceptable. Proposals for the sites included in the HELAA would all need to submit formal planning applications to be considered by the Council.**

# Methodology

# Methodology

**2.1** In 2016 the Berkshire Housing and Economic Land Availability Assessment (HELAA) Methodology was developed by the Berkshire authorities of Reading Borough Council, Royal Borough of Windsor and Maidenhead, Slough Borough Council, West Berkshire Council and Wokingham Borough Council. A draft methodology was subject to a consultation from May - June 2016, with 17 responses received. A summary of these representations, and the officer response to the issues raised is included in Appendix B of the published HELAA Methodology (2016). Bracknell Forest Council pursued their own separate methodology which has informed site assessments across Bracknell Forest borough.

**2.2** More detailed information is available in the HELAA Methodology, which follows the Planning Practice Guidance (PPG) methodology reproduced in Figure 1 below:

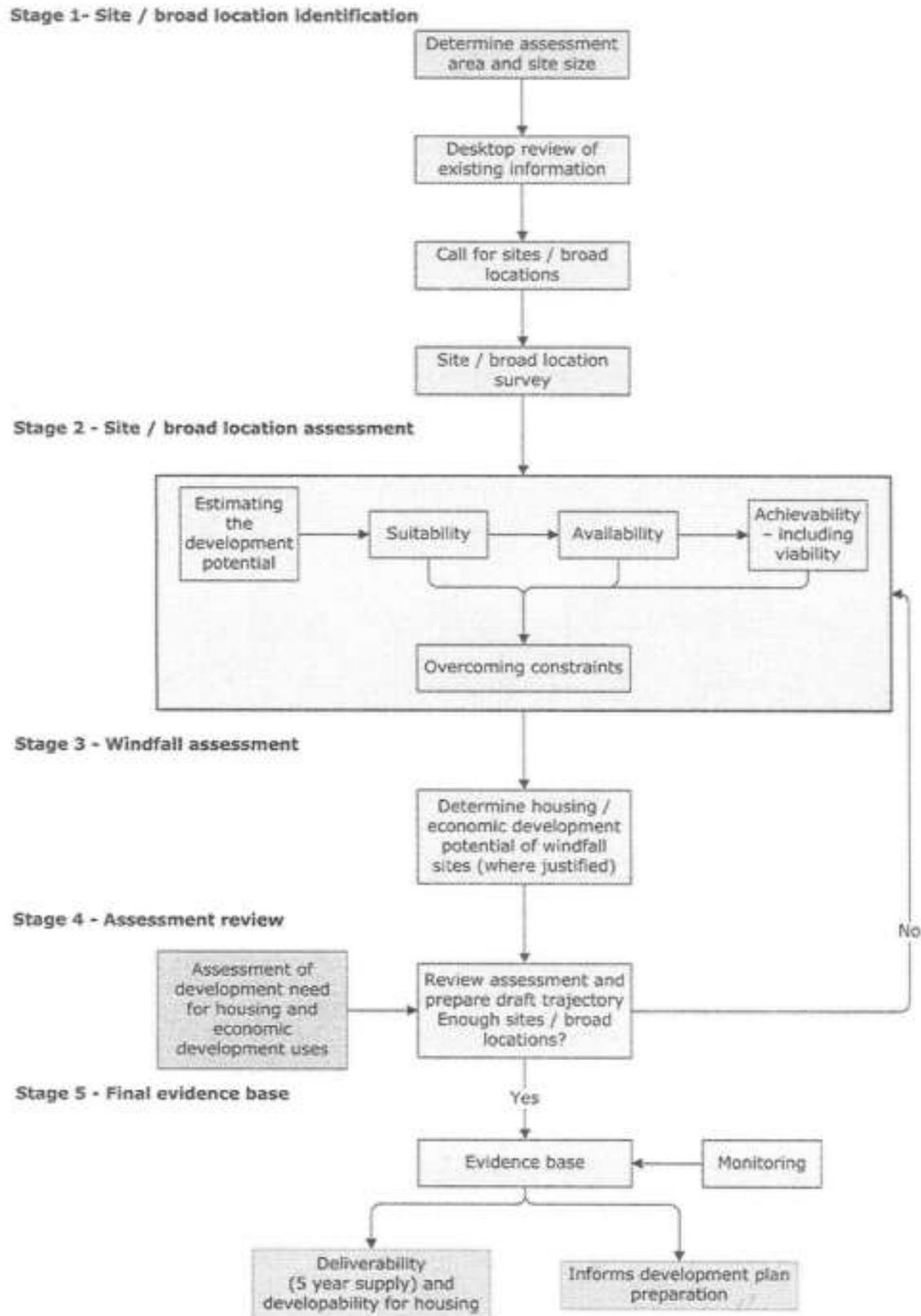


Figure 1 HELAA methodology flow chart

# Methodology

## 2.1 Site Identification

**2.3** Sites were identified through a number of sources.<sup>(1)</sup> These sources include sites:

- promoted to the Council through the 'Call for Sites' process by landowners, developers and other interested parties
- where planning permission has lapsed or been refused
- identified in other technical studies, such as the Edge of Settlement Analysis (2016)
- Identified in the preparation of Neighbourhood Plans
- Identified by officers.

**2.4** The Council publicised a formal 'Call for Sites' in July 2015 for a 6 week period. However, following the decision to utilise a joint methodology with other Berkshire authorities the production of the report was delayed to 2016. The Call for Sites pro-forma from June 2015 has since been updated and is available from the Council's website.<sup>(2)</sup> All sites submitted to the Council prior to 1st September 2016 have been included in this HELAA and assessed in accordance with the methodology. Sites submitted after this data will be included in later iterations of the HELAA. Housing and employment commitments monitoring data is used up to year end 31st March 2016. It is the intention of the council to update the report on an annual basis.

**2.5** The methodology allows sites to be excluded from further assessment which are significantly constrained by one or more of the following criteria:

- Functional flood plain
- Special Area of Conservation
- Special Protection Area
- Within 400m of the Thames Basin Heaths SPA
- RAMSAR
- Site of Special Scientific Interest (SSSI)
- Suitable Alternative Natural Greenspace (SANG)
- Ancient woodland
- Notified safety zones

**2.6** Where a site is partially constrained by one of the above criteria, such as the functional flood plain, it will have proceeded to the next stage of assessment, whilst recognising that part of the site is unlikely to be developed. Where a site has been promoted on multiple occasions, the most recent information has been primarily relied upon, with historic information used where appropriate. The description of each site under 'Site Type' refers to the predominant use of the site. If most of a site is brownfield, and is also partially greenfield the description will note 'brownfield.' Sites which have been promoted but which have gained Planning Permission before 1st April 2016 have been excluded as development is already committed. This prevents double counting in both the HELAA and the Housing Commitments.

**2.7** A full list of those sites excluded are listed in Appendix B. This resulted in 63 sites being sifted out at this stage.

## 2.2 Site Assessment

**2.8** The second stage assesses the development potential of each site. This was carried out through a combination of desk top assessments, site visits and contact with agents and landowners. In accordance with the HELAA methodology<sup>(3)</sup> and national guidance<sup>(4)</sup>, the assessment of suitability, availability and achievability will inform the decision as to whether a site or broad location can be considered deliverable, developable, potentially developable or not developable in the next 15 years.

1 Including those identified in the PPG: PPG, Housing and economic land availability assessment, ID 3-012-20140306.

2 Available from

[https://www3.rbwm.gov.uk/info/200414/local\\_development\\_framework/721/housing\\_and\\_economic\\_land\\_availability\\_assessment/2](https://www3.rbwm.gov.uk/info/200414/local_development_framework/721/housing_and_economic_land_availability_assessment/2)

3 Joint Berkshire HELAA Methodology 2016

4 PPG, Housing and economic land availability assessment, ID 3-029-20140306.

# Methodology

**2.9** The suitability of some sites has been assessed for a number of uses, such as employment, retail and residential. The tables included in the Appendices set out sites under headings based on the proposed use. The majority of sites were promoted for residential use. These sites were also assessed for their potential for employment and retail uses. Sites specifically promoted for employment and/or retail use are included in Appendices H and I.

**2.10** Sites were assessed using the latest information available at the time, and existing studies and documents prepared by the Council. A number of the sites promoted formed parcels that were assessed in whole or in part, in the Edge of Settlement Study (2016).<sup>(5)</sup> In Part I of the analysis each parcel was assessed against the Green Belt purposes set out in the NPPF.<sup>(6)</sup> HELAA sites that partially or completely fall into parcels that were assessed as making a strong, or a very strong contribution to one of more of the Green Belt purposes were ordinarily classified as 'not developable within the next 15 years.' Other sites that were not assessed in the Edge of Settlement Analysis (2016), but which are important in preventing urban sprawl by keeping land permanently open, have also been classified as 'not developable within the next 15 years.'

**2.11** Table 8 of the Berkshire HELAA Methodology sets out how the assessment of each is proposed to be classified into one of four categories, and is replicated below:

Deliverable and developable classification	
<b>Deliverable</b> (years 1-5)	<ul style="list-style-type: none"> <li>The site is available for development, offers a suitable location for the defined use, and is achievable with a realistic prospect that the defined use will be delivered on the site within 5 years.</li> </ul>
<b>Developable</b> (years 6-10, 11-15)	<ul style="list-style-type: none"> <li>The site is a suitable location for defined use and there is a reasonable prospect that the site is available and could be viably developed in years 6-10 or 11-15.</li> </ul>
<b>Potentially developable</b>	<ul style="list-style-type: none"> <li>The site has been identified as potentially suitable and/or potentially available. Whether the site becomes developable will depend on further assessment through the plan making process, e.g. whether circumstances support the amendment or removal of existing designations, and further investigations into its availability.</li> </ul>
<b>Not developable within the next 15 years</b>	<ul style="list-style-type: none"> <li>Those sites assessed as having significant policy and/or environmental constraints that means that the site is unlikely to be become suitable in the next 15 years.</li> <li>Those sites assessed as being unlikely to become available in the next 15 years.</li> <li>Those sites assessed as having no reasonable prospect of becoming achievable in the next 15 years.</li> </ul>

Table 1 : Deliverable and developable classification<sup>(7)</sup>

## Estimated Developable Area

**2.12** For sites where the deliverable and developable classification was not 'Not developable in the next 15 years' an assessment of the estimated net developable area was undertaken. An assessment of gross to net developable area is not an exact science, but broadly takes into consideration on site constraints that may limit the area that could realistically be developed. The below table sets out the areas which form part of the gross and net area of a site.

Net site area	Access roads within the site, private garden space, car parking areas, incidental open space, children's play areas.
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5 Available from [https://www3.rbwm.gov.uk/downloads/200415/local\\_plans](https://www3.rbwm.gov.uk/downloads/200415/local_plans)

6 NPPF: 80

7 Replication from Berkshire HELAA Methodology (2016)

## Methodology

Gross site area	Major roads, schools, areas for retail/community use, open spaces serving a wider area, significant landscape buffer strips, and other on site constraints that may include ancient woodland and protected species.
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**Table 2 : Net site area as part of gross site area**

**2.13** It is therefore too simplistic to apply a blanket gross to net ratio of the estimated developable area, and as stated in the Berkshire HELAA Methodology, the diversity of character and places of the authorities allows each local authority to set out locally suitable approaches.<sup>(8)</sup> It is important to recognise that the estimated developable area, and therein estimated site capacity is indicative only and does not prejudice further assessments made through the Local Plan or planning application process. To provide a starting point for this assessment, work originally derived from URBED<sup>(9)</sup>, and since widely used in site assessments is a basis from which to assess gross to net standards:

Gross site area (Ha)	Percentage net
Less than 0.4Ha <sup>(10)</sup>	100%
0.4Ha - 2.0Ha	75-90%
Over 2.0Ha	50-75%

**Table 3 : Gross to net ratio standard**

### Site Capacity

**2.14** Where the deliverability conclusion of a site was 'Not developable within the next 15 years' capacity work has not been undertaken. For sites not in this classification, development capacity was calculated using the relevant information available at the time. This includes capacity information submitted by site promoters, information from recent planning applications on the site or neighbouring sites, and a pattern book approach taking into account on site constraints and local character. The pattern book approach was assisted by the Studio Real Density Assumption (2013) work,<sup>(11)</sup> whilst considering the constraints of each site which can reduce the estimated developable area. A number of sites are anticipated to include a mix of housing types and therefore a range of densities, resulting in the use of an average density assumption as stated in the Appendices. The following table sets out the Studio Real assumptions which helped to inform capacity calculations:

	RBWM dph assumption	Studio REAL dph advice	Observations
<b>Smaller style houses</b> (higher density terraced typology)	35-60	43-50	Higher end of the range may be difficult to achieve a comfortable environment and accommodate necessary car parking.
<b>Larger style houses</b> (linked/semi detached and detached typologies)	30-35	22-40	We would see 30-35dph as very much a medium range. Larger style houses of the kind we have seen in the Royal Borough would be well below this.
<b>Low rise flats (town)</b>	45-120	90-109	Falls mid-range
<b>Medium rise flats</b>	70-130	116-122	Falls mid-range

8 Berkshire HELAA Methodology (2016): 3.17

9 URBED (1999): 'Tapping the Potential: Best practice in assessing urban housing capacity,' A report for The Department of the Environment Transport and the Regions

10 Only sites of 0.25Ha and over have been assessed

11 Available from [https://www3.rbwm.gov.uk/download/downloads/id/1182/architects\\_design\\_study\\_capacity\\_assessment\\_june\\_2013.pdf](https://www3.rbwm.gov.uk/download/downloads/id/1182/architects_design_study_capacity_assessment_june_2013.pdf)

	RBWM dph assumption	Studio REAL dph advice	Observations
High rise flats	120-140	127-131	Falls mid-range

**Table 4 : Studio REAL Capacity Assessment**

**2.15** For sites proposing employment use, floorspace figures have been calculated using information submitted through the Call for Sites, technical information on plot ratios included in the Economic Development Needs Assessment (EDNA) (2016), and an assessment of the impact of site constraints and local character.

## Achievability

**2.16** Assessing the achievability of site is essentially a judgement about the economic viability of a site, and the capacity of a developer to complete and let or sell the development over a certain period.<sup>(12)</sup> The PPG acknowledges that undertaking viability assessments of all sites is impractical<sup>(13)</sup> but it is further recognised that plans should be deliverable.<sup>(14)</sup> As part of the plan making process the Council will ensure the viability of the whole plan is tested, including an assessment which may include the use of site typologies to determine viability at a policy level. Affordable housing provision, infrastructure contributions and any other requirements will be included in this assessment to ensure proposed policies are not overly onerous, and do not therefore threaten development viability.<sup>(15)</sup>

**2.17** In August 2016 the Council approved the Community Infrastructure Levy (CIL) Charging Schedule, with implementation from September 2016. In support of this Charging Schedule a number of viability assessments were undertaken to test what impact the imposition of CIL would have on the economic viability of development across the area.<sup>(16)</sup> The Viability Assessments concluded that residential development in Maidenhead Town Centre was not viable when all policy requirements were met. As a result, all development types in Maidenhead Town Centre are charged zero CIL. As this is the most up to date viability information available, some sites in Maidenhead Town Centre may be on the margins of viability. However, a number of these sites are in Council ownership, have been promoted, and are likely to deliver significant growth as high density mixed use sites through the establishment of a Joint Venture.<sup>(17)</sup> It is therefore reasonable to conclude that the viability of such sites has improved since the CIL viability work undertaken in 2015 and that these sites are achievable.

**2.18** The CIL viability work concluded that residential development outside of Maidenhead Town Centre is viable, with different rates set accordingly. As the majority of the sites assessed have been promoted recently, together with the CIL viability assessment, it is reasonable to assume that most sites assessed in this HELAA will be achievable, unless further information suggests otherwise. It is highly unlikely that the quantum of development promoted to be delivered on a site would be insufficient to render it viable. This is reinforced by market signals which indicate a housing supply and demand imbalance in the borough, resulting in an uplift in housing need, with particular implications for younger age groups.<sup>(18)</sup>

## Anticipated Delivery

**2.19** The anticipated delivery trajectory was assessed on a site by site basis, and fell into one or several of the phases detailed in the Appendices as 0-5, 6-10, and 11+ years. When considering housing delivery a number of factors were considered. This includes the information submitted during public consultations and the Call for Sites, discussions with landowners and developers, build out rates achieved on other sites in the borough and local knowledge. This allows consideration of the longer build out rate for sites with a larger amount of housing, given the on and off site infrastructure needed to support development, and the ability of the market to deliver.

12 PPG, Housing and economic land availability assessment, ID 3-021-20140306; and Berkshire HELAA Methodology

13 Paragraph: 006 Reference ID: 10-006-20140306

14 NPPF: 173

15 Ibid

16 Regulation 14 of the CIL Regulations 2010 (as amended). Further information available from: [https://www3.rbwm.gov.uk/info/200209/planning\\_policy/543/community\\_infrastructure\\_levy](https://www3.rbwm.gov.uk/info/200209/planning_policy/543/community_infrastructure_levy)

17 See <http://investwindsorandmaidenhead.co.uk/> for further details

18 Berkshire (including South Bucks) Strategic Housing Market Assessment (2016) 'Implications of Market Signals' (p. 282)

# Potential Supply

# Potential Supply

## 3.1 Housing Supply

**3.1** In accordance with the Berkshire HELAA Methodology, sites can be classified into one of four deliverable and developable classifications. Sites classified as 'deliverable' are anticipated to come forward in the first 5 years of the plan. Some sites classified as 'deliverable' may continue to supply housing beyond year 5, and into years 6-10 of the plan. Sites classified as 'developable' are anticipated to come forward in years 6-10, or 11+ period. Some sites classified as being 'potentially developable' would require allocation by a Development Plan Document (DPD) in order to come forward in 5 years. Several of these sites have high infrastructure requirements and depending on the delivery rate it is anticipated that development would continue throughout the plan period. It is only through the plan making process that sites falling into this classification can be proposed to be included as possible locations for development.

**3.2** Sites classified as 'Potentially Developable' are those constrained by suitability issues, such as the Green Belt, or where there is a lack of information regarding availability. Several sites in this classification form suitable locations for development that have been promoted and are considered to be available and achievable but are constrained by the Green Belt. Such sites are only likely to come forward for development through allocation in the Borough Local Plan as the Green Belt boundary can only be altered through the preparation of a Local Plan.<sup>(19)</sup>

**3.3** During the site assessment process it was recognised that a large number of sites were classified as 'Potentially Developable.' Some of the sites forming part of this classification have been assessed where a change of use or redevelopment is anticipated which may not be considered the most appropriate use of the site. For example the current use of a site may be considered the most suitable. However, there are cases where an alternative use is assessed as being 'potentially suitable,' and may come forward for development should an application be permitted. Appendix F shows that most sites in this classification are located in the Green Belt, where any planning application would be assessed on a case by case basis considering Paragraph 89 of the NPPF. As a result, the 'Potentially Developable' classification has been divided to include a further classification of 'Potentially Developable - Other' which has been reflected in the tables below.

**3.4** The inclusion of this additional deliverability classification varies from the approach set out in the Berkshire HELAA Methodology.<sup>(20)</sup> This additional classification allows a more comprehensive deliverability conclusion, where it is possible to take into consideration the implications of national policy/guidance, and to acknowledge that the preferred use stated in this HELAA may not come forward, in addition to the subsequent impact on housing supply. The below table sets out the maximum housing supply from those sites assessed which are not classified as 'not developable.' This maximum supply position could only be delivered should a number of sites be confirmed as being available, and the constraints affecting suitability be overcome.

Deliverability Classification	Net Dwellings
Deliverable	1,037
Developable	1,031
Potentially Developable	6,778
Potentially Developable - Other	855
<b>Maximum Total</b>	<b>9,701</b>

**Table 5 : Housing Summary**

**3.5** The below table sets out the anticipated delivery of sites classified as 'deliverable,' 'developable,' 'potentially developable' and 'potentially developable - other' in the three delivery phases. This differs from the above table as some sites classified as, for example 'Deliverable' are anticipated to continue to deliver housing beyond years 0-5.

19 NPPF: Paragraph 83

20 Berkshire HELAA Methodology 2016: Para 3.51

# 3 Potential Supply

Classification	Period (years)		
	0-5	6-10	11+
Deliverable	573	464	0
Developable	0	494	537
Potentially Developable	0	2,730	4,048
Potentially Developable - Other	0	206	649
<b>Total</b>	<b>573</b>	<b>3,894</b>	<b>5,234</b>

Table 6 Housing Delivery

## 5 Year Housing Land Supply

**3.6** In accordance with the NPPF <sup>(21)</sup> Councils should identify a 5 year housing land supply of deliverable sites. The Berkshire (and South Bucks) SHMA (2016) identified a housing need for RBWM of 712 dwellings per annum. When considered against this housing need a 5 year housing land supply cannot be identified. The Appendices include details of those sites considered to be deliverable. Additional information about housing delivery and the housing trajectory will be detailed in the Borough Local Plan and supporting evidence.

## 3.2 Small Sites

**3.7** The methodology employed in the HELAA specifically identifies and calculates the potential contribution of larger sites (0.25ha and over). An analysis of past trends is considered to be a reliable and proportionate approach to the assessment of small sites of <0.25Ha can make to the land supply. As set out in Stage 3 of the Berkshire HELAA Methodology, the NPPF and PPG advise that where justified windfall sites can contribute towards housing supply.

**3.8** In the period 2006/07 to 2015/16 development on small sites has been a consistent and significant source of residential land supply. Over this period 1,394 completions occurred on small sites. This equates to 38% of all completions over that period. While the number of completions on small sites has varied from year to year, the rate of delivery was more consistent than completions on larger sites and was less affected by the economic downturn. This also highlights how completions have increased markedly in recent years.

**3.9** Historic delivery rates for completions of small sites have averaged 139 completions per annum. Historic completions have been achieved from a range of land types. Similar opportunities continue to be available and there is no sign that such opportunities will decline over the plan period. Historic delivery therefore suggests that an allowance of 139 completions per annum from small sites can be justified. Further information is available in the Small Sites Analysis in Appendix K.

Completions 2006/07 to 2015/16											
	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	Mean
Sites >= 0.25ha	201	202	343	228	107	62	143	226	348	414	227
Sites < 0.25ha	158	246	131	123	83	115	50	134	166	188	139
<b>Total</b>	<b>359</b>	<b>448</b>	<b>474</b>	<b>351</b>	<b>190</b>	<b>177</b>	<b>193</b>	<b>360</b>	<b>514</b>	<b>602</b>	<b>367</b>

Table 7 Site Completions

# Potential Supply

## 3.3 Employment Supply

**3.10** Sites have been assessed for their potential to include employment floorspace, which for the purposes of the assessment are those sites considered to be in the B use class. Appendices C-F includes sites which have been specifically assessed in relation to housing, but have also been briefly assessed for their suitability to accommodate employment/retail floorspace. Appendix H shows the sites promoted for employment use that were not assessed as being 'not developable,' and where known, the possible floorspace that could be provided on site. A number of sites designated for employment in the adopted Local Plan have been assessed as being deliverable or developable, to take account of their continued use as employment sites, as set out in Appendix H.

**3.11** A number of these sites have also been promoted for residential, retail and other uses as part of mixed use schemes, particularly the sites identified in the Maidenhead Town Centre Area Action Plan (2011) as 'Opportunity Areas' for significant development. Employment Commitments data shows a general trend for a reduction in the amount of employment floorspace in the Borough. Some of this loss of employment space can partially be attributed to the permitted development changes allowing Prior Approval for change of use from (B1a) office to (C3) residential, and the redevelopment of employment sites for residential use.

**3.12** Work commissioned by the 6 Berkshire authorities and the Thames Valley Local Enterprise Partnership found that RBWM falls within two Functional Economic Market Areas (FEMAs). To support the identification of economic development needs in the borough, Economic Development Needs Assessment (EDNA) were produced. The output of this assessment was based on three scenarios for future economic growth, based on labour demand, past trends of employment space and local labour supply.<sup>(22)</sup>

**3.13** It is considered that 'Land south of the A308(M), west of Ascot Road and north of the M4 (Known as the Triangle site)' (HELAA ID: 0274) could supply a significant amount of employment floorspace due to good access to the strategic highways network. Further work for the Borough Local Plan will set out how the identified employment need will be addressed, the extent to which this site and others will help to meet the identified need, and the sites which will be proposed to be allocated.

**3.14** The calculation of employment supply does not include assumptions regarding the intensification of employment uses on existing employment sites. Further information regarding this will be detailed in the Borough Local Plan. The below table sets out the maximum employment supply (including, deliverable, developable, potentially developable - other classifications), should all those sites assessed be delivered.

Use Class	Delivery period (years)			Total
	0-5	6-10	11+	
B1a (Offices)	0	28,920	3,320	32,240
B1b/c (Research and development, and light industry)	0	0	0	0
B2 (General industry)	0	0	0	0
B8 (Storage and distribution)	3,980	7,914	9,288	21,182
<b>Total</b>	<b>3,980</b>	<b>36,834</b>	<b>12,608</b>	

**Table 8 Maximum Employment Supply (sqm)**

**3.15** The below table sets out the amount of floorspace that could be lost on sites currently in employment use that have been promoted for residential use, and have been classified as deliverable, developable, potentially developable, and potentially developable - other.

22 Further information is available in the EDNAs, available on the RBWM website.

# 3 Potential Supply

Use Class	Delivery period (years)			Total
	0-5	6-10	11+	
B1a	-14,000	-3,303	445	-16,858
B1b/c	-2,000	0	0	-2,000
B2	-2,000	-8,477	-6,335	-16,812
B8	-965	-3,122	-2,089	-6,176
<b>Total</b>	<b>-18,965</b>	<b>-14,902</b>	<b>-7,979</b>	

Table 9 Sites in employment use promoted for residential (sqm)

## 3.4 Retail Supply

**3.16** Sites have been assessed for their potential to include retail floorspace, which for the purposes of the assessment are those sites considered to be in the A use class. Appendix I sets out those sites promoted for retail use.

**3.17** A small number of sites have been assessed which may result in changes to existing retail floorspace if development comes forward. These sites are generally small in nature in the context of the total retail floorspace currently provided in the Borough. The only site which would result in a significant change in employment floorspace is 'Maidenhead Retail Park, Stafferton Way, Maidenhead' (HELAA ID 0412), which may result in the redevelopment of a number of large retail warehouses on Stafferton Way. However, as noted in the site assessment due to the time remaining on existing leases this is currently not anticipated to become available until the very end of the plan period. It is anticipated that other small scale retail developments will continue to come forward during the plan period, as evidenced by trend data from Employment Commitments monitoring. This may include further mixed use development, such as that proposed at Minton Place, Windsor (HELAA ID 0417).

**3.18** The Retail and Town Centre Study (2015) assessed the capacity for additional retail floorspace in the borough up to 2031.<sup>(23)</sup> As the forecasting period did not match the plan period an extrapolation of floorspace based on the average capacity expected for the preceding five years has been derived.

Convenience Goods Forecast Floorspace Capacity (m <sup>2</sup> )	2016	2021	2026	2031
Windsor	100	300	500	700
Maidenhead	-50	400	850	1300
Ascot	50	100	150	200
Sunningdale	0	100	200	250
Non-central stores	150	350	500	700
<b>Total</b>	<b>250</b>	<b>1250</b>	<b>2200</b>	<b>3150</b>

Table 10 Convenience Goods

Comparison Goods Forecast Floorspace Capacity (m <sup>2</sup> )	2016	2021	2026	2031
Windsor	550	2550	4350	5700

# Potential Supply

Comparison Goods Forecast Floorspace Capacity (m <sup>2</sup> )	2016	2021	2026	2031
Maidenhead	100	550	1550	2300
Ascot	50	150	250	300
Sunningdale	50	150	250	300
Non-central stores	0	200	350	500
<b>Total</b>	<b>750</b>	<b>3600</b>	<b>6750</b>	<b>9100</b>

**Table 11 Comparison Goods**

**3.19** The following table sets out possible retail supply from sites assessed as not 'not developable.' A large part of this supply is anticipated to be delivered in Maidenhead Town Centre as part of the redevelopment of a number of mixed use sites that were initially identified in the Maidenhead Town Centre Area Action Plan (2011). This does not include sites where retail development has already been committed.<sup>(24)</sup> It is recognised that sites which are likely to bring forward retail development will consist of a mixture of retail types (A1-A5), but at this stage of assessment this mixture is uncertain. Further information regarding sites is detailed in Appendix I, and additional analysis will be included in the Borough Local Plan.

Retail Supply	0-5	6-10	11+	Total
A1-A5	0	1,900	2,290	4,190

**Table 12 Retail Supply (sqm)**

24 For example The Landing (1,283sqm), Nicholson's Car Park (552sqm) and High St East (2,667sqm) retail floorspace.

# Conclusions

## 4.1 Housing

**4.1** As shown in Table 5 the HELAA identifies a maximum supply of 9,701 net dwellings. As part of the preparation of the Borough Local Plan some or all of these sites may be considered developable and therefore included as proposed allocations. It is anticipated that a number of sites included in Appendix E, relating to potentially developable sites will need to be included as allocations should the identified housing need be met, in addition to small sites, completions and committed development.

**4.2** The PPG sets out that where local planning authorities cannot meet their identified need locally, neighbouring authorities will need to be consulted to help take unmet need. The need to discuss the issue of any unmet need from RBWM will be dependent on the number of sites proposed for allocation and their capacity, with discussions continuing through the duty to co-operate.

## 4.2 Employment and Retail

**4.3** As set out in the tables in the Appendices, a number of sites have been promoted for employment, retail and other uses. Further work as part of the Borough Local Plan will consider how far the sites assessed in this HELAA will meet the identified need. A number of existing employment sites have been promoted for residential use across the borough. The Borough Local Plan will determine whether existing employment sites are suitable for redevelopment for residential use.

**4.4** Those sites assessed as being 'deliverable' 'developable' or 'potentially developable' may be able to deliver retail floorspace which will contribute to providing the additional retail capacity which has been forecast. In addition, should large housing developments be proposed as part of the plan making process, new Local Centres, or other small scale convenience type retail may be provided as part of a package of on site facilities and infrastructure.

# Appendices

# Call for Sites Proforma

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# Call for Sites Proforma

Below is a copy of the Call for Sites pro-forma used in June 2015. The form has been updated and is available from the Council's website

(25)

## A.1 Call for Sites Proforma 2015



Guidance Notes for completing the 'Call for Sites' Pro forma 2015

- This form should only be completed for sites that are 0.25 hectares or greater in size.
- Please include sites with planning permission that are either under construction, or not started.
- Please complete the form clearly and legibly.
- You must give your name and address for your comments to be considered.
- You must attach a 1:1,250 scale map showing the precise boundaries of the whole site and the area suitable for development
- This form should be sent to the Planning Policy Team at the Royal Borough of Windsor and Maidenhead and be received by **Sunday 21 June 2015**

Indicating the availability of a piece of land to the council does not change the status of the land. Inclusion of a site within the (HELAA) is not an endorsement by the council that the site is necessarily suitable for development.

1. Your details								
<b>Title and name</b>								
<b>I am a:</b>  <b>Please tick:</b>	<input type="checkbox"/>	<b>Agent</b>	<input type="checkbox"/>	<b>Applicant</b>	<input type="checkbox"/>	<b>Developer</b>	<input type="checkbox"/>	<b>Landlord</b>
	<input type="checkbox"/>	<b>Occupier</b>	<input type="checkbox"/>	<b>Tenant</b>	<input type="checkbox"/>	<b>Full landowner</b>	<input type="checkbox"/>	<b>Partial landowner</b>
	<input type="checkbox"/> <b>Other (please specify)</b>							
<b>Organisation</b>								
<b>Contact address</b>								
<b>Telephone number</b>								
<b>E-mail address</b>								
<b>Representing (if applicable)</b>								

### DATA PROTECTION STATEMENT AND FREEDOM OF INFORMATION ACT 2000

# Call for Sites Proforma

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The information collected in this response form will be used by the Royal Borough of Windsor and Maidenhead to inform the HELAA and subsequent components of the Borough Local Plan, for example, land allocations. This first page of the Proforma will be kept confidential but the information given on the remaining pages will be made available to the public in a report published on the website. By signing and dating below you are accepting this statement and giving permission for the Royal Borough of Windsor and Maidenhead to hold your details on our database. Please address any questions or requests regarding our data processing practices to

[planning.policy@RBWM.gov.uk](mailto:planning.policy@RBWM.gov.uk)

Please note that forms that are not signed and dated will not be accepted.

To the best of my knowledge the information provided is currently an accurate representation of the site.					
<b>Signed</b>				<b>Dated</b>	
<b>2. Site details</b>					
<b>Site Name</b>					
<b>Site address</b>					
<b>Site postcode(Insert Grid ref if not available)</b>	<b>Postcode</b>		<b>Easting</b>		<b>Northing</b>
<b>What is the estimated area of site? (hectares)</b>					
<b>Are you the Sole owner?</b>	<b>Yes</b>				
	<b>No – please list all land owners</b>				
<b>Does your site have any previous planning history?</b>	<b>Yes</b>		<b>If yes, what is/are the planning reference number(s)?</b>		
	<b>No</b>				
<b>Has development started on site yet?</b>	<b>Yes</b>				
	<b>No</b>				
<b>Please attach a map in Appendix B (at 1:1,250 scale) outlining the precise boundaries of the whole site and the part that may be suitable for development (if this is less than the whole).Without this mapped information we are unable to register the site. Map has been attached in Appendix B. Please tick:</b>					
<b>Has this site previously been nominated as part of a planning policy 'call for sites' process in the last 5 years?</b>					

**3. Market Interest: Please choose the most appropriate category below to indicate what level of market interest there is in the site. Please tick: and provide details where relevant.**

# Call for Sites Proforma

Site is owned by a developer		<u>Details:</u>
Site under option to a developer / operator		
Enquiries received		
Site is being marketed		
None		
Not known		

## CURRENT AND POTENTIAL USE

<b>4. What is the current use of the site?</b>									
Please tick all that apply									
	Housing		Employment		Retail		Tourism		Leisure
	Vacant or derelict (please state historic use)								
	Greenfield		% of site coverage		%				
	Waste or minerals site								
	Other (please state)								

<b>5. Do you think the site would be viable for the following types of development?</b>									
Please tick all that apply									
	Housing Go to Q6a		Employment Go to Q6b		Retail Go to Q6c		Tourism Go to Q6c		Leisure Go to Q6c
	Waste Go to Q6d		Minerals Go to Q6d		Other Go to Q6e.				

<b>6a. For proposed residential uses:</b>						N/A	
How many dwellings do you think could be realistically provided on this site?(taking full account of site constraints and surrounding uses and character?)							

## Call for Sites Proforma

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<b>What type of dwellings?(for gypsy, travellers and travelling showpeople, please see below)</b>	Houses	Flats and maisonettes	Live-work units
	Cluster flats	Sheltered housing	Bedsit/ studios
	Communal accommodation without significant care (e.g. hotels)	Residential institutions with significant care (e.g. nursing homes, boarding schools)	Other (e.g. mobile homes, gypsy and traveler pitches, houseboat moorings)
<b>Gypsy, travellers and travelling showpeople – please state number of pitches if the site is proposed for this use</b>			
<b>Specialist residential uses – please give details if the site is proposed for any other type of residential use, e.g. specialist accommodation for the elderly, self build, live/work units</b>			
Please also complete phasing, possible constraints sections, utilities and survey and other issues sections which form part of this proforma.			

<b>6b. For proposed employment uses:</b>		N/A	
<b>What floor space could be accommodated in total (sq m)?</b>			
<b>What type of employment could be accommodated? Please tick: (ü)</b>	Office		
	General industrial		
	Storage / distribution		
	Other		
Please also complete phasing, possible constraints sections, utilities and survey and other issues sections which form part of this proforma.			

<b>6c. For proposed retail, leisure, tourism, community facilities uses:</b>		N/A	
<b>What floor space could be accommodated in total (sq m)?</b>			
<b>Please give further details if the proposed use is to contain any of these components.</b>			
Please also complete phasing, possible constraints sections, utilities and survey and other issues sections which form part of this proforma.			

<b>6d. For proposed waste facilities or minerals:</b>	N/A	
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# Call for Sites Proforma

<b>Details of type of use and indicate the mineral / wastes to be won / processed / deposited at the site</b>		
<b>Mineral development</b>	<b>Type</b>	
	<b>Quantity over lifetime of operation</b>	
	<b>Total voidspace</b>	
<b>Waste management development</b>	<b>Type</b>	
	<b>Volumes managed annually (tonnes or cubic metres)</b>	
	<b>Intended sources of waste</b>	
	<b>Method/technologies used as part of waste management operations</b>	
<b>Transport</b>	<b>Likely transportation methods</b>	
	<b>Resultant traffic volumes</b>	
	<b>Likely vehicle routes for transportation</b>	
Please include any further details for any proposed waste or minerals sites in the additional section provided in appendix A. Please also complete phasing, possible constraints sections, utilities and survey and other issues sections which form part of this proforma.		

<b>6e. For proposed other uses:</b>		<b>N/A</b>	
<b>What floor space could be accommodated in total (sq m)?</b>			
<b>Please give further details if the proposed use is to contain any of these components.</b>			
Please also complete phasing, possible constraints sections, utilities and survey and other issues sections which form part of this proforma.			

## Call for Sites Proforma

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## PHASING

		7. Please indicate below how many dwellings or how much floorspace you estimate will be completed within each timeframe:					
		Housing (no of units)	Employ- ment (sq. metres)	Retail (sq. metres)	Tourism (sq. metres)	Leisure (sq. metres)	Other  For e.g. please state whether using tonnage or cubic metres for minerals or waste
<b>Within the following 5 years</b>	April 2015 to Mar2016						
	April 2016 to Mar2017						
	April 2017 to Mar2018						
	April 2018 to Mar2019						
	April 2019 to Mar2020						
<b>5-10 years</b> (April 2020 to March 2025)							
<b>10-15 years</b> (April 2025 to March 2030)							
<b>15-20 years</b> (April 2030 to March 2035)							
<b>20 years +</b> April 2035 onwards							

## POSSIBLE CONSTRAINTS

8. To the best of your knowledge, are there any constraints that may affect development on the site? Please provide brief details, including whether any technical studies have been undertaken to inform your understanding:		
	<b>Please tick:</b>	<b>Do you believe the constraints on site can be overcome? If so, please explain how and by when:</b>

# Call for Sites Proforma

Access (i.e. existing site access, proposed haulage routes to primary road network)		
Agricultural Land Classification		
Contamination		
Detrimental impact on Air Quality Management Area		
Detrimental impact on Historic Park		
Detrimental impact on Landscape		
Detrimental impact on Townscape		
Cables, pylons, electricity lines, oil pipelines and gas		
Environmental constraints (i.e. local landscape wildlife designations, protected species, loss of mature woodland, open space, public rights of way or tree protection order)		
Flood Zone / risk		
Hazards		
Highway		
Impact on Residential Amenity		
Sewerage / Drainage		
Topography / Adverse Ground conditions		
Water		
Legal / operational constraints (i.e. ownership Issues)		
Legal Issues		
Infrastructure/utility requirements		
Market viability		
Planning policy constraints		
Other considerations		

## 9. Utilities

Are any of the following utilities available to the site? Please tick:

Mains water	Yes		No		Unsure	
Mains sewerage	Yes		No		Unsure	
Electricity	Yes		No		Unsure	
Gas	Yes		No		Unsure	
Telephone Lines	Yes		No		Unsure	
Broadband	Yes		No		Unsure	

# Call for Sites Proforma

A

Have you consulted any infrastructure providers regarding provision of utilities to the site? Please tick:			
	Yes		No
			If yes, please provide further details:

## SURVEY AND OTHER ISSUES

10. In identifying a site you are giving permission for an officer of the Council to access the site in order to ascertain site suitability. In this context would there be any access issues to the site?

11. If you have answered yes to Q10, please provide contact details of the person who should be contacted to arrange a site visit.

12. Do you know of any other relevant issues that we should be aware of?

Please tick here if you wish to be kept informed of the progress of the Borough Local Plan for the Royal Borough of Windsor and Maidenhead

Please return this form, together with a map (at 1:1,250 scale – as part of Appendix B) that clearly identifies the site's location and boundaries :By post to: Planning Policy,The Royal Borough of Windsor and Maidenhead,Town Hall, St Ives Road, Maidenhead, Berkshire SL6 1RFBy email to:

[planning.policy@RBWM.gov.uk](mailto:planning.policy@RBWM.gov.uk)

'Call for Sites' Pro forma 2015 Minerals and Waste Appendix A Additional information relevant to Q6d

Site details	
<b>Site Name</b>	
<b>Site address</b>	

Please provide any additional information you think may be helpful to the borough council in its consideration of this site for development. Please also use this section if you require more space to respond to any of the previous questions. The following information will be of use during our assessment of sites:

- Existing / proposed location of site access;
- Proposed location and layout of plant;
- Proposed location of ancillary developments;
- Proposed lorry haulage routes;
- Proposed operating hours;
- Estimated vehicle movements (daily);
- Location of nearest residential properties;
- Current agricultural land classification;
- Flood zone map and details on flood risk management;
- Proximity to national/international conservation designation (on or near site);
- Archaeological features or historic buildings (on or near the site);

## Call for Sites Proforma

- Proximity to national and local designations (on or near site);
- Protected Species (on or near site);
- Details of how biodiversity and habitat can be enhanced;
- If land-won minerals or landfill - boundary of extraction/landfill area;
- If land-won minerals or landfill - restoration proposals, including final contours or proposed afteruse or restoration;
- If proposed mineral importation/export facility (wharf or railhead) – current/proposed operational area on a plan & indication of future extensions and/or proposed modification to site operations;
- Borehole / test pit details;
- Groundwater implications. Including details on groundwater protection zones;
- Depth of mineral, overburden and soil thickness and proposed end use of the mineral;
- Estimated annual output / infill. throughput;
- Types of waste to be used in restoration operations;

Where appropriate, please provide this information through maps.

# Excluded Sites

**B.1** The below sites were excluded from further assessment due to the criteria stated in the 'Reason for Exclusion' column.

HELAA ID	Parish	Ward	Address	Proposed Use	Site Source	Area (Ha)	Reason for Exclusion
0091	Bisham	Bisham and Cookham	Town Farm, Bisham(Area A)	Housing	Promoted by owner	3.15	Entirely within the functional floodplain
0091a	Bisham	Bisham and Cookham	Town Farm, Bisham (Area C)	Housing	Promoted by owner	4.75	Entirely within the functional floodplain
0241	Bray	Bray	Land East of Fifield Road (Land Between Pond Cottage And Gardeners Cottage Fifield Road Fifield Maidenhead)	Housing	Call for Sites 2015	0.19	Under 0.25Ha
0250a	Bray	Bray	Land at Water Oakley Farm	Housing	Planning Permission	9.00	Included as a housing commitment in 2015/16
0256	Bray	Bray	Bray Marina Monkey Island Lane Bray Maidenhead	Housing	Promoted in 2009	7.81	Functional flood plain
0273	Bray	Bray	Land West of Braywick Corner, Ascot Road, Maidenhead	Housing	Promoted in 2013	0.24	Under 0.25Ha
0278	Bray	Bray	Land at rear of 19 and 21 Byland Drive	Housing	Promoted in 2011	0.06	Under 0.25Ha
0280	Bray	Bray	Creswells Farm Cottage, Ascot Road, Holyport, Maidenhead	Housing	Promoted in 2009	0.06	Included as a housing commitment in 2015/16
0285	Bray	Bray	Sturt Green and Rolls Lane opposite Lenore Cottage, Rolls Lane, Holyport, Maidenhead	Housing	Call for Sites 2015	0.24	Under 0.25Ha
0288	Bray	Bray	SLS Autotech, The Garage, Moneyrow Green, Holyport, Maidenhead, SL6 2ND	Housing	Call for Sites 2015	0.16	Under 0.25Ha
0290	Bray	Bray	Holyport Manor School, Ascot Road, Holyport, Maidenhead	School accommodation	Planning Permission	3.43	Superseded by development
0423	Bray	Bray	Oakley Green Mushroom Farm Oakley Green Road Oakley Green Windsor SL4 5UL	Housing	Call for Sites 2015	3.61	Functional flood plain
0425	Bray	Bray	Land at Sturt Green and Rolls Lane, Rolls Lane, Holyport, Maidenhead	Housing	Call for Sites 2015	0.08	Included as a housing commitment in 2015/16
0209	Eton	Eton and Castle	The Sandles And Rose Cottage Eton Wick Road Eton Wick	Housing	Planning Permission	0.34	Included as a housing commitment in 2015/16
0016	Hurley	Hurley and Walthams	Park House And Whiting Cottage Warren Row Road Warren Row Reading	Housing	Planning Permission	0.46	Included as a housing commitment in 2015/16
0008	Maidenhead	Belmont	First Church of Christ Scientist Marlow Road Maidenhead SL6 7AA	Housing	BLP First Preferred Options consultation	0.11	Under 0.25Ha
0080d	Maidenhead	Oldfield	St Cloud Gate, Maidenhead	Housing/Employment	Promoted in 2015	0.19	Under 0.25Ha
0084	Maidenhead	Oldfield	Moorbridge Road / Bridge Road Maidenhead	Employment	Employment assessment	0.09	Under 0.25Ha
0085	Maidenhead	Oldfield	Berkshire House, High Street, Maidenhead	Housing	Planning Permission	0.17	Under 0.25Ha and housing commitment in 2015/16
0086a	Maidenhead	Oldfield	Development At King Street And Queen Street And Broadway Maidenhead	Housing	Maidenhead Town Centre AAP. Planning Permission ('The Landing')	1.31	Included as a housing commitment in 2015/16

HELAA ID	Parish	Ward	Address	Proposed Use	Site Source	Area (Ha)	Reason for Exclusion
0087	Maidenhead	Oldfield	High Street Methodist Church and ancillary buildings incl. Kingsway Chambers	Housing/Employment/Retail	Call for Sites 2015	0.20	Under 0.25Ha
0089b	Maidenhead	Oldfield	Shoppenhangers Manor, Manor Lane, Maidenhead	Housing	Planning Permission	1.85	Housing commitment in 2015/16
0098	Maidenhead	Maidenhead Riverside	Land to west of Blackamoor Lane, Maidenhead	Housing	Call for Sites 2015	4.23	Mostly within the functional flood plain
0102	Maidenhead	Maidenhead Riverside	Fullers Yard, Sheephouse Road, Maidenhead	Housing	Call for Sites 2015	0.24	Under 0.25Ha
0106	Maidenhead	Pinkneys Green	150 Bath Road, Maidenhead	Housing	Planning Permission	0.32	Included as a housing commitment in 2015/16
0114	Maidenhead	Belmont	2 Castle Hill Terrace, Maidenhead	Housing	Planning Permission	0.29	Included as a housing commitment in 2015/16
0116	Maidenhead	Belmont	Belmont Place, Belmont Road, Maidenhead	Housing	SHLAA	0.22	Under 0.25Ha
0317a	Maidenhead	Oldfield	Former Park and Ride Car Park Land, Stafferton Way, Maidenhead	Housing	Planning Permission	3.85	Included as a housing commitment in 2015/16
0409	Maidenhead	Furze Platt	56-66 Furze Platt Road, Maidenhead	Housing	Call for Sites 2015	0.19	Under 0.25Ha
0427	Maidenhead	Oldfield	Land at Green Lane, Maidenhead	Bowling Club	Call for Sites 2015 Planning Permission	1.42	Permission granted for relocation of Desborough Bowling Club
0437	Maidenhead	Maidenhead Riverside	35, 37 and 33 Velmead Works, Lower Cookham Road	Housing	Planning Permission	0.30	Included as a housing commitment in 2015/16
0439	Maidenhead	Cox Green	Thriftwood Farm (extension to Ockwells Park) Maidenhead	Open space	Information from RBWM Leisure Services	51.95	Purchased by RBWM for use as public open space
0157	Sunningdale	Sunningdale	The Ridge Ridgemount Road Sunningdale	Housing	Planning Application in 2012	0.13	Under 0.25Ha
0164	Sunningdale	Sunningdale	Land at Shrubs Hill Grange	Housing	Call for Sites 2015	0.20	Under 0.25Ha
0434	Sunningdale	Sunningdale	107 - 111 Chobham Road Sunningdale Ascot	Housing	Site marketed for sale	0.27	Within 400m of SPA
0042d	Sunninghill and Ascot	Ascot and Cheapside	Pavilion Building, Ascot Racecourse, High Street, Ascot	Hotel	Ascot, Sunninghill and Sunningdale Neighbourhood Plan	0.19	Under 0.25Ha
0124	Sunninghill and Ascot	Ascot and Cheapside	Land at Blacknest House, Sunninghill	Housing	Promoted in 2011	1.89	Ancient woodland
0126	Sunninghill and Ascot	Ascot and Cheapside	Queens Beeches House London Road Ascot SL5 7EQ	Housing	Planning Permission	0.38	Included as a housing commitment in 2015/16
0131	Sunninghill and Ascot	Ascot and Cheapside	Englemere House, Englemere Estate, Kings Ride, Ascot	Housing	Planning Permission	5.00	Included as a housing commitment in 2015/16
0135	Sunninghill and Ascot	Ascot and Cheapside	Kennel Wood, North Ascot	Housing	Call for Sites 2015	0.61	Ancient woodland
0136	Sunninghill and Ascot	Ascot and Cheapside	Guy Salmon Landrover Ascot/Guy Salmon Jaguar Ascot 17 London Road Ascot	Housing	Officer identification	0.07	Under 0.25Ha
0138	Sunninghill and Ascot	Ascot and Cheapside	Crossways Silwood Road Ascot Berkshire	Housing	Officer identification	0.01	Under 0.25Ha

HELAA ID	Parish	Ward	Address	Proposed Use	Site Source	Area (Ha)	Reason for Exclusion
0140	Sunninghill and Ascot	Sunninghill and South Ascot	Halfpennys Garage Kings Road Ascot Berkshire	Housing	Officer identification	0.24	Under 0.25Ha
0141	Sunninghill and Ascot	Sunninghill and South Ascot	Woodlands Lodge And Boxwood House, Heathfield Avenue, South Ascot	Housing	Planning Application in 2013	0.49	Included as a housing commitment in 2015/16
0144	Sunninghill and Ascot	Sunninghill and South Ascot	Brockenhurst Hotel Brockenhurst Road, South Ascot	Housing	Planning Application in 2013	0.44	Included as a housing commitment in 2015/16
0145	Sunninghill and Ascot	Sunninghill and South Ascot	Rays Court Friary Road Ascot SL5 9HD	Housing	Planning Application in 2014	0.51	Included as a housing commitment in 2015/16
0428	Sunninghill and Ascot	Ascot and Cheapside	Kenilworth House and Elizabeth House, Windsor Road, Ascot, SL5 7LF.	Housing	Planning application	0.52	Included as a housing commitment in 2015/16
0024	Waltham St Lawrence	Hurley and Walthams	Broadmoor Garage Runabouts Ltd Shurlock Row Garage Broadmoor Road Waltham St Lawrence Reading RG10 0HX	Housing	Call for Sites 2015	0.20	Under 0.25Ha and within the functional flood plain
0025	Waltham St Lawrence	Hurley and Walthams	Bellman Hanger Shurlock Row Reading	Housing	Call for Sites 2015	0.75	Included as a housing commitment in 2015/16
0305	White Waltham	Hurley and Walthams	Patches Acre, Breadcroft Lane, Maidenhead	Housing	Planning Permission	0.43	Included as a housing commitment in 2015/16
0309	White Waltham	Hurley and Walthams	The Royal British Legion, Sawyers Crescent, Maidenhead, SL6 3ND	Housing	BLP First Preferred Options consultation	0.12	Under 0.25Ha
0053a	Windsor	Castle Without	Old Yard Workshop Vansittart Estate Windsor	Housing	Call for Sites 2015	0.16	Under 0.25Ha
0053b	Windsor	Castle Without	103 Arthur Road Windsor SL4 1RU	Housing	Call for Sites 2015	0.11	Under 0.25Ha
0212	Windsor	Castle Without	Windsor Fire Station, St Marks Road, Windsor	Housing	Planning Application in 2015	0.20	Included as a housing commitment in 2015/16
0222	Windsor	Clewer North	Land North of Hanover Way (Drain Centre Teradyne Building Hanover Way Windsor SL4 5NJ)	Housing	Planning Permission	0.32	Included as a housing commitment in 2015/16
0223	Windsor	Clewer North	Dedworth Manor Lodge Maidenhead Road Windsor SL4 5HF	Housing	Call for Sites 2015	0.09	Under 0.25Ha
0438	Windsor	Park	23 And Land Rear of 17 To 21, Clewer Hill Road, Windsor	Housing	Call for Sites 2016	0.33	Under 0.25Ha
0180	Wraysbury	Horton and Wraysbury	Thamesfield (Land At The Junction of Wharf Road And Ouseley Road And Coppice Drive Wraysbury)	Housing	Call for Sites 2015	12.42	Functional flood plain
0181	Wraysbury	Horton and Wraysbury	Garsons Field Farm (Land North of 22 And South of 9 To The West of Garson Lane Wraysbury)	Housing	Call for Sites 2015	0.66	Functional flood plain
0182	Wraysbury	Horton and Wraysbury	Coppice Field (Land At Coppice Field Coppice Drive Wraysbury Staines)	Housing	Call for Sites 2015	6.38	Functional flood plain
0185	Wraysbury	Horton and Wraysbury	76-8 Staines Road Wraysbury Staines	Housing	Call for Sites 2015	0.18	Under 0.25Ha

HELAA ID	Parish	Ward	Address	Proposed Use	Site Source	Area (Ha)	Reason for Exclusion
0186	Wraysbury	Horton and Wraysbury	Green Man Pub car park (Car Park And Field of Former Green Man 28 Station Road Wraysbury)	Housing	BLP First Preferred Options consultation	0.18	Under 0.25Ha
0189	Wraysbury	Horton and Wraysbury	Land at Hythe End Road, Hythe End	Housing	Call for Sites 2015	0.24	Under 0.25Ha

# Deliverable Housing Sites

## C.1 The following sites have been assessed as being deliverable within 5 years.

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (HA)	Total net units	Estimated developable area (Ha)	Gross:Net Percentage	Density Assumption	Deliverability Conclusion		Anticipated delivery (years)		
											Housing	Employment/Retail	0-5	6-10	11+
0270	Bray	Bray	Tectonic Place, Holyport Road, Maidenhead, Berkshire	Urban brownfield	Call for Sites 2015	0.65	25	0.55	85	Calculation of 30dph based on constraints of concern over impact of neighbouring dwellings, consisting of medium/larger style housing	The site has been promoted and is located in an established residential area. The existing office development requires renovation.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.	25		
0077	Cookham	Bisham and Cookham	Gas Holder Station Whyteladyes Lane Cookham Maidenhead	Urban brownfield	Call for Sites 2015	1.23	40	0.90	73	Assuming around 40dph based on previous site assessment work and reduced developable area, consisting of a mix of flats and houses	The site has been cleared and has been promoted for development. Some gas infrastructure may need to be retained on site.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.	40		
0113	Maidenhead	Belmont	(Osbornes Garage) 55 St Marks Road, Maidenhead	Urban brownfield	Promoted in 2016	0.49	14	0.40	82	Assuming around 30dph consisting of medium/larger style housing	The site has been promoted and is located in an established residential area and is suitable for residential development.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.	14		
0120	Maidenhead	Boyn Hill	Middlehurst Ltd, 99 - 103 Boyn Valley Road, Maidenhead	Urban brownfield	Planning application	0.28	45	0.28	100	Calculated from planning application consisting of flatted development	The site is available and is located in close proximity to Maidenhead Town Centre. The existing employment use on site would be lost.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.	45		
0406	Maidenhead	Maidenhead Riverside	16 And 18 And 20 And Land To The Rear, Ray Mill Road East, Maidenhead	Greenfield Urban	Call for Sites 2015	2.40	60	1.40	58	Assumes eastern part of site not developed to provide wildlife area, resulting in around 45dph and a mixture of houses and flats.	The site has been promoted and is considered available. The site is designated as Important Urban Open Space in the adopted Local Plan. Various protected species on site	The site is located adjacent to an established residential area and is considered to more suitable for residential development.	60		
0314a	Maidenhead	Oldfield	Reform Road, Maidenhead	Urban Employment	Call for Sites 2015	3.75	150	1.00	27	Capacity calculated based on proforma and assuming flatted development	The site has been promoted and is understood to be available. The site is located in close proximity to Maidenhead Town Centre, services and the railway station. It is constrained by Flood Zone 3a across most of the site. The site is located in the designated employment area of Reform Road/Oldfield Road.	The site is currently in employment use and has been promoted for residential use as part of the redevelopment of the site. The site is in close proximity to Maidenhead Town Centre and adjacent to a water course that could increase land values.	76	74	
0315b	Maidenhead	Oldfield	Desborough Bowling Club, York Road, Maidenhead	Urban brownfield	Call for Sites 2015	0.46	120	0.40	87	Assuming high density development consisting of medium/high rise flats.	The bowls club have secured permission for a club at an alternative site. The site has been promoted for residential	The site has not been promoted for employment use, but could provide employment floorspace, and ground floor retail as part of a mixed use	60	60	

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (HA)	Total net units	Estimated developable area (Ha)	Gross:Net Percentage	Density Assumption	Deliverability Conclusion		Anticipated delivery (years)		
											Housing	Employment/Retail	0-5	6-10	11+
											use and is considered available and deliverable.	scheme. Future uses will depend on masterplanning for the York Road site as a whole.			
0315c	Maidenhead	Oldfield	York Road Opportunity Area (not including Bowls Club), Maidenhead	Urban brownfield	Call for Sites 2015 RBWM Joint Venture brochure Maidenhead Town Centre AAP	2.68	200	1.20	45	Assuming high density development consisting of medium/high rise flats.	The site has been promoted and is one of a number of town centre sites marketed by the Council for development. The site forms a suitable location in Maidenhead Town Centre. Mixed use scheme anticipated. Part of the site can come forward before year 5, with majority of development in years 6-10.	The site has been promoted as part of a mixed use scheme, including both employment and retail uses across the site. Future uses will depend on masterplanning for the York Road site as a whole.	30	170	
0070	Old Windsor	Old Windsor	BP Petrol Station 95 Straight Road Old Windsor	Urban brownfield	Call for Sites 2015	0.26	11	0.26	100	Assumed capacity based on Planning Permission 15/03843/FULL	Planning Permission for 11 units was granted in 2016. It is anticipated that the site will deliver the proposed units within 5 years. Site is available and considered deliverable in 5 years.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.	11		
0151	Sunningdale	Sunningdale	2 Sunning Avenue Sunningdale, Ascot	Urban residential	Previous Planning Applications	0.33	2	0.33	100	Capacity assumed based on previous applications and character of the area. Assumed density of around 20dph consisting of large detached properties	The site has an extensive planning history for residential development. Site is available and considered deliverable in 5 years.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.	2		
0153	Sunningdale	Sunningdale	2 and 3 Greenways Drive, Sunningdale	Urban residential	Previous Planning Applications	0.4	2	0.40	100	Capacity based on refusal (15/02090/FULL) for 4 detached dwellings	The site offers a suitable location for development. The site is available and considered deliverable in 5 years.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.	2		
0036	Sunningdale	Sunningdale	Sunningdale Park Civil Service College Silwood Road Ascot	Brownfield Green Belt	Call for Sites 2015	4.90	230	3.65	74	Density assumed of around 55dph for low rise flatted development	The site forms a suitable location for residential use, and can provide on site bespoke SANG to mitigate the impact on the SPA. The site has been promoted for C3 and C2 uses.	The site is located adjacent to an established residential area and is considered to more suitable for residential development. Employment use could be accommodated on site, but given the existing use value of the site residential may be the only achievable alternative use.	70	160	
0142	Sunninghill and Ascot	Sunninghill and South Ascot	National Grid Gasholder Site, Bridge Road, Sunninghill	Urban brownfield	Call for Sites 2016	2.47	53	1.65	67	Assuming around 35dph consisting of a mix of housing and flats	The site has been cleared and is considered to be available. Highways access constraints. Site is available and considered deliverable in 5 years.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.	53		

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (HA)	Total net units	Estimated developable area (Ha)	Gross:Net Percentage	Density Assumption	Deliverability Conclusion		Anticipated delivery (years)		
											Housing	Employment/Retail	0-5	6-10	11+
0214	Windsor	Castle Without	Park Close Brook Street Windsor	Urban residential	Response to BLP First Preferred Options consultation	0.32	5	0.32	100	Calculation based on replacement of existing dwellings, with small/medium style housing.	Constrained due to proximity of the adjacent Long Walk, but is suitably located close to Windsor Town Centre.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.	5		
0221	Windsor	Clewer North	Shirley Avenue, Windsor	Urban Employment	Planning Application	1.01	80	0.80	79	Capacity reduced from recent planning application, assuming 80dph and mostly flatted development	The site has been subject to a recent planning application and is considered available. The site forms part of the Vale Road Industrial Estate. The entire site is located in Flood Zone 3a.	The site currently hosts a number of companies providing employment uses which could be retained/relocated on site, or as part of a mixed use site with some residential development given the surrounding residential development.	80		

# Developable Housing Sites

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (HA)	Total net units	Estimated developable area (Ha)	Gross:Net Percentage	Density Assumption	Deliverability Conclusion		Anticipated delivery		
											Housing	Employment/Retail	0-5 Years	6-10 Years	11+ Years
0080	Maidenhead	Oldfield	Saint-Cloud Way, Maidenhead	Urban brownfield	RBWM Joint Venture brochure Call for Sites 2015	2.57	570	1.9	74	High/medium rise flats anticipated across the entire site.	The redevelopment of part of the site is contingent on the relocation of the Magnet leisure centre. Part of site located in Flood Zone 2. The site forms a suitable location close to Maidenhead Town Centre.	The site has only been promoted for residential use site and could be developed for employment purposes, though only as part of a mixed use scheme.		153	417
0082a	Maidenhead	Oldfield	West Street Opportunity Area, Maidenhead	Urban brownfield	Call for Sites 2015 West Street SPD Maidenhead Town Centre AAP	1.41	239	1.2	85	Calculation based on information from RBWM Property services. High density flats appropriate given town centre location adjacent to Saint Cloud Way.	The western section (surface car park) is anticipated to come forward before central sections of the site constrained by the BT telephone exchange. Anticipated to form a mixed use scheme.	The site has been promoted for a mix of uses and is anticipated to include office development in a suitable location.		198	41
0069	Old Windsor	Old Windsor	Straight Works, Straight Road, Old Windsor	Urban brownfield	Call for Sites 2015	0.55	20	0.45	82	Assuming around 40dph based on local character, and predominantly medium style housing	The site is located in an established residential area with good access to local facilities and services. Redevelopment of the site for residential development would provide a more appropriate use for the site. Site is available and considered to be suitable for development	The site has been promoted for a number of uses, but residential development is considered to be the most appropriate in this location.		20	
0162a	Sunningdale	Sunningdale	Sunningdale Broomhall Centre	Urban brownfield	Call for Sites 2015	1.41	28	0.5	35	Estimated around 40dph with a mixture of flats and medium/larger style housing	The site has been promoted, but is in multiple ownerships which may delay delivery. The site is suitably located close to services, facilities and Sunningdale railway station.	The existing employment and retail uses are anticipated to be retained. The remainder of the site is considered to be more suitable for residential development.		24	4
0156	Sunningdale	Sunningdale	White House, London Road, Sunningdale	Urban residential	Promoted in 2015	0.82	10	0.60	73	Capacity assumed from neighbouring sites recently completed, and assuming a mixture of housing and flats.	The site has been subject to recent pre-application advice and neighbouring properties have been developed for housing. Site is available and considered deliverable in 5 years.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.		10	
0037a	Sunninghill and Ascot	Ascot and Cheapside	Land at ICL Silwood Campus - Zone A Imperial College Silwood Park Buckhurst Road Ascot	Brownfield Green Belt	Call for Sites 2016	2.50	7	0.3	12	Capacity assumes a small amount of enabling development, including the conversion of existing development, such as The Stables.	The site has been promoted and is considered to be enabling development for the wider site. Mitigation for the impact on the SPA will be required	The site has only been promoted for residential use, which is considered to be the most appropriate use of this section of the site.		7	
0037b	Sunninghill and Ascot	Ascot and Cheapside	Land at ICL Silwood	Brownfield Green Belt	Call for Sites 2016	3.01	17	0.5	17	Capacity assumes conversion of existing	The site has been promoted, and the existing Grade II Listed	The site has only been promoted for residential		17	

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (HA)	Total net units	Estimated developable area (Ha)	Gross:Net Percentage	Density Assumption	Deliverability Conclusion		Anticipated delivery		
											Housing	Employment/Retail	0-5 Years	6-10 Years	11+ Years
			Campus - Zone B Imperial College Silwood Park Buckhurst Road Ascot							Manor House to residential flats	Manor House is anticipated to be converted to residential development. Mitigation for the impact on the SPA will be required.	use, which is considered to be the most appropriate use of the site.			
0407	Windsor	Castle Without	Windsor Area Police Station, Alma Road, Windsor	Urban Brownfield	Information from RBWM Property Services	0.32	35	0.32	100	Assuming medium rise flats at around 100dph	The site forms a suitable location for development, with existing use anticipated to relocate to an alternative location.	The site located adjacent to existing employment uses and could be redeveloped for higher specification offices.		35	
0417b	Windsor	Castle Without	Minton Place Victoria Street Windsor	Urban brownfield	Call for Sites 2015	0.53	75	0.53	100	Calculation of 40dph based on employment and retail also being provided on site in addition to flats	The site forms a suitable location close to services and the transport network. Some existing retail uses on the ground floor. Development anticipated from year 11 onwards due to the comprehensive nature of the scheme and information from the landowner.	The site is located in a central part of Windsor. It is therefore appropriate that the existing retail and employment uses are retained, and could be expanded.			75
0204a	Windsor	Eton and Castle	Windsor and Eton Riverside Station Car Park	Urban brownfield	Call for Sites 2015	0.86	30	0.60	70	Assuming 50dph for low-medium rise flats.	The site has been promoted and is understood to be available. The amount of car parking to be retained is unclear, which will effect the capacity of the site.	The site has only been promoted for residential development, and given its riverside setting employment uses are considered less suitable.		30	

# Potentially Developable Housing Sites

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (Ha)	Total net units	Estimated developable area (Ha)	Gross:Net Percentage	Density Assumption	Deliverability Conclusion		Anticipated Delivery (years)		
											Housing	Employment/Retail	0-5	6-10	11+
0258	Bray	Bray	Land west of Monkey Island Lane, Maidenhead	Greenfield Green Belt	Call for Sites 2015	6.38	100	3.7	58	Capacity calculated based on proforma, assuming around 30dph, with predominantly housing with a small number of flats	The site has been promoted and is considered available. The site is located on the edge of the Green Belt close to existing residential areas. Northern parts of the site are located in Flood Zone 3a.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.			100
0261	Bray	Bray	Land between Windsor Road and Bray Lake, south of Maidenhead	Greenfield Green Belt	Call for Sites 2015	7.42	100	2.8	38	Capacity calculated based on proforma and assuming predominantly medium/large style housing at around 35dph. This provides additional land for the possible relocation of Thames Hospice	The site has been promoted and is considered available. Part of the site is grade 1 agricultural land, other areas are grade 3a. Flood zone 3a extends into part of the site. The site provides good access to Windsor and Maidenhead, and the M4.	The site is located adjacent to residential areas, and is considered to be more suitable for residential use.		84	16
0265	Bray	Bray	Land South of Harvest Hill Road & Kimbers Lane, Maidenhead (Eastern section)	Greenfield Green Belt	Call for Sites 2015	7.54	100	4.0	53	Capacity calculated based on proforma but reduced to take account of impact of adjacent highways and impact on landscape. Around 35dph anticipated	The site has been promoted for residential development and is considered to be available. The site is located in the Green Belt and is constrained by sloping topography and surface water flooding in some areas. Noise and air pollution from the strategic road network are additional constraints.	The site is considered to be more suitable for residential use.		45	55
0267	Bray	Bray	Land to the south of Kimbers Lane and west of Badger's Wood, Maidenhead	Greenfield Green Belt	Call for Sites 2015	0.89	12	0.9	100	Capacity calculated based on proforma and considered alongside wider development of site promoted.	The site has been promoted for residential development and is considered available. The site is located in the Green Belt and is sandwiched between existing residential properties. The site is constrained by noise and air pollution from the strategic road network.	The site is considered to be more suitable for residential use.		12	
0269f	Bray	Bray	Land South of Harvest Hill Road & Kimbers Lane, Maidenhead (Western section)	Greenfield Green Belt	Call for Sites 2015	14.87	238	8.0	54	Capacity calculated based on proforma but reduced to take account of impact of adjacent highways and impact on landscape, plus surface water flooding. Around 35dph anticipated	The site has been promoted for residential development and is considered to be available. There is a recycling centre located south of the site. Noise and air pollution from the strategic road network are additional constraints.	The site is considered to be more suitable for residential use.		58	180
0274	Bray	Bray	Land Between M4 And A308(M) And A330, Ascot	Greenfield Green Belt	Call for Sites 2015	25.70	150	4.0	16	Capacity assumes only part of the site will be used for	The site has been promoted for residential development. Part of the site is being used as a	The site is suitable located for employment use, with excellent			150

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (Ha)	Total net units	Estimated developable area (Ha)	Gross:Net Percentage	Density Assumption	Deliverability Conclusion			Anticipated Delivery (years)		
											Housing	Employment/Retail		0-5	6-10	11+
			Road, Maidenhead							residential development, and assumes smaller housing at around 35dph	compound for the M4 'smart motorway' scheme and will be unavailable until later in the plan period. Part of the site is located in Flood Zone 3a due to The Cut. The site provides good vehicular access to the M4, but difficult cycle and pedestrian access.	accessibility to the strategic road network.				
0224	Bray	Clewer North	Squires Garden Centre Maidenhead Road Windsor	Brownfield Green Belt	Call for Sites 2015	0.74	42	0.6	81	Capacity calculated based on proforma assuming around 40dph consisting of a mixture of housing and flats	The site has been promoted and is considered available. The site is located on the edge of the Green Belt close to existing residential areas.	The site is currently in use as a garden centre and has only been promoted for residential use which is considered to be the most appropriate type of development		28	14	
0231a	Bray	Clewer North	Wyevale Garden Centre, Dedworth Road, Windsor	Brownfield Green Belt	Call for Sites 2015	1.27	35	1.0	79	Capacity calculated based on proforma and assuming a mixture of housing types.	The site has been promoted and is considered available. The site is located in the Green Belt with good access to services in Dedworth. The site is constrained by the listed building to the west, and the possible presence of protected species.	The site is currently in use as a garden centre and has only been promoted for residential use which is considered to be the most appropriate type of development		24	11	
0231b	Bray	Clewer North	Land at Oakley Green (south of A308), Windsor	Greenfield Green Belt	Call for Sites 2015	13.20	425	9.0	68	Capacity calculated based on proforma and assuming around 45dph, consisting of a mixture of housing and flats	The site has been promoted and is considered to be available. The site is located in the Green Belt and is constrained by the possible presence of protected species, the setting of the Grade II* Listed Old Farmhouse, and impact on landscape.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.			425	
0418	Bray	Clewer North	Land at Oakley Green (North of A308), Windsor	Greenfield Green Belt	Call for Sites 2015	5.30	148	4.0	75	Capacity calculated based on proforma and assuming around 35dph consisting of a mixture of housing types.	The site has been promoted by a developer with an option on the land and is considered available. The site is located in the Green Belt and is greenfield but not actively farmed. Small parts of the site are located in Flood Zone 2.	The site is considered to be more suitable for residential use.			148	
0031d	Cookham	Bisham and Cookham	Land north of Lower Mount Farm Long Lane Cookham Maidenhead	Greenfield Green Belt	Call for Sites 2015	8.78	200	5.5	63	Capacity calculated based on proforma, assuming around 35dph for a mix of flats and houses.	The site has been promoted and is considered available. The site is located in the Green Belt, and consists of grade 2/3 agricultural land. Sports pitches and health facilities are also promoted on site.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.		200		
0413	Cookham	Bisham and Cookham	Land East of Strande Park,	Greenfield Green Belt	Call for Sites 2015	0.90	20	0.7	78	Capacity calculated based on proforma	The site has been promoted and is considered available for an	The site is considered to be more suitable for		20		

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (Ha)	Total net units	Estimated developable area (Ha)	Gross:Net Percentage	Density Assumption	Deliverability Conclusion		Anticipated Delivery (years)		
											Housing	Employment/Retail	0-5	6-10	11+
			Strande Lane, Cookham, Maidenhead							and assuming mobile homes to reflect neighbouring site.	extension to the existing mobile homes site. Flood Zone 3b is located adjacent to the eastern boundary.	residential use as an extension to the adjacent park homes site.			
0045	Datchet	Datchet	Land at Riding Court Road and London Road, Datchet	Greenfield Green Belt	Call for Sites 2015	3.92	150	2.9	74	Capacity calculated at around 50dph based on proforma and assuming a mixture of houses and flats	The site has been promoted for a mix of uses, including employment, residential and education. The site is constrained by the Green Belt, but has a very durable boundary of the M4 to the north. The M4 results in noise and air quality constraints. The site is located in Flood Zone 2 and constrained by Grade 1 agricultural land across part of the site. The site has good highways links, and access to services and facilities in Datchet.	Employment uses adjacent to the M4 would provide a suitable buffer to the residential development proposed.		34	116
0046	Datchet	Datchet	Land north and east of Churchmead Secondary School, Priory Road, Datchet	Greenfield Green Belt	Call for Sites 2015	11.71	175	4.5	38	Capacity calculated based on proforma and assuming around 35dph and a mixture of houses and flats.	The site has been promoted for housing and employment use. The site is constrained by the Green Belt, but has a very durable boundary of the M4 to the north. The M4 results in noise and air quality constraints. Part of the site is located in Flood Zone 3a and is constrained by Grade 1 agricultural land. The site has good highways links, and access to services and facilities in Datchet.	Employment uses adjacent to the M4 would provide a suitable buffer to the residential development proposed.		37	138
0202a	Datchet	Datchet	Land at Eton Road Datchet (St. Augustines Field, Eton Road, Datchet)	Greenfield Green Belt	Call for Sites 2015	1.63	35	1.2	73	Capacity calculated based on proforma and assuming around 30dph with mostly housing, with some flatted development.	The site has been promoted and is considered to be available. The site is located in the Green Belt adjacent to an established residential area, close to services and facilities in Datchet.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.		35	
0194	Horton	Horton and Wraysbury	Land adjacent to Coppermill Road, Horton (Land To The Rear of 80 Adjacent Wraysbury Reservoir Coppermill Road Wraysbury)	Greenfield Green Belt	Call for Sites 2015	1.06	27	0.8	75	Capacity calculated based on proforma and assuming predominantly detached housing.	The site has been promoted and is available. The site is located in the Green Belt in a gap between existing residential development. The site is constrained by the neighbouring SSSI	The site is located in a break between a row of houses, and is considered to be more suitable for residential development.		27	

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (Ha)	Total net units	Estimated developable area (Ha)	Gross:Net Percentage	Density Assumption	Deliverability Conclusion			Anticipated Delivery (years)		
											Housing	Employment/Retail		0-5	6-10	11+
0199	Horton	Horton and Wraysbury	Land to East of Queen Mother Reservoir	Greenfield Green Belt	Call for Sites 2015	4.45	100	3.0	67	Capacity assumed around 40dph consisting of a mixture of housing types and flats	The site has been promoted and is available. The site is located on the edge of the Green Belt and close to services and facilities in Colnbrook. Southern sections of the site are constrained by flood risk and the Grade II Listed Mildridge Farm House.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.		100		
0112	Maidenhead	Belmont	Maidenhead Lawn Tennis Club, All Saints Avenue, Maidenhead	Brownfield Urban	Call for Sites 2015	0.75	32	0.8	100	Estimated density of around 45dph to reflect character of surrounding area and assuming small/medium style houses.	The site is has been promoted, but is only available following the identification of an alternative site for the club to move to. The site is located in an established residential area which is suitable for housing.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.				32
0115	Maidenhead	Belmont	School on College Avenue, Maidenhead	Brownfield Urban	Promoted in response to BLP First Preferred Options consultation	1.63	30	1.4	86	Assuming density of around 30dph, consisting of medium/large style housing.	The site has been promoted by a third party, and is only likely to become available if an alternative school site is found. The site is located in close proximity to Maidenhead Town Centre in an established residential area.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.				30
0117	Maidenhead	Belmont	DTC Research, Belmont Road, Maidenhead	Brownfield Urban	Promoted in 2015	2.09	31	0.6	26	Calculated based on information from promoter, involving development of small style housing on previously undeveloped areas.	The site has been promoted, but it is unclear how the existing employment use relates to any housing development. Further information on the delivery of the site is required.	The site is currently in employment use, which is anticipated to be retained should the site be partially redeveloped for residential use.		26		5
0066	Maidenhead	Boyn Hill	Travis Perkins Trading Co Ltd Baltic Wharf Boyn Valley Road Maidenhead	Urban Employment	Promoted in 2014	1.23	60	0.9	73	Assumed density of c.80dph consisting of predominantly flats	The site has been promoted for residential development, but forms part of an existing employment area of Boyn Valley/Kings Grove Industrial Area. The site is close to Maidenhead Town Centre, but is constrained by the impact of two railway lines.	The existing employment use would continue to be a suitable use for the site. There may be some adverse impacts on nearby residential properties.		50		10
0066a	Maidenhead	Boyn Hill	Boyn Valley Rd/Kings Grove Industrial Area (southern section)	Urban Employment	Promoted in 2015	1.41	138	1.1	78	Capacity calculated based on proforma and assuming around 100dph for low to medium rise flats	The site has been promoted for residential use, but forms part of an existing designated employment area of Boyn Valley/Kings Grove Industrial Area. The is close to Maidenhead Town Centre, but is constrained by the impact of two railway lines.	The site is currently occupied by low rise industrial/warehousing units that could be retained on site, or redeveloped for more intensive use.		115		23

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (Ha)	Total net units	Estimated developable area (Ha)	Gross:Net Percentage	Density Assumption	Deliverability Conclusion			Anticipated Delivery (years)		
											Housing	Employment/Retail		0-5	6-10	11+
0066b	Maidenhead	Boyn Hill	Boyn Valley Rd/Kings Grove Industrial Area (northern section)	Urban Employment	Officer identification	1.07	102	0.9	79	Capacity calculated to reflect neighbouring site, assuming 100dph for low to medium rise flats.	The site has not been promoted, and forms part of an existing designated employment area of Boyn Valley/Kings Grove Industrial Area. The site is suitably located close to Maidenhead Town Centre.	The site is currently occupied by low rise industrial/warehousing units that could be retained on site, or redeveloped for more intensive use.				102
0123b	Maidenhead	Cox Green	Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead	Greenfield Green Belt	Call for Sites 2015	16.69	300	8.0	48	Calculated based on site proforma assuming predominantly medium/larger style housing of around 35dph, with reduced developable area due to proposed sports pitches and buffer around heritage assets.	The site has been promoted and is considered to be available. The site is located in the Green Belt. The site is constrained by its agricultural land value and the setting of the Grade II Listed Lillibrooke Manor.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.				300
0109	Maidenhead	Furze Platt	Spencer's Farm, Maidenhead	Greenfield Green Belt	Call for Sites 2015	19.93	300	8.0	40	Calculated based on site proforma and assuming large land take for education provision and predominantly housing development with a small number of flats.	The site has been promoted and is available. The site is located in the Green Belt but has durable boundaries in the form of a watercourse to the east and wooded area to the north. The site is constrained by highways access onto Cookham Road, flood risk in eastern areas. The site is also actively farmed. Some adverse impacts are anticipated from the railway line.	Some small scale employment/retail could be accommodated on site, but it is located adjacent to an established residential area and is considered to be more suitable for residential development.		251		49
0029e	Maidenhead	Maidenhead Riverside	Land east of Whitebrook Park, Lower Cookham Road, Maidenhead	Greenfield Green Belt	Contact with agent	3.93	75	2.0	51	Estimated 35dph with reduced developable area due to the functional flood plain	The site has been promoted and is considered available. The site is located in the Green Belt and most of the site is located in Flood Zone 3a.	The site is located east of an existing employment site, and an area with a commitment for office development. The site could therefore be suitable for employment use, which reduces the risk of flooding. However, as the adjacent site has not been developed market conditions mean employment use may not be deliverable.		64		11
0095	Maidenhead	Maidenhead Riverside	Summerlease Lake, Summerlease Road, Maidenhead	Greenfield Urban	Call for Sites 2015	6.04	37	1.5	25	Capacity calculated based on proforma and assuming low/medium density housing.	The site has been promoted and is located in a former minerals extraction site which has since been flooded. Limited information has been provided	The site is surrounded by residential uses, and is not considered suitable for employment or retail.		37		

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (Ha)	Total net units	Estimated developable area (Ha)	Gross:Net Percentage	Density Assumption	Deliverability Conclusion			Anticipated Delivery (years)			
											Housing	Employment/Retail		0-5	6-10	11+	
											regarding how the site would be developed, and whether it is achievable. The site is likely to be constrained by ecological issues.						
0096	Maidenhead	Maidenhead Riverside	School at Ray Mill Road East, Maidenhead	Brownfield Urban	Promoted in response to BLP First Preferred Options consultation	0.72	10	0.7	100	Assuming around 30dph to reflect neighbouring residential area, and assumes medium/larger style detached housing.	The site has been promoted by a third party, and is only likely to become available if an alternative school site is found. The site is located in an established residential area but is partially located in Flood Zone 3a.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.					10
0097	Maidenhead	Maidenhead Riverside	13 & The Poplars Woodhurst Road, and Suncourt, Frances Avenue, Maidenhead	Brownfield Urban	Previous Planning Applications	0.68	7	0.3	37	Calculation based on a 30dph and reduced estimated developable area due to flooding and tree constraints.	The site is constrained by flooding, with parts of the site located in Flood Zone 3a and 3b which reduces the developable area. The site is located in an established residential area, but availability would need to be confirmed.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.					7
0100	Maidenhead	Maidenhead Riverside	Summerleaze Office and Workshop site, Summerleaze Road, Maidenhead	Greenfield Green Belt	Call for Sites 2015	6.37	80	2.0	31	Calculated based on site proforma and assumes reduced developable area due to constraints and around 40dph.	The site is available and has been promoted. The site is constrained by flood risk, the Green Belt and the wooded section in the east of the site.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.					80
0110	Maidenhead	Maidenhead Riverside	85-87 Lower Cookham Road, Maidenhead	Residential Urban	Promoted in 2009	0.26	10	0.3	99	Assumed around 45dph to provide low rise flats.	The availability of the site is unconfirmed. The entire site is located in Flood Zone 2, in an established residential area.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.					10
0111	Maidenhead	Maidenhead Riverside	Brook House & Rosebank, Widbrook Road, Maidenhead	Residential Urban	Promoted in 2014	0.28	12	0.3	100	Assumed around 45dph to provide low rise flats.	The entire site is located in Flood Zone 2 and partially constrained by protected trees, but is situated in an established residential area. The availability of the site requires confirmation.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.					12
0088a	Maidenhead	Oldfield	Maidenhead Railway Station	Urban Brownfield	Maidenhead Town Centre AAP	3.11	150	1.5	48	Capacity based on anticipated uplift from AAP, and medium to high rise flats	The availability of the site will depend on discussions between land owners. It is suitably located next to a transport node, and close to other services and facilities. Constraints of noise and air pollution.	The site forms a suitable location for employment development, and small scale retail.			125		25

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (Ha)	Total net units	Estimated developable area (Ha)	Gross:Net Percentage	Density Assumption	Deliverability Conclusion		Anticipated Delivery (years)		
											Housing	Employment/Retail	0-5	6-10	11+
0089b	Maidenhead	Oldfield	Land south of Manor Lane, Maidenhead	Greenfield Green Belt	Call for Sites 2015	4.50	120	3.0	67	Calculation of 40dph based on site proforma information and an uplift to account for higher proportion of smaller units.	The site has been promoted and is considered available. The site is located on the edge of the Green Belt with a durable boundary, and has a sloping topography. The parcel is likely to contain protected species.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.		120	
0089c	Maidenhead	Oldfield	Manor House, Manor Lane, Maidenhead	Green Belt Residential	Call for Sites 2015	3.02	60	2.0	66	Calculated based on site proforma and estimated 30dph assuming predominantly medium/larger style housing.	The site has been promoted and is considered available. The site is located in the Green Belt with a durable boundary to the south and is occupied by a single unit.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.		60	
0090	Maidenhead	Oldfield	Maidenhead Golf Course, Shoppenhangers Road, Maidenhead	Greenfield Green Belt	Call for Sites 2015	53.18	2000	28.0	53	Calculated based on site proforma and RBWM Property information. Assumes a mix of housing and flats of various types, with significant areas required for open space and other infrastructure.	The site has been promoted and is close to Maidenhead Town Centre and the railway station. The site is constrained by the Green Belt, and highways access. Significant on and off site infrastructure would be required.	The scale of the development proposed would likely result in small Local Centre type retail provision. Significant employment use is not considered suitable on site given proximity to Maidenhead Town Centre.		428	1572
0312	Maidenhead	Oldfield	Exclusive House, Oldfield Road, Maidenhead	Urban Brownfield	Promoted in 2016	0.27	30	0.3	99	Assuming flatted development of around 90dph.	The site currently forms part of the Reform Road/Oldfield Road Industrial Area, although parts are now in residential use. Large parts of the site are located in Flood Zone 3a, and it is close to services and facilities in Maidenhead Town Centre	The site is currently in employment use, which could be retained.		25	5
0313	Maidenhead	Oldfield	Land east of Oldfield Road, Maidenhead	Brownfield Urban	Planning Application	0.55	56	0.6	99	Calculated based on site promotion, and assumes predominantly flatted development	The availability of the site requires confirmation. The site is suitably located close to Maidenhead Town Centre adjacent to an established residential area, but is constrained by flood risk.	The site is currently in employment use, which could be retained. However, the northern part of the site has an extant permission for residential development.		41	15
0432	Maidenhead	Oldfield	19 And Land To The Rear Of 17 To 27, Rushington Avenue, Maidenhead	Residential Urban	Planning Application	0.44	4	0.4	101	Capacity reflects previous planning permission for medium/larger style housing.	The site was subject to a Planning Application in 2009 which has lapsed, but has not been confirmed as being available. Protected bats may be located on or close to the site.	The site is considered to be more suitable for residential use.		4	

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (Ha)	Total net units	Estimated developable area (Ha)	Gross:Net Percentage	Density Assumption	Deliverability Conclusion		Anticipated Delivery (years)		
											Housing	Employment/Retail	0-5	6-10	11+
0105	Maidenhead	Pinkneys Green	35-39 Courthouse Road, Maidenhead	Residential Urban	Promoted in 2009	0.32	6	0.3	99	Estimated 35dph consisting of family style housing.	The availability of the site would need to be confirmed. The site is located in an established residential area.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.			6
0163	Sunningdale	Sunningdale	Big Cedar, London Road, Sunningdale	Residential Urban	Promoted in 2008	0.60	5	0.3	50	Estimated 30dph assuming medium style housing	The site has not been promoted recently. The entire site is constrained by a protected trees. The site is suitably located close to services and facilities in Sunningdale.	The site is currently in residential use, with redevelopment for employment/retail use unsuitable.			5
0037	Sunninghill and Ascot	Ascot and Cheapside	Land at ICL Silwood Campus - Zone C Imperial College Silwood Park Buckhurst Road Ascot	Brownfield Green Belt	Call for Sites 2015	7.56	75	1.8	24	Capacity calculated based on proforma and assuming a mixture of housing and flats at around 40dph in northern sections of the site	Large parts of the site are not anticipated to be redeveloped. The site has been promoted, and would involve the redevelopment of northern sections of the site. Site is constrained by the Green Belt. An onsite bespoke SANG solution would be required to mitigate the impact on the SPA.	Existing employment on site could be extended to include a wider area, involving an expansion of the existing research facilities operated by ICL. However as this section of the site has been promoted for residential use it is unlikely to be deliverable.		65	10
0040	Sunninghill and Ascot	Ascot and Cheapside	Shorts Recycling Transfer Station Landfill Site St Georges Lane Ascot Berkshire	Brownfield Green Belt	Call for Sites 2015	5.57	50	2.5	45	Capacity estimated at around 30dph within a reduced developable area and assuming large detached properties.	The existing transfer station may need to be relocated. The site is constrained by access on St George's Lane and the Green Belt and is located south of the 'Ascot Green' area identified in the Ascot Sunninghill and Sunningdale Neighbourhood Plan. Anticipating large family style housing.	Employment uses could be form a suitable use on site, with office development the most suitable. This could compliment the smaller office uses north of the site. The site has not been promoted for non residential use.		50	
0042c	Sunninghill and Ascot	Ascot and Cheapside	Ascot Racecourse - Car Park 6 and Kilfane	Greenfield Urban	Call for Sites 2015	3.74	75	1.6	43	Assuming a smaller estimated developable area at 45dph for small houses/low rise flats.	The site has been promoted for residential development and is considered available. Large parts of the site are designated as Important Urban Open Space, and constrained by several large trees.	The site has also been promoted for community and retail development, which are suitable uses on site in addition to residential development.		19	56
0042e	Sunninghill and Ascot	Ascot and Cheapside	Land to south of Ascot High Street (eastern section)	Greenfield Green Belt	Call for Sites 2015	2.96	82	1.7	57	Assuming around 50dph consisting of a mixture of houses and flats	The site has been promoted for residential development and is considered to be available. The site is located in the Green Belt, and is constrained by a large number of important trees. It is unclear if developing the car parking area will impact on events at Ascot Race Course.	The site could accommodate small scale employment and retail uses as part of any development of the site to enhance Ascot High Street.		82	

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (Ha)	Total net units	Estimated developable area (Ha)	Gross:Net Percentage	Density Assumption	Deliverability Conclusion		Anticipated Delivery (years)		
											Housing	Employment/Retail	0-5	6-10	11+
0042h	Sunninghill and Ascot	Ascot and Cheapside	Ascot Green, south of Ascot High Street, Ascot (western section)	Greenfield Green Belt	Call for Sites 2015	2.88	85	1.8	63	Assuming around 50dph consisting of a mixture of houses and flats	The site has been promoted and is understood to be available. The site is located in the Green Belt and is constrained by several large trees, and the possible presence of protected species. It is unclear if developing the car parking area will impact on events at Ascot Race Course.	The site could accommodate small scale employment and retail uses as part of any development of the site to enhance Ascot High Street.		15	70
0128	Sunninghill and Ascot	Ascot and Cheapside	Ascot Railway Station Car Park, Ascot	Brownfield Green Belt	Call for Sites 2015	1.29	35	0.7	54	Calculated assuming low rise flats, with part of site used for decked car parking	The site has been promoted and is available. The redevelopment of the site would facilitate additional car parking. The site provides access to public transport facilities and is located on the edge of the Green Belt.	The site is currently in use as a car park and could accommodate small scale retail use associated with the station.		28	7
0130	Sunninghill and Ascot	Ascot and Cheapside	Englemere Lodge London Road Ascot	Green Belt Residential	Call for Sites 2015	0.65	10	0.4	62	Reduced developable area due to protected trees. Assuming predominantly low/medium rise flats	The site has been promoted and is located close to the services and facilities on Ascot High Street. The site is located on the edge of the Green Belt	The site is currently in residential use, with redevelopment for employment/retail use not suitable given the proximity to Ascot High Street.		10	
0134	Sunninghill and Ascot	Ascot and Cheapside	Old Huntsmans House Kennel Avenue Ascot	Residential Urban	Pre-application in 2011	0.69	12	0.5	65	Capacity assumes low rise flatted development across part of the site	The site has been subject to pre-application advice but has not been promoted recently. The site offers a suitable location for development, in an established residential area, but is constrained by a number of protected trees.	The site is currently in residential use, with redevelopment for employment/retail use unsuitable.			12
0404	Sunninghill and Ascot	Ascot and Cheapside	Budgens Stores Ltd, 3 The Hermitage, High Street, Ascot	Brownfield Urban	Planning Application	0.26	8	0.2	77	Capacity calculated based on reduction from previous planning application.	The site is an existing surface level car park and has not been promoted for several years meaning its availability is unknown. Some protected species may be located in close proximity to the site.	The site has only been promoted for residential development, but could form an extension to adjacent retail uses.		8	
0416	Sunninghill and Ascot	Ascot and Cheapside	Heatherwood Hospital, Ascot	Brownfield Green Belt	Call for Sites 2015	16.31	250	4.0	25	Calculation based on planning application, and assuming a mixture of houses and flats at around 50dph.	The site has been promoted and subject to a planning application. An on site bespoke SANG solution is required. Existing hospital facilities are anticipated to be reprovided. The site is located on the edge of the Green Belt, in close proximity to Ascot High Street and the railway station.	Part of the site could be suitable for employment use as part of the redevelopment of the hospital, alongside residential development.		208	42

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (Ha)	Total net units	Estimated developable area (Ha)	Gross:Net Percentage	Density Assumption	Deliverability Conclusion			Anticipated Delivery (years)		
											Housing	Employment/Retail		0-5	6-10	11+
0122	White Waltham	Hurley and Walthams	Land at Cannon Lane and Breadcroft Lane, Maidenhead	Greenfield Green Belt	Correspondance with agent	3.88	100	2.6	67	Calculated based on reduced developable area due to adverse effects of railway. Assumed around 35dph consisting of mostly housing with some flats.	The site is likely to be available, but is constrained by the adverse effects from the railway line. The site is located in the Green Belt, but has durable boundaries in the form of the railway line and Breadcroft Lane. Protected species may be present, and the site is used by local residents.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.		82	18	
0054	Windsor	Castle Without	Crown House and 1-4 Charriott Place and Assurant House, Victoria Street, Windsor	Brownfield Urban	Promoted in 2013	0.29	45	0.3	99	Calculation based on previous site assessment work	The availability of the site is uncertain, but it forms a suitable location in the centre of Windsor. The site has previously been promoted for residential development, and higher density development could be accommodated.	The site is currently occupied by employment uses, which could be reprovided on site in a higher density format.			45	
0220	Windsor	Clewer North	13 And Rear of 11A And 15 Parsonage Lane Windsor	Residential Urban	Promoted in 2014	0.38	5	0.4	99	Assuming 35dph based on local character	Not all land owners have confirmed availability. The entire site is located in Flood Zone 3a, and is located close to Windsor Town Centre	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.			5	
0222	Windsor	Clewer North	Sawyers Close, Windsor	Urban Brownfield	Call for Sites 2015	3.39	179	3.0	88	Capacity calculated based on site proforma, which assumes flattened development of 60-70dph.	The site has been promoted by one of the landowners, but further information regarding the availability of the site is required. The site is constrained by flood risk and the adjacent open space, but is located in an established residential area close to services and facilities in Windsor.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.		91	88	
0216	Windsor	Park	Territorial Army Centre Bolton Road Windsor	Urban Brownfield	Promoted in 2013	0.50	25	0.5	100	Assuming around 50dph consisting of smaller style houses	The site has been promoted. The site is suitably located in an established residential area, close to services and facilities.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.			25	
0218	Windsor	Park	38-42 Winkfield Road, Windsor	Residential Urban	Promoted in 2008	0.39	8	0.4	99	Assuming 30dph based on local character	The site offers a suitable location for development but further information on availability is required. The site is constrained by an area of protected trees.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.			8	
0187a	Wraysbury	Horton and Wraysbury	Tithe Farm Tithe Lane Wraysbury Staines	Brownfield Green Belt	Call for Sites 2015	0.68	20	0.6	81	Assuming around 30dph from site proforma for	The site has been promoted and is considered to be available. The site is constrained by the Green Belt and part of the site	Part of the site is currently used for small scale employment purposes. This use could		20		

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (Ha)	Total net units	Estimated developable area (Ha)	Gross:Net Percentage	Density Assumption	Deliverability Conclusion		Anticipated Delivery (years)		
											Housing	Employment/Retail	0-5	6-10	11+
										medium/large style houses	located in Flood Zone 3a. A number of existing structures are located on site.	be expanded further across the site, but this would require additional development to accommodate such uses.			
0192	Wraysbury	Horton and Wraysbury	World of Water 42 Wraysbury Road Staines	Brownfield Green Belt	Call for Sites 2015	0.79	2	0.1	8	Assumed flatted development adjacent to Wraysbury Road	The site is constrained by the functional flood plain across western areas and is located in the Green Belt. The area located adjacent to Wraysbury Road is more suited to residential development.	Potentially developable. The site currently in employment use and has been promoted for residential development. A larger part of the site is constrained by flooding. Limited information regarding the landowner's preferred use of the site.		2	

# Potentially Developable Housing Sites - Other

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (HA)	Total net units	Estimated developable area	Gross:Net Percentage	Density Assumption	Deliverability Conclusion		Anticipated delivery (Years)		
											Housing	Employment/Retail	0-5	6-10	11+
0262	Bray	Bray	Weir Bank Monkey Island Lane Bray Maidenhead	Brownfield Green Belt	Promoted in 2011	3.04	6	0.07	2	Assuming conversion of existing office development to flats	The availability of the site is currently unclear. Part of the site is located in Flood Zone 3b, the remainder in 3a, and it is constrained by the Green Belt.	Employment use would be more compatible with the flood risk identified towards the rear part of the site.			6
0210	Eton	Eton Wick	Land at Crown Farm, Eton Wick (Common Gate Farm Crown Farm Eton Wick Road Eton Wick)	Brownfield Green Belt	Call for Sites 2015	0.71	12	0.50	70	Capacity calculated based on proforma, and estimated 30dph due to on site constraints.	The site has been promoted and is considered available. The site is located in the Green Belt, in a gap between two excluded settlements. The entire site is located in Flood Zone 3a.	Employment use would be more compatible with the flood risk identified, but would be less compatible with neighbouring residential development.		12	
0410	Eton	Eton Wick	Crown Farm, Eton Wick Road, Eton Wick (Site A)	Brownfield Green Belt	Call for Sites 2015	1.68	16	0.80	48	Capacity calculated based on proforma, and estimated 30dph due to on site constraints.	The site has been promoted and is considered available. The site is located in the Green Belt in between two excluded settlements, within Flood Zone 2, and the western section is common land.	Employment use would be more compatible with the flood risk identified, but would be less compatible with neighbouring residential development.		16	
0195	Horton	Horton and Wraysbury	Horton Trading Estate Stanwell Road Horton Slough	Brownfield Green Belt	Promoted in 2013	0.57	12	0.45	79	Estimated 30dph based local character and assuming larger style housing	The site has not been promoted recently and is located in the Green Belt. The terms of existing leaseholders operating on site are unknown.	The site is currently in employment use, which could continue to operate on site, despite the existing constraints of the Green Belt. Employment use would be more compatible with the flood risk identified.			12
0196b	Horton	Horton and Wraysbury	Berkyn Manor Farm, Stanwell Road, Horton	Brownfield Green Belt	Call for Sites 2015	3.66	35	1.20	33	Estimated developable area reduced due to constraints. Estimated 30dph assuming large detached housing	The site is available and has been promoted. The site is located in the Green Belt and is largely previously developed land. Unclear if there is any impact from the minerals workings north of the site.	Part of the site is in commercial/agricultural use that could continue on site, but further expansion is constrained by suitability criteria.			35
0198	Horton	Horton and Wraysbury	Broom Lodge Stanwell Road Horton Slough	Brownfield Green Belt	Call for Sites 2015	0.53	8	0.25	47	Capacity based on around 30dph, assuming larger style housing	The site is available and has been promoted. The site is located in the Green Belt and is largely previously developed land. Unclear if there is any impact from the minerals workings north of the site.	Part of the site is in commercial/agricultural use that could continue on site, but further expansion is constrained by suitability criteria.			8
0013c	Hurley	Hurley and Walthams	Berkshire College of Agriculture - Zone C	Brownfield Green Belt	Call for Sites 2015	1.25	50	1.00	80	Capacity calculated based on proforma and assuming flatted development	The site has been promoted by the landowners and is considered available. Promoted for C2 use. The site is located in the Green Belt. Historic Park and Gardens located south and east of the site.	The site has not been promoted for employment use and is constrained by a number of factors.		50	
0020	Hurley	Hurley and Walthams	Keeleys Transport Ltd Keeleys Yard	Brownfield Green Belt	Call for Sites 2015	0.30	8	0.30	99	Calculation based on estimated 40dph, with four existing units on site, and assuming	The site has been promoted, but is currently partially in use by several small businesses. The site is constrained by the Green Belt, and likely reliance on private vehicles	The site could continue to be used for small scale employment purposes should residential development not come forward.		8	

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (HA)	Total net units	Estimated developable area	Gross:Net Percentage	Density Assumption	Deliverability Conclusion		Anticipated delivery (Years)		
											Housing	Employment/Retail	0-5	6-10	11+
			Bath Road Knowl Hill Reading							small/medium style housing.	for transportation by future occupiers.				
0107	Maidenhead	Maidenhead Riverside	Sheephouse Trout Farm, Sheephouse Road, Maidenhead	Brownfield Green Belt	Recent Planning Applications	1.10	10	0.35	32	Estimated developable area reduced due to access road and site shape. Estimated 30dph.	The availability of the site would need to be confirmed. The site is constrained by the Green Belt and has a porous boundary to the area to the west.	Part of the site is being converted to office use, which could continue to operate on site. Employment use would be more compatible with the flood risk identified.			10
0412	Maidenhead	Oldfield	Maidenhead Retail Park, Stafferton Way, Maidenhead, SL6 1AA	Urban Brownfield	Promoted in 2016	1.89	550	1.70	90	Assuming medium/high rise flats across the site	The site has been promoted but is unlikely to become available until the end of the plan period as existing retail units operate on long leases. The site is located close to Maidenhead Railway station and other town centre uses.	The site is more suited to high density residential or employment use, than the current low density retail warehousing currently occupying the site.			550
0038	Sunninghill and Ascot	Ascot and Cheapside	Ashurst Manor Ashurst Park Church Lane Ascot	Brownfield Green Belt	Call for Sites 2015	2.12	20	1.00	47	Assuming conversion of existing office building to flats	The site is currently occupied by an office development. Constrained by the Green Belt and neighbouring heritage assets	The site is currently in employment use, which could continue to operate on site, despite the existing constraints of the Green Belt and its rural location.		20	
0125	Sunninghill and Ascot	Ascot and Cheapside	Silwood Park Nurseries Cheapside Road Ascot	Brownfield Green Belt	Promoted in 2014	2.66	12	0.40	15	Estimated 30dph across a reduced developable area due to constraints, and assuming medium style housing.	The site has been promoted and is considered available. The site is partially constrained by ancient woodland, and the Grade II Listed Silwood Park Garden House. The site is located in the Green Belt.	The site is located adjacent to an existing residential area and is considered to be more suitable for residential use.		9	3
0033a	White Waltham	Hurley and Walthams	Hangers at White Waltham Airfield Waltham Road Maidenhead	Brownfield Green Belt	Call for Sites 2015	1.99	50	1.20	60	Capacity calculated based on proforma which estimates 30dph and assumes medium/large style housing	The site has been promoted and is considered to be available. The site is located in the Green Belt, on the edge of the residential area of Woodlands Park. Relocated hangers and other uses are likely to be relocated elsewhere on site.	The site is located adjacent to an existing residential area and is considered to be more suitable for residential use.		25	25
0034f	White Waltham	Hurley and Walthams	Land at Grove Business Park, White Waltham	Brownfield Green Belt	Call for Sites 2015	4.95	66	3.00	61	Capacity calculated based on around 35dph and assuming predominantly medium/large style housing	The site has been promoted, with various employment uses continuing to operate on site. Site capacity takes into account an existing housing commitment at Grove House for 14 units. The site is located in the Green Belt and is relatively isolated from local services and facilities.	The site is currently in employment use, which could continue to operate on site, despite the existing constraints of the Green Belt and its rural location.		66	

# Not Developable Sites

**G.1** The following site have been classified as being 'not developable in the next 15 years.'

HELAA ID	Parish	Ward	Address	Proposed Use	Site Type	Site Source	Area (Ha)	Deliverability Comments/Reason for Exclusion
0001a	Bisham	Bisham and Cookham	Land at Stubbings Farm - East of Burchetts Green Road	Housing/Education/Retail/Employment	Greenfield Green Belt	Promoted in 2008	9.31	Green Belt Insufficient delivery information
0001b	Bisham	Bisham and Cookham	Stubbings Farm Burchetts Green Lane Burchetts Green Maidenhead	Housing/Education	Greenfield Green Belt	Promoted in 2009	47.10	Green Belt Insufficient delivery information
0001c	Bisham	Bisham and Cookham	Land at Stubbings Farm - East of Burchetts Green Lane & Burchetts Green Road	Housing	Greenfield Green Belt	Call for Sites 2015	1.89	Green Belt
0003	Bisham	Bisham and Cookham	Beeches, Henley Road, Pinkneys Green	Not stated	Greenfield Green Belt	Previous SHLAA	1.20	Green Belt Insufficient delivery information
0004	Bisham	Bisham and Cookham	Off A404 Henley Road Maidenhead SL6 6QW	Housing	Greenfield Green Belt	Previous SHLAA	1.63	Green Belt Insufficient delivery information
0005	Bisham	Bisham and Cookham	Stubbings Nursery Henley Road Maidenhead SL6 6QL	Housing	Greenfield Green Belt	Previous SHLAA	1.23	Green Belt Insufficient delivery information
0006	Bisham	Bisham and Cookham	Challen's Chickens Land Adjacent Honey House Winter Hill Road Cookham Maidenhead	Housing	Greenfield Green Belt	Previous SHLAA	0.49	Green Belt Insufficient delivery information
0007	Bisham	Bisham and Cookham	Town Farm, Marlow Road, Bisham	Housing	Greenfield Green Belt	Previous SHLAA	47.11	Green Belt Insufficient delivery information Impact on Bisham Conservation Area and heritage
0227	Bray	Clewer North	Windsor Marina Maidenhead Road Windsor	Housing	Brownfield Green Belt	Promoted in 2013	3.20	Green Belt Flooding
0228	Bray	Clewer North	Land Adj Windsor Marina Maidenhead Road Windsor	Housing	Greenfield Green Belt	Planning Application	1.17	Green Belt Flooding
0233b	Bray	Bray	Broom Farm, Windsor	Housing	Greenfield Green Belt	Promoted in 2014	6.33	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0234	Bray	Bray	Land at Oakley Green Lodge	Housing	Greenfield Green Belt	Call for Sites 2015	9.83	Green Belt
0235d	Bray	Bray	Land off Duncannon Lane St. Leonards Farm	Housing	Greenfield Green Belt	Call for Sites 2015	5.20	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0235e	Bray	Bray	Land at St Leonards Hill, Windsor	Housing	Greenfield Green Belt	Call for Sites 2015	5.05	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Ancient Woodland
0235f	Bray	Bray	Land at St Leonards Hill, Windsor	Housing	Greenfield Green Belt	Call for Sites 2015	27.33	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.

HELAA ID	Parish	Ward	Address	Proposed Use	Site Type	Site Source	Area (Ha)	Deliverability Comments/Reason for Exclusion
								Ancient Woodland
0238	Bray	Bray	Cemetery Field (Field Number 6812 South of Windsor Road Water Oakley Windsor)	Housing	Greenfield Green Belt	Response to BLP First Preferred Options consultation	1.65	Insufficient delivery information Green Belt
0240	Bray	Bray	Land SW of Little Westcott, Oakley Green Road, Oakley Green, Windsor	Housing	Greenfield Green Belt	Previous SHLAA	4.86	Insufficient delivery information Green Belt
0243	Bray	Bray	Land to West of Fifield Road, Bray	Housing	Greenfield Green Belt	Promoted in 2011	4.21	Insufficient delivery information Green Belt
0248	Bray	Bray	Land at the corner of Windsor Road and Fifield Road (Land At Junction With Fifield Road Windsor Road Maidenhead)	Housing	Greenfield Green Belt	Promoted in 2012	0.63	Insufficient delivery information Green Belt
0251	Bray	Bray	Old Farm Shop (Phoenix Gym Club Unit 1 Water Oakley Farm Windsor Road Water Oakley Windsor SL4 5UJ)	Housing	Greenfield Green Belt	Response to BLP First Preferred Options consultation	1.52	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0253c	Bray	Bray	Land to rear of 226, 230 and 232 Windsor Road and 7, 8 & 9 Oakley Gardens (Area 1)	Housing	Greenfield Green Belt	Call for Sites 2015	0.80	Insufficient delivery information Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis
0260	Bray	Bray	Land North and East of Tithe Barn Drive (Land Rear of 55 To 63 Windsor Road Maidenhead SL6 2DN)	Housing	Greenfield Green Belt	Promoted in 2014	1.18	Insufficient delivery information Green Belt Trees
0264	Bray	Bray	Land adjacent to Braywick House Braywick Road Maidenhead SL6 1DQ	Housing	Greenfield Green Belt	Promoted in 2014	1.21	Setting of Listed Building Green Belt
0279	Bray	Bray	Land at Lodge Farm & Philberds (Lodge Farm And Water Tower, Ascot Road, Holyport, Maidenhead)	Housing	Greenfield Green Belt	Promoted in 2014	21.80	Setting of Listed Building and Conservation Area Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0282	Bray	Bray	Lillibrooke Estate area c, south of M4 (Land South of Jnc 8-9 M4 Junction 8/9 To 7 Maidenhead)	Housing	Greenfield Green Belt	Promoted in 2012	55.55	Insufficient delivery information Green Belt Poorly related to the built up area
0287	Bray	Bray	Moneyrow Green, Holyport (Land Rear of 4 Dairy Court Holyport Maidenhead)	Housing	Greenfield Green Belt	Promoted in 2011	2.22	Insufficient delivery information Green Belt
0289	Bray	Bray	Cedar House, Moneyrow Green, Holyport, Maidenhead	Housing	Greenfield Green Belt	Previous SHLAA	0.80	Insufficient delivery information Green Belt
0293	Bray	Bray	Land South of The B3024, Paley Street, Maidenhead	Gypsy and traveller pitches	Greenfield Green Belt	Call for Sites 2015	11.18	Insufficient delivery information Green Belt
0294	Bray	Bray	Land at Hawthorn Hill, part of Braywood Farm (Land North of Braywood Farm, Ascot Road, Maidenhead)	Housing	Greenfield Green Belt	Promoted in 2014	2.47	Green Belt Poorly related to the built up area

HELAA ID	Parish	Ward	Address	Proposed Use	Site Type	Site Source	Area (Ha)	Deliverability Comments/Reason for Exclusion
0299	Bray	Bray	Land And Buildings At Stroud Farm, Stroud Farm Road, Holyport, Maidenhead	Housing	Greenfield Green Belt	Call for Sites 2015	23.09	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Poorly related to the built up area Impact on Listed buildings
0301	Bray	Bray	Land at Holyport (Land Adjacent To John Gays House, Langworthy Lane, Holyport, Maidenhead SL6 2HN)	Housing	Greenfield Green Belt	Pre-application	0.38	Green Belt Impact on Conservation Area
0421a	Bray	Bray	Willow Manor, Fifield Road, Fifield, Maidenhead, SL6 2PG	Housing and community facility	Greenfield Green Belt	Call for Sites 2015	1.75	Green Belt
0424	Bray	Bray	Longfields Farm Oakley Green Road Oakley Green Windsor SL4 4QF	Not stated	Greenfield Green Belt	Promoted in 2011	4.05	Insufficient delivery information Green Belt
0232	Bray	Clewer South	Broom Farm Estate, Windsor	Housing	Brownfield Urban	Response to BLP First Preferred Options consultation	12.32	Insufficient delivery information
0002b	Cookham	Bisham and Cookham	Switchback Farm Switchback Road North Maidenhead (Cannon Court Farm)	Housing	Greenfield Green Belt	Promoted in 2009	75.06	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Ancient Woodland
0002c	Cookham	Bisham and Cookham	Land To The North of Greenacres Switchback Road North Maidenhead (Cemetery Field, Maidenhead)	Housing	Greenfield Green Belt	Correspondance in 2015	23.11	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0009	Cookham	Bisham and Cookham	Land Between Terrys Lane And Poundfield Lane Cookham Maidenhead	Housing	Greenfield	Call for Sites 2015 Planning Application	5.41	Impact on nearby heritage assets Trees
0009a	Cookham	Bisham and Cookham	Land To North And East of Cookham Nursery School Station Hill Cookham Maidenhead	Housing	Greenfield	Planning Application	0.43	Impact on nearby heritage assets Trees
0010	Cookham	Bisham and Cookham	Land adj to Grubwood Lane, Cookham Dean	Housing	Greenfield Green Belt	Previous SHLAA	2.20	Green Belt Insufficient delivery information
0030	Cookham	Bisham and Cookham	The Moor Moor Hall Chartered Institute of Marketing School Lane Cookham Maidenhead	Housing	Brownfield Green Belt	Promoted in 2011	3.40	Green Belt Insufficient delivery information
0031a	Cookham	Bisham and Cookham	Land Rear of 99 To 119 Whyteladyes Lane Cookham Maidenhead (Land West of Whyteladyes Lane)	Housing	Greenfield Green Belt	Call for Sites 2015	2.90	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0035	Cookham	Bisham and Cookham	The Walled Garden White Place Farm Sutton Road Cookham Maidenhead	Housing	Greenfield Green Belt	Call for Sites 2016	5.69	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Poorly related to the built up area

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0071	Cookham	Bisham and Cookham	Land Adj Hunters Moon Alleyns Lane Cookham Maidenhead (rear of Beggars Shaw)	Housing	Greenfield Green Belt	Call for Sites 2015	1.03	Green Belt Insufficient delivery information
0072	Cookham	Bisham and Cookham	Land North of Burnt Oak Cookham	Housing	Greenfield Green Belt	Call for Sites 2015	1.82	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0073	Cookham	Bisham and Cookham	Land opposite Sutton Close Cookham	Housing	Greenfield Green Belt	Promoted in 2010	0.69	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0074	Cookham	Bisham and Cookham	Land Adjacent To Lee Cottage School Lane Cookham Maidenhead (Land adj. to Butts Leigh)	Housing	Greenfield Green Belt	Call for Sites 2015	0.28	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0394	Cookham	Bisham and Cookham	Land adjacent Hedsordene, Lower Cookham Road, Maidenhead	Housing	Greenfield Urban	Promoted in 2011	0.32	Highways access
0047	Datchet	Datchet	Land South of Slough Road And North of Eton Road Datchet Slough	Housing or employment	Greenfield Green Belt	Call for Sites 2015	12.92	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0202b	Datchet	Datchet	Land at Eton Road Datchet	Housing	Greenfield Green Belt	Promoted in 2015	0.72	Green Belt Possible loss of community building
0401	Datchet	Datchet	Land south of Austen Way, Langley	Not promoted	Greenfield Green Belt	Edge of Settlement Analysis 2016	5.84	Insufficient delivery information Impact on Listed Buildings Forms part of a parcel assessed as making a lower or limited contribution to all the Green Belt Purposes in the Edge of Settlement Analysis.
0205	Eton	Eton and Castle	Land to the rear of at Willowbrook, Eton	Housing	Greenfield Green Belt	Promoted in 2015	1.11	Green Belt Flooding
0206	Eton	Eton and Castle	Outdoor Swimming Pool, Eton College Common Lane Eton Windsor	Waters sports centre	Greenfield Green Belt	Promoted in 2015	1.70	Insufficient delivery information Green Belt
0207	Eton	Eton and Castle	Eton College Sports Hall, Eton	Indoor sports facilities	Brownfield Green Belt	Promoted in 2015	0.78	Insufficient delivery information Green Belt
0411	Eton	Eton Wick	Crown Farm, Eton Wick Road, Eton Wick (Site B)	Housing	Brownfield Green Belt	Call for Sites 2015	1.50	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Common Land Flooding
0196a	Horton	Horton and Wraysbury	Land adjacent to Eric Mortimer Rayner Memorial Lakes (Land West of Colne Brook Foundry Lane Horton)	Housing	Greenfield Green Belt	Call for Sites 2015	21.93	Green Belt Best and most versatile agricultural land
0196c	Horton	Horton and Wraysbury	Eric Mortimer Rayner Memorial Lakes, Horton	Educational facility/wildlife sanctuary	Greenfield Green Belt	Call for Sites 2015	20.35	Green Belt Minerals extraction

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0196d	Horton	Horton and Wraybury	Land adjacent to Berkyn Manor Farm, Horton	Housing	Greenfield Green Belt	Call for Sites 2015	1.18	Green Belt
0197	Horton	Horton and Wraybury	Stanwell Road, Horton (Home Close Farm, Horton)	Housing	Greenfield Green Belt	Promoted in 2012	3.45	Green Belt Preferred Minerals and Waste area
0200	Horton	Horton and Wraybury	Land off Layburn Crescent, Horton (Land At Queen Mother Reservoir And Brands Hill Majors Farm Road Datchet)	Housing	Greenfield Green Belt	Promoted in 2010	0.69	Green Belt Insufficient delivery information
0011	Hurley	Hurley and Walthams	Horizon Honey Lane Hurley Maidenhead	Employment	Greenfield Green Belt	Call for Sites 2015	7.50	Green Belt Poorly related to the built up area
0013a	Hurley	Hurley and Walthams	Berkshire College of Agriculture - Part A	Housing	Greenfield Green Belt	Call for Sites 2015	18.28	Green Belt Ancient Woodland Poorly related to the built up area
0013b	Hurley	Hurley and Walthams	Berkshire College of Agriculture - Zone B	Housing	Greenfield Green Belt	Call for Sites 2015	16.76	Green Belt Ancient Woodland Poorly related to the built up area
0018	Hurley	Hurley and Walthams	Flics Cafe yard and Wingroves nursery, Bath Road, Knowl Hill, Reading	Housing	Greenfield Green Belt	Call for Sites 2015	2.96	Green Belt
0019	Hurley	Hurley and Walthams	Land adjacent to Keeleys Transport, Bath Road, Knowl Hill, Reading	Housing	Brownfield Green Belt	Call for Sites 2015	0.74	Green Belt Entire site is common land
0029b	Maidenhead	Maidenhead Riverside	Former Stiefel Laboratories (Ireland) Ltd Whitebrook Park 68 Lower Cookham Road Maidenhead	Housing	Urban Employment	Call for Sites 2015 Planning Application	1.55	Located in designated employment site which is proposed to be retained
0061	Maidenhead	Cox Green	McGraw-Hill House Shoppenhangers Road Maidenhead SL6 2RB	Housing	Urban Brownfield	Planning Application	1.74	Located in designated employment site which is proposed to be retained. Recent application permitted for refurbishment of offices
0081	Maidenhead	Oldfield	Police Station and Law Courts, Bridge Road, Maidenhead	Housing	Urban Brownfield	Previous SHLAA	1.21	Insufficient delivery information
0101	Maidenhead	Maidenhead Riverside	Area west of Sheephouse Road, Maidenhead	Housing	Greenfield Green Belt	BLP First Preferred Options	2.01	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Insufficient delivery information
0108b	Maidenhead	Furze Platt	Clean Linen, Furze Platt, Maidenhead	Housing	Urban Employment	Promoted in 2016	0.75	Located in designated employment site which is proposed to be retained
0118	Maidenhead	Belmont	Clivemont House (Spectrum House), Clivemont Road, Maidenhead	Housing	Brownfield Employment	Call for Sites 2015	0.41	Located in designated employment site which is proposed to be retained
0121a	Maidenhead	Cox Green	Land to the West Cannon Lane, Maidenhead	Housing	Greenfield Green Belt	Previous SHLAA	7.80	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0123c	Maidenhead	Cox Green	Land south of Ockwells Road, Maidenhead	Housing	Greenfield Green Belt	Call for Sites 2015	35.99	Green Belt

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0123d	Maidenhead	Cox Green	Lillibrooke Estate Area B, north of M4	Housing	Greenfield Green Belt	Promoted in 2012		Green Belt Insufficient delivery information Poorly related to the built up area
0311c	Maidenhead	Cox Green	Firtree Farm, Ockwells Road, Maidenhead	Housing	Greenfield Green Belt	Call for Sites 2015	14.40	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0315a	Maidenhead	Oldfield	Town Hall, St Ives Road, Maidenhead, SL6 1RF	Housing	Brownfield Urban	Response to BLP First Preferred Options consultation	0.70	Insufficient delivery information
0315d	Maidenhead	Oldfield	Maidenhead United Football Club, York Road, Maidenhead	Housing	Brownfield Urban	Promoted by third party	1.02	Insufficient delivery information
0317	Maidenhead	Oldfield	Sewage works and allotment gardens, south of Stafferton Way and west of Green Lane, Maidenhead	Housing	Brownfield Green Belt	BLP First Preferred Options	9.20	Insufficient delivery information
0398	Maidenhead	Maidenhead Riverside	Maidenhead Sailing Club, Summerleaze Road, Maidenhead	Not promoted	Greenfield Green Belt	Edge of Settlement Analysis 2016	1.33	Insufficient delivery information Green Belt
0405	Maidenhead	Cox Green	Land adjacent to Ockwells Manor, Ockwells Road	Housing	Greenfield Green Belt	Previous SHLAA	9.00	Ockwells Covenant prevents development
0167	Old Windsor	Old Windsor	Mezel Hill Yard Windsor Great Park Windsor	Housing	Brownfield Green Belt	Call for Sites 2015	1.08	Windsor Great Park
0168a	Old Windsor	Old Windsor	Land off Burfield Road, Old Windsor - option 1	Housing	Greenfield Green Belt	Call for Sites 2015	2.31	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0168b	Old Windsor	Old Windsor	Land off Burfield Road, Old Windsor - option 2	Housing	Greenfield Green Belt	Call for Sites 2015	6.27	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0169	Old Windsor	Old Windsor	Crimp Hill, Old Windsor (South)	Housing	Greenfield Green Belt	Call for Sites 2015	1.38	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0170	Old Windsor	Old Windsor	Crimp Hill, Old Windsor (North)	Housing	Greenfield Green Belt	Call for Sites 2015	3.13	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0171a	Old Windsor	Old Windsor	Land at Clayhall Lane, Old Windsor	Housing and community facility	Greenfield Green Belt	Call for Sites 2015	10.97	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0172	Old Windsor	Old Windsor	Manor Farm, Old Windsor	Housing	Greenfield Green Belt	Call for Sites 2015	0.30	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.

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0175	Old Windsor	Old Windsor	Priory Stables Sites B, Old Windsor	Housing	Greenfield Green Belt	Call for Sites 2015	6.89	Green Belt Heritage
0176	Old Windsor	Old Windsor	Priory Stables Site A, Old Windsor	Housing	Greenfield Green Belt	Call for Sites 2015	0.83	Green Belt Heritage
0403	Old Windsor	Old Windsor	Land Adj Newtonside Orchard, Burfield Road, Old Windsor, Windsor	Gypsy and traveller pitches	Greenfield Green Belt	Call for Sites 2015	0.28	Green Belt
0149	Sunningdale	Sunningdale	The Post Box Field, Earleywood Farm, Bagshot Road, South Ascot	Housing	Greenfield Green Belt	Previous SHLAA	0.45	Green Belt Insufficient delivery information
0150	Sunningdale	Sunningdale	Kings Beeches Devenish Road Sunningdale Ascot	Housing	Greenfield Green Belt	Call for Sites 2015	17.89	Green Belt Local Wildlife Site Ancient Woodland
0155	Sunningdale	Sunningdale	3 Cedars, Silwood Road, Sunningdale	Housing	Greenfield Green Belt	Previous SHLAA	0.56	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Access
0158	Sunningdale	Sunningdale	Station Parade, London Road, Sunningdale	Housing	Urban Brownfield	Promoted in 2009	0.26	Insufficient delivery information Multiple leaseholders
0161c	Sunningdale	Sunningdale	Land at Broomhall Lane, Sunningdale	Housing	Greenfield Green Belt	Call for Sites 2015	3.65	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis Access
0162b	Sunningdale	Sunningdale	London Road Car Park and Land north of London Road, Sunningdale	Housing, retail, medical centre, car parking	Greenfield Green Belt	Call for Sites 2015	26.56	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis Access
0165	Sunningdale	Sunningdale	Land at Sacred Heart College, Sunningdale	Housing	Greenfield Green Belt	Contact with owner	0.26	Green Belt
0166	Sunningdale	Sunningdale	Brackenber Lodge London Road Sunningdale	Housing	Greenfield Green Belt	Promoted in 2009	3.74	Green Belt
0402	Sunningdale	Sunningdale	Sacred Heart Church, London Road, Sunningdale	Not promoted	Greenfield Green Belt	Edge of Settlement Analysis 2016	2.28	Green Belt
0422	Sunningdale	Sunningdale	Rear of Lynwood Crescent, Sunningdale	Housing	Greenfield Green Belt	Promoted in 2009	1.92	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis Access
0441	Sunningdale	Sunningdale	Broadlands Farm and Broadlands Farm Cottage, Bagshot Road, Ascot	Housing	Green Belt Residential	Promoted in 2016	1.10	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis Access

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00132	Sunninghill and Ascot	Ascot and Cheapside	Site at London Rd, Ascot / House in the Wood, London Road, Ascot	Housing	Greenfield Green Belt	Previous SHLAA	2.67	Green Belt Insufficient delivery information
0042a	Sunninghill and Ascot	Ascot and Cheapside	Car parks 2 and 3 and Surrounding Land and Buildings North of Railway Line and South of Ascot Racecourse	Housing and employment	Greenfield Green Belt	Call for Sites 2015	0.00	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Access
0127	Sunninghill and Ascot	Ascot and Cheapside	Land at Oakfield Farm, Ascot	Housing	Greenfield Green Belt	Call for Sites 2015 Planning Application	2.12	Green Belt Local Wildlife Site, recent planning application refused Currently in use as waste transfer site
0137	Sunninghill and Ascot	Sunninghill and South Ascot	The Pavilion London Road Sunninghill Ascot SL5 0PH	Housing	Greenfield Green Belt	Call for Sites 2015	0.75	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Access
0139	Sunninghill and Ascot	Sunninghill and South Ascot	Site at Larch Avenue, Sunninghill (Land Rear of Cary Cottage London Road)	Housing	Greenfield Green Belt	Call for Sites 2015	0.96	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes.
0148	Sunninghill and Ascot	Sunninghill and South Ascot	Maryland, Horse Gate Ride, South Ascot	Housing	Greenfield Green Belt	Previous SHLAA	0.61	Landowner confirmed not available
0440	Sunninghill and Ascot	Sunninghill and South Ascot	Land north of Coronation House, Knights Wood and Montagne, Coronation Road, Ascot	Not stated	Green Belt Residential	Promoted in 2016	0.99	Green Belt Flood Risk Protected trees and ancient woodland Insufficient delivery information
0021	Waltham St Lawrence	Hurley and Walthams	Land to North of Milley Road Land At The South of Burdons Farm And North of Milley Road Waltham St Lawrence Reading	Housing	Greenfield Green Belt	Call for Sites 2015	3.35	Green Belt Insufficient delivery information
0026	Waltham St Lawrence	Hurley and Walthams	Shurlock Row Garages and Ashdown, Shurlock Row	Housing	Greenfield Green Belt	Call for Sites 2015	0.87	Green Belt Impact on Listed buildings
0012	White Waltham	Hurley and Walthams	Bury Court Farm, Waltham Road, White Waltham	Housing	Greenfield Green Belt	Previous SHLAA	0.38	Green Belt Impact on Listed buildings and Conservation Area
0028	White Waltham	Hurley and Walthams	Land South of 4 Butchers Lane White Waltham Maidenhead	Housing	Greenfield Green Belt	Call for Sites 2015	0.62	Green Belt
0033	White Waltham	Hurley and Walthams	White Waltham Airfield, Waltham Road, Maidenhead	Housing	Greenfield Green Belt	Previous SHLAA	34.11	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0033c	White Waltham	Hurley and Walthams	Expansion of Maidenhead Business Park on White Waltham Airfield	Employment	Greenfield Green Belt	Previous SHLAA	2.51	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.

HELAA ID	Parish	Ward	Address	Proposed Use	Site Type	Site Source	Area (Ha)	Deliverability Comments/Reason for Exclusion
0034d	White Waltham	Hurley and Walthams	Land east of Grove Park Estate, White Waltham	Housing	Greenfield Green Belt	Promoted in 2009	2.51	Green Belt. Forms part of a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
0079	White Waltham	Hurley and Walthams	Land r/o Brook House, Paley Street	Housing	Greenfield Green Belt	Call for Sites 2015	0.26	Green Belt Poorly related to the built up area
0302	White Waltham	Hurley and Walthams	Land at the corner of Burchetts Green Lane and the A4, Littlewick Green (Land North of A4 And To The East of Burchetts Green Lane Bath Road Littlewick Green)	Housing	Greenfield Green Belt	Promoted in 2010	1.57	Green Belt Access
0306	White Waltham	Hurley and Walthams	Land East of Cherry Garden Lane Littlewick Green Maidenhead	Housing	Greenfield Green Belt	Call for Sites 2015	6.99	Green Belt Poorly related to the built up area
0308	White Waltham	Hurley and Walthams	Highcroft And Lantivet And Woodbury And Mallia, Cannon Lane, Maidenhead	Housing	Brownfield Urban	Planning Application	0.31	Permission for replacement unit indicates the site is unlikely to come forward at this time
0217	Windsor	Park	Queen Anne's Gate / Arklow Cottage, King's Road, Windsor	Housing	Brownfield Urban	Previous SHLAA	0.93	Impact on Listed buildings and Historic Parks and Gardens
0051	Windsor	Castle Without	Windsor Link Railway - Area C	Windsor Link Railway	Brownfield Urban	Call for Sites 2015	1.40	Insufficient delivery information regarding heritage impact. Not promoted by landowner so availability uncertain
0053d	Windsor	Castle Without	Windsor Link Railway - Area A (Vansittart Industrial Estate)	Windsor Link Railway	Brownfield Employment	Call for Sites 2015		Located in designated employment site which is proposed to be retained Insufficient delivery information
0057	Windsor	Castle Without	69 Alma Road Windsor	Employment	Brownfield Urban	Call for Sites 2015	0.37	Not developable. The site has been promoted for an uplift in office floorspace by 2,000sqm. In January 2017 the entire office was let, and the expansion is currently considered unlikely.
0058b	Windsor	Clewer North	Land north of Centrica, Millstream, Windsor	Employment	Greenfield Green Belt	Promoted in 2013	2.34	Insufficient delivery information Green Belt
0203b	Windsor	Castle Without	Windsor Link Railway - Area D	Windsor Link Railway	Brownfield Urban	Promoted in 2015	0.41	Insufficient delivery information regarding heritage impact. Not promoted by landowner so availability uncertain
0211	Windsor	Castle Without	Windsor Link Railway : Area B	Windsor Link Railway	Brownfield Urban	Promoted in 2015	2.35	Insufficient delivery information regarding heritage impact. Not promoted by landowner so availability uncertain
0215	Windsor	Castle Without	The Princess Margaret Hospital Osborne Road Windsor Berkshire	Housing	Brownfield Urban	KCC	1.19	Insufficient delivery information regarding heritage impact. Not promoted by landowner so availability uncertain
0408	Windsor	Castle Without	Post Office, Peascod Street, Windsor	Housing	Brownfield Urban	Call for Sites 2015	0.26	Confirmed as not being available
0059	Windsor	Clewer South	Fairacres Industrial Estate, Windsor	Housing	Brownfield Employment	Promoted by third part as part of BLP First Preferred Options consultation	2.52	Located in designated employment site which is proposed to be retained Insufficient delivery information

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0178	Wraysbury	Horton and Wraysbury	Area south of The Drive, Wraysbury	Housing	Greenfield Green Belt	Call for Sites 2015	6.41	Green Belt. Forms part of a parcel assessed as making a lower or moderate contribution to all the Green Belt Purposes in the Edge of Settlement Analysis. Flooding Access
0179	Wraysbury	Horton and Wraysbury	Area south of Old Ferry Drive, Wraysbury	Housing	Greenfield Green Belt	Promoted in 2009	2.43	Green Belt. Forms part of a parcel assessed as making a lower or moderate contribution to all the Green Belt Purposes in the Edge of Settlement Analysis. Flooding Access
0188	Wraysbury	Horton and Wraysbury	Station Yard, Wraysbury Station (The Oil Depot Station Road Wraysbury)	Housing	Brownfield Green Belt	Promoted by third party	0.93	Insufficient delivery information Green Belt
0190	Wraysbury	Horton and Wraysbury	Hythe End Farm Development Site (Land At Feathers Lane And Hythe End Road Wraysbury)	Housing	Greenfield Green Belt	Call for Sites 2015	14.23	Green Belt Flooding
0193	Wraysbury	Horton and Wraysbury	Land at Wraysbury Hall (Wraysbury Hall And Land Adjacent To The North Ferry Lane Wraysbury Staines)	Housing	Greenfield Green Belt	Call for Sites 2015	1.42	Green Belt Flooding

# Employment Sites





HELAA ID	Parish	Ward	Address	Data Source	Current use	Area (Ha)	B1a	B1b	B2	B8	Deliverability Conclusion/Comments	Anticipated delivery period												
												0-5				6-10				11+				
												B1a	B1b/c	B2	B8	B1a	B1b/c	B2	B8	B1a	B1b/c	B2	B8	
0037	Sunninghill and Ascot	Ascot and Cheapside	Land at ICL Silwood Campus - Zone C Imperial College Silwood Park Buckhurst Road Ascot	Call for Sites 2015	Research facilities and student accommodation	7.56					Potentially developable. Possible amount of floorspace loss is unclear, with part of the site being retained for research facilities and associated uses.													
0038	Sunninghill and Ascot	Ascot and Cheapside	Ashurst Manor Ashurst Park Church Lane Ascot	Call for Sites 2015	Offices	2.12	-2596				Potentially developable - other. Residential development would result in the loss of all the employment floorspace.					-2596								
0034f	White Waltham	Hurley and Walthams	Land at Grove Business Park, White Waltham	Call for Sites 2015	Business park	4.9	-3000		-500		Potentially developable - other. This assumes that the recently development employment floorspace adjacent to the highway would remain, with lower density uses in central and north parts of the site redeveloped.	-3000		-500										
0054	Windsor	Castle Without	Crown House and 1-4 Charriott Place and Assurant House, Victoria Street, Windsor	Promoted in 2013	Office buildings	0.29	1465				Potentially developable. Possible amount of floorspace loss unclear if redeveloped for residential. Could also be redeveloped for additional office space, but residential would be more achievable.											1465		
0221	Windsor	Clewer North	Shirley Avenue, Windsor	Planning Application	Industrial/commercial	1.01					Potentially developable. The site is located in a designated employment area, which may reduce in size due to a number of permissions for alternative uses. Existing employment uses could be accommodate or reprovisioned on site, or lost as part of complete redevelopment.													
0187a	Waysbury	Horton and Wraysbury	Tithe Farm Tithe Lane Wraysbury Staines	Call for Sites 2015	Mix of warehousing employment and residential	0.68			-250		Potentially developable. Possible amount of floorspace loss unclear.						-250							

### H.3 Sites in employment where no change in employment floorspace has been proposed.

HELAA ID	Parish	Ward	Address	Area (Ha)	Deliverability comments
0060	Bray	Bray	Prior's Way Industrial Estate, Maidenhead	3.78	Site in ongoing employment use
0048	Datchet	Datchet	Manor House Lane Employment Estate, Datchet	0.56	Site in ongoing employment use
0011	Hurley	Hurley and Walthams	Horizon Honey Lane Hurley Maidenhead	7.5	Site in ongoing employment use
0029d	Maidenhead	Maidenhead Riverside	Whitebrook Park, Maidenhead	4.19	Site in ongoing employment use. Extant permission for office development on eastern section, which has also been promoted for housing.
0061	Maidenhead	Cox Green	McGraw-Hill House Shoppenhangers Road Maidenhead	1.74	Site has been promoted for housing, but is considered more suitable for employment use
0062	Maidenhead	Oldfield	Norreys Drive B: Voyager Place Shoppenhangers Road Maidenhead	1.66	Site in ongoing employment use
0063	Maidenhead	Oldfield	Norreys Drive A: Norreys Drive Maidenhead Berkshire	6.37	Site in ongoing employment use
0065	Maidenhead	Oldfield	Vanwall Business Park, Maidenhead	13.56	Site in ongoing employment use
0067	Maidenhead	Cox Green	Woodlands Business Park, Maidenhead	0.66	Site in ongoing employment use. Southern section has extant permission for housing development
0068	Maidenhead	Cox Green	Foundation Park Roxborough Way Maidenhead	5.13	Site in ongoing employment use.
0108c	Maidenhead	Furze Platt	Furze Platt Industrial Area, Maidenhead	6.1	Site in ongoing employment use. Western section has been promoted for residential development (HELAA ID 0108b)
0119	Maidenhead	Belmont	Cordwallis Industrial Area, Maidenhead	9.44	Site in ongoing employment use. Small eastern section has been promoted for residential development (HELAA ID 0118)
0318	Maidenhead	Oldfield	Howarth Road, Stafferton Way, Maidenhead	2.31	Site in ongoing employment use

HELAA ID	Parish	Ward	Address	Area (Ha)	Deliverability comments
0039	Sunninghill and Ascot	Ascot and Cheapside	Queens Road Industrial Estate, Sunninghill	0.45	Site in ongoing employment use
0041	Sunninghill and Ascot	Ascot and Cheapside	Ascot Business Park, Ascot	3.9	Site in ongoing employment use
0032	White Waltham	Hurley and Walthams	Maidenhead Office Park	15.25	Site in ongoing employment use
0052b	Windsor	Castle Without	Windsor Dials, Windsor	1.00	Site in ongoing employment use
0053e	Windsor	Castle Without	Vansittart Road Industrial Estate, Windsor	2.11	Site in ongoing employment use
0057	Windsor	Castle Without	Alma Road, Windsor	1.84	Commitment for large office development
0058c	Windsor	Clewer North	Centrica, Millstream, Windsor	2.97	Site in ongoing employment use
0059	Windsor	Clewer South	Fairacres Industrial Area, Windsor	2.53	Site in ongoing employment use

# Retail Sites

## I.1 Sites promoted for retail use.

HELAA ID	Parish	Ward	Address	Site Type	Site Source	Area (Ha)	A1	A2	A3	A4	A5	Deliverability Conclusion/Comments	Anticipated delivery (years)		
													0-5	6-10	11+
0090	Maidenhead	Oldfield	Maidenhead Golf Course, Shoppenhangers Road, Maidenhead	Greenfield Green Belt	Call for Sites 2016	53.18	850					Potentially developable. Given the scale of the proposed development a Local Centre, consisting of small retail units and community facilities may be provided on site.			850
0315c	Maidenhead	Oldfield	York Road, Maidenhead	Urban brownfield	Call for Sites 2015	2.68	1900					Developable as part of a mixed use scheme, including employment, leisure and residential development. Retail uses are anticipated on the ground floor.		1900	
0412	Maidenhead	Oldfield	Maidenhead Retail Park, Stafferton Way, Maidenhead	Urban brownfield	Promoted in 2016	18.86						Potentially developable. The site is understood to be unavailable until almost the end of the plan period due to existing leases. It is unclear whether the existing retail floorspace would be lost or reprovided.			
1673	Old Windsor	Old Windsor	Straight Works, Straight Road, Old Windsor	Urban brownfield	Call for Sites 2015	0.55						Promoted for retail and residential uses. Site assessed as being more suitable for residential use.			
0162a	Sunningdale	Sunningdale	Sunningdale Broomhall Centre, Sunningdale	Urban brownfield	Call for Sites 2015	1.41						Developable as part of a mixed use scheme including car parking and residential development. Assuming no net loss of floorspace.			
0042	Sunninghill and Ascot	Ascot and Cheapside	Ascot Racecourse - Car Park 6 and Kilfane	Urban greenfield	Call for Sites 2015	3.74	1440					Potentially developable. Anticipated to form part of the 'Ascot Village' area set out in the Ascot, Sunninghill and Sunningdale Neighbourhood Plan. Development could include retail or other commercial development.			1440
0417	Windsor	Castle Without	Minton Place Victoria Street Windsor	Urban brownfield	Call for Sites 2015	0.53						Developable as part of a mixed use scheme, including employment and residential development. Retail uses are anticipated on the ground floor. Assuming no net loss of floorspace.			

# Other Sites

J

## J.1 Sites promoted for uses that other than housing, employment or retail

HELAA ID	Parish	Ward	Address	Site Type	Proposed use	Site Source	Area (HA)	Deliverability Conclusion/Comments
0001b	Bisham	Bisham and Cookham	Stubbings Farm Burchetts Green Lane Burchetts Green Maidenhead	Greenfield Green Belt	School or community use	Call for Sites 2015	9.31	Not developable due to impact on Green Belt
0247	Bray	Bray	Water Oakley Farm (Land To The North of Longlea Fifield Road Fifield Maidenhead)	Greenfield Green Belt	Minerals extraction	Call for Sites 2015	57.51	Outside the scope of the HELAA
0031d	Cookham	Bisham and Cookham	Land north of Lower Mount Farm Long Lane Cookham Maidenhead	Greenfield Green Belt	Community building and doctor's surgery	Call for Sites 2015	8.78	Potentially developable. The site has been promoted for residential use, with the option of a community building, which may include a doctor's surgery.
0045	Datchet	Datchet	Land at Riding Court Road and London Road, Datchet	Greenfield Green Belt	Education	Call for Sites 2015	3.92	Potentially developable. The site has been promoted for residential and employment use in addition to education. Residential and employment uses are considered to be more suitable.
0046	Datchet	Datchet	Land north and east of Churchmead Secondary School, Priory Road, Datchet	Greenfield Green Belt	Community/education use	Call for Sites 2015	11.71	Potentially developable. The proposed residential and commercial development may include educational and/or community facilities adjacent to Churchmead School
0090	Maidenhead	Oldfield	Maidenhead Golf Course, Shoppenhangers Road, Maidenhead	Greenfield Green Belt	Multi functional community hub	Call for Sites 2015	53.18	Potentially developable. Given the scale of the proposed development a Local Centre, consisting of small retail units and community facilities may be provided on site.
0090	Maidenhead	Oldfield	Maidenhead Golf Course, Shoppenhangers Road, Maidenhead	Greenfield Green Belt	Education	Call for Sites 2015	53.18	Potentially developable. Given the scale of the proposed development primary and secondary education facilities are anticipated on site.
0099	Maidenhead	Maidenhead Riverside	Little Farm Nursery, Maidenhead	Greenfield Green Belt	Indoor and outdoor recreation use	BLP First Preferred Options	3.68	Not developable due to impact on Green Belt
0399a	Maidenhead	Oldfield	Golf Range, Maidenhead Golf Range, Braywick Road, Maidenhead	Greenfield Green Belt	Leisure centre	RBWM Property services	5.02	Potentially developable. The site is located in the Green Belt, and has been promoted for a new leisure centre based on the relocation of the Magnet Leisure Centre.
0435	Maidenhead	Oldfield	West Street Opportunity Area, Maidenhead	Brownfield Urban	Community building	Call for Sites 2015 Maidenhead Town Centre AAP West Street SPD	1.14	The western section (surface car park) is anticipated to come forward before central sections of the site constrained by the BT telephone exchange. Anticipated to form a mixed use scheme. Development anticipated from 2021/22 onwards.
0150	Sunningdale	Sunningdale	Kings Beeches Devenish Road Sunningdale Ascot	Greenfield Green Belt	Primary school	Call for Sites 2015	17.89	Potentially developable. The site is constrained by large TPO areas, and a Local Wildlife Site.
0159	Sunningdale	Sunningdale	Sunningdale Station Car Park, Sunningdale	Brownfield Urban	Additional deck on surface car park	Promoted by a third party in Call for Sites 2015	0.41	Potentially developable. The site has been identified as a suitable location for development, but its availability remains unknown
0160	Sunningdale	Sunningdale	Waitrose Car Park, Sunningdale	Brownfield Urban	Additional deck on surface car park	Promoted by a third party in Call for Sites 2015	0.4	Potentially developable. The site has been identified as a suitable location for development, but its availability remains unknown
0042	Sunninghill and Ascot	Ascot and Cheapside	Ascot Racecourse - Car Park 6 and Kilfane	Urban greenfield	Community centre	Call for Sites 2015	3.74	Potentially developable. Anticipated to form part of the 'Ascot Village' area set out in the Ascot, Sunninghill and Sunningdale Neighbourhood Plan. Development anticipated in addition to residential, and retail or other commercial development.

HELAA ID	Parish	Ward	Address	Site Type	Proposed use	Site Source	Area (HA)	Deliverability Conclusion/Comments
0042d	Sunninghill and Ascot	Ascot and Cheapside	Ascot Racecourse High Street Ascot	Greenfield Green Belt	Leisure	Call for Sites 2015	109.25	Potentially developable. The site has been promoted for a number of leisure related uses and parts of the site are previously developed. The site is constrained by the Green Belt
0127	Sunninghill and Ascot	Ascot and Cheapside	Land at Oakfield Farm, Ascot	Greenfield Green Belt	Waste	Call for Sites 2015	2.12	Potentially developable for use as a waste site. The site is located in the Green Belt, and is considered to be more suitable as a waste site than housing
0142	Sunninghill and Ascot	Sunninghill and South Ascot	National Grid Gasholder Site, Bridge Road, Sunninghill	Urban brownfield	Education	Promoted by a third party in Call for Sites 2015	2.47	Not developable. Site has been assessed as being more suited for residential development
0042d	Sunninghill and Ascot	Ascot and Cheapside	Pavilion Building, Ascot Racecourse, High Street, Ascot	Urban brownfield	Hotel	Ascot, Sunninghill and Sunningdale Neighbourhood Plan	0.19	Under 0.25Ha and lack of deliverability information

# Small Sites

**Small Sites Analysis**  
**Draft Borough Local Plan**  
**2016**



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## 1 INTRODUCTION

- 1.0.1** This paper has been produced to assess the contribution that housing developments on small sites, defined as sites under 0.25 hectares, have made in the past to housing delivery in the Royal Borough of Windsor and Maidenhead, and uses these findings to assess the likely contribution that development on such sites could be expected to make in the future.
- 1.0.2** The findings are used in the Housing and Economic Land Availability Assessment (HELAA) process to estimate the amount of land that could potentially be available to deliver housing. The SHLAA process specifically identifies and calculates the potential contribution of larger sites. Due to the complexity and related resource implications of identifying small sites, an analysis of historical trend data is considered to be a more reliable and proportionate source of evidence for this particular element of housing supply.

## 2 COMPLETIONS

### 2.0 Total Completions

- 2.0.1** Housing monitoring shows that over the period 2006/07 to 2015/16 there were 3,669 completions in the borough, an average of 367 per annum. Of this 1,394 were completions on small sites, an average of 139 per annum. This equates to 38% of all completions over this 10 year period.
- 2.0.2** The nature of small sites is that they can come forward at any time. The variation in the number of completions shows that completions from small sites varied less than large sites. This is illustrated by a standard deviation of completions per annum of 55 for small sites compared to 112 for large sites.
- 2.0.3** While completions on small sites appear to have been affected by the economic downturn experienced since 2008, this element of housing supply has been proportionally less affected than other elements.

Completions 2006/07 to 2015/16											
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Mean
Sites >= 0.25ha	201	202	343	228	107	62	143	226	348	414	227
Sites < 0.25ha	158	246	131	123	83	115	50	134	166	188	139
Total	359	448	474	351	190	177	193	360	514	602	367

Table 1 Total Completions 2006/07 to 2015/16

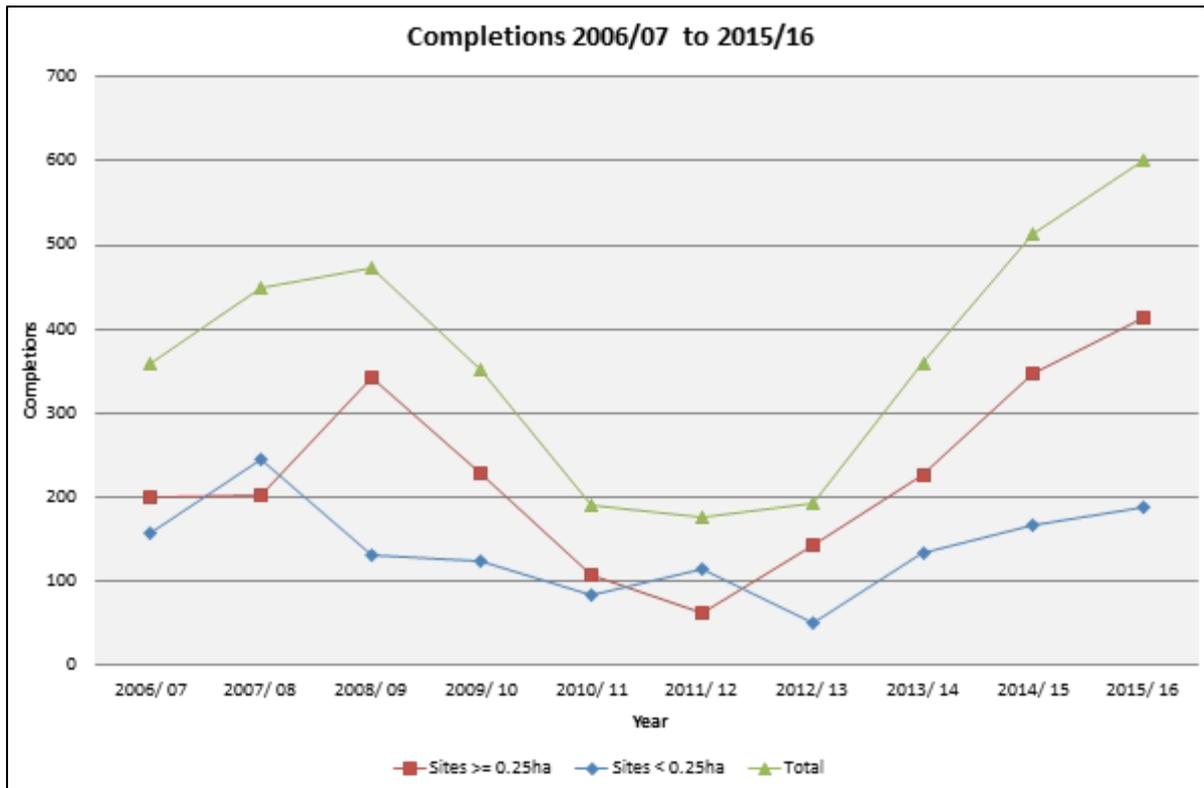


Figure 1 Completions 2006/07 to 2015/16

## 2.1 Completions by area

2.1.1 This section looks at where completions on small sites have occurred in the past.

### Urban / Rural Split

2.1.2 Of the 1,394 completions on small sites that occurred in the period 2006/07 to 2015/16, 94% occurred within settlements excluded from the Green Belt. Given that most forms of residential development in the Green Belt constitutes inappropriate development in the Green Belt and its extent within the borough, this split is to be expected.

Small Site Completions by Urban / Rural Split										
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Urban	150	242	126	113	80	90	43	116	157	187
Rural	8	4	5	10	3	25	7	18	9	1
Total	158	246	131	123	83	115	50	134	166	188

Table 2 Small Site Completions by Urban / Rural Split

## Parish / Non-Parish

**2.1.3** 44% of completions on small sites occurred in Maidenhead and Cox Green, 34% Windsor and 7% in Ascot, Sunninghill and Sunningdale. The remaining 15% was spread across other parts of the borough. This variation in distribution reflects those places excluded from the Green Belt and not constrained by flood risk and the general availability of previously developed land. Completions on small sites in the Ascot, Sunninghill and Sunningdale area will also have been affected by the comparably larger plot size found in this part of the borough (the curtilage of many dwellings exceeds 0.25ha) and the restraining impact of the Thames Basin Heaths Special Protection Area<sup>1</sup>.

Small Site Completions by Area										
Parish	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Bisham	-1	0	-4	1	1	-1	-1	3	-1	2
Bray	8	2	1	4	1	10	7	8	-1	-2
Cookham	1	23	11	-1	6	12	-1	4	1	11
Cox Green	6	5	10	1	0	-1	5	-1	2	0
Datchet	1	-1	1	1	1	0	0	-2	4	1
Eton	0	2	1	0	0	10	5	16	-6	9
Horton	-1	2	-1	0	5	1	0	0	0	1
Hurley	0	2	0	2	0	0	-2	-2	9	0
Maidenhead	87	128	56	47	31	18	7	38	104	74
Old Windsor	0	-2	12	2	-26	15	1	3	0	-4
Shottesbrooke	0	0	1	0	1	0	-1	1	0	0
Sunningdale	9	4	1	6	-4	-1	-23	18	-4	3
Sunninghill & Ascot	17	11	2	13	1	10	-10	16	8	14
Waltham St Lawrence	0	1	1	1	0	3	5	1	2	4
White Waltham	2	1	1	0	-1	0	3	1	0	1
Windsor	29	63	40	41	66	33	54	30	53	68
Wraysbury	0	5	-2	5	1	6	1	0	-5	6

**Table 3 Small Site Completions by Area**

<sup>1</sup> The Thames Basin Heaths was designated as a Special Protection Area in March 2005 under the EC Directives 79/409/EEC and 92/43/EEC. The designation protects a network of important bird conservation sites across Europe and in particular protects populations of Dartford warbler, nightjar and woodlark. Special Protection Areas are protected in UK law by The Conservation of Habitats and Species Regulations 2010. Concerns over the recreational impacts to the heaths have restricted development opportunities within 5km of the SPA.

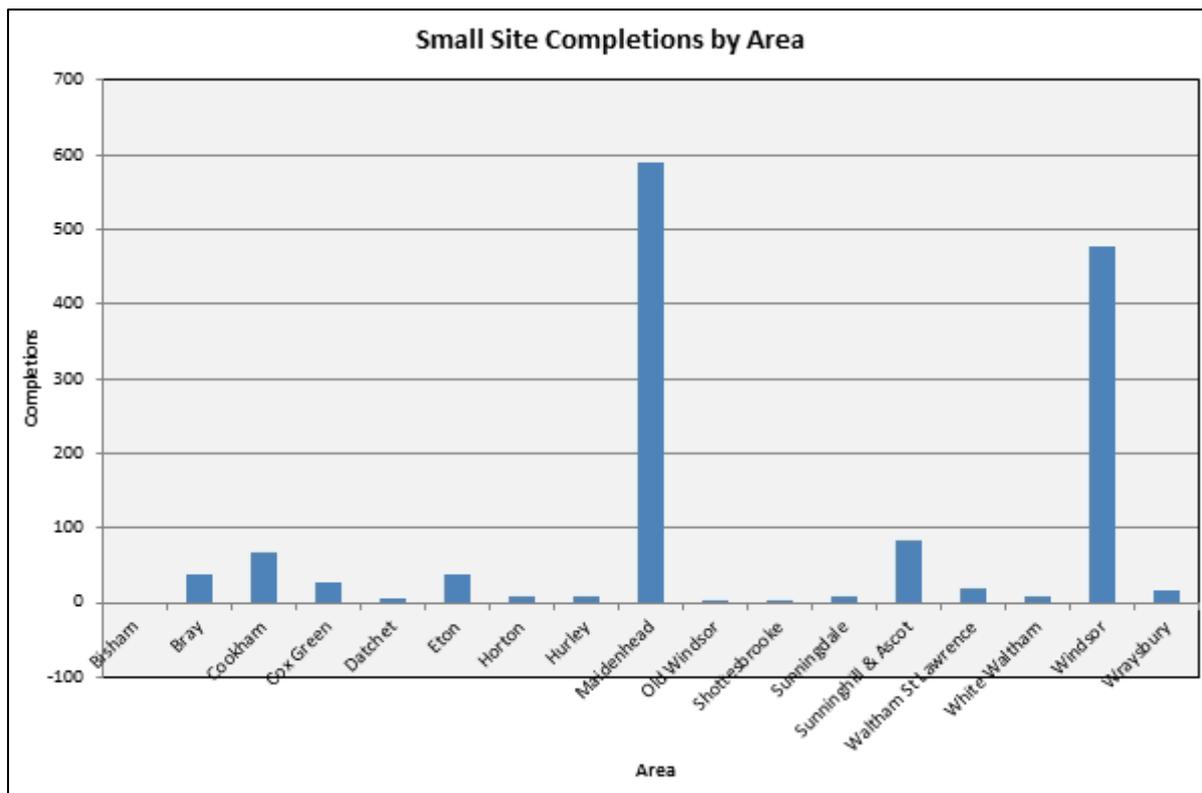


Figure 2 Small Site Completions by Area

### Completion Hot-Spots

**2.1.4** Analysis of hot-spots within the Maidenhead and Windsor areas shows there is a clear effect of town centres with both areas having a higher rate of delivery in the wards covering and in proximity to the town centre compared with more suburban locations. This variation reflects the distribution of commercial premises. The distribution across suburban locations shows no distinct pattern with small sites delivering housing across both older and newer areas.

**2.1.5** There appears to be no discernible trend in the level of completions from one year to the next. In some years there was a net loss, where demolition occurred in one year, then where development of the site has stalled, or where the site was developed in the following year.

Small Site Completions in Maidenhead										
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Belmont	10	35	-1	0	4	3	-6	5	17	36
Boyn Hill	3	1	3	0	2	-1	1	1	16	-1
Cox Green	6	5	10	1	0	-1	5	-1	2	0
Furze Platt	2	-2	6	0	0	-1	-1	17	0	2

Maidenhead Riverside	10	19	24	7	2	0	1	-3	20	2
Oldfield	59	71	9	28	14	8	8	19	48	35
Pinkneys Green	3	4	15	12	9	9	4	-1	3	0

Table 4 Small Site Completions in Maidenhead

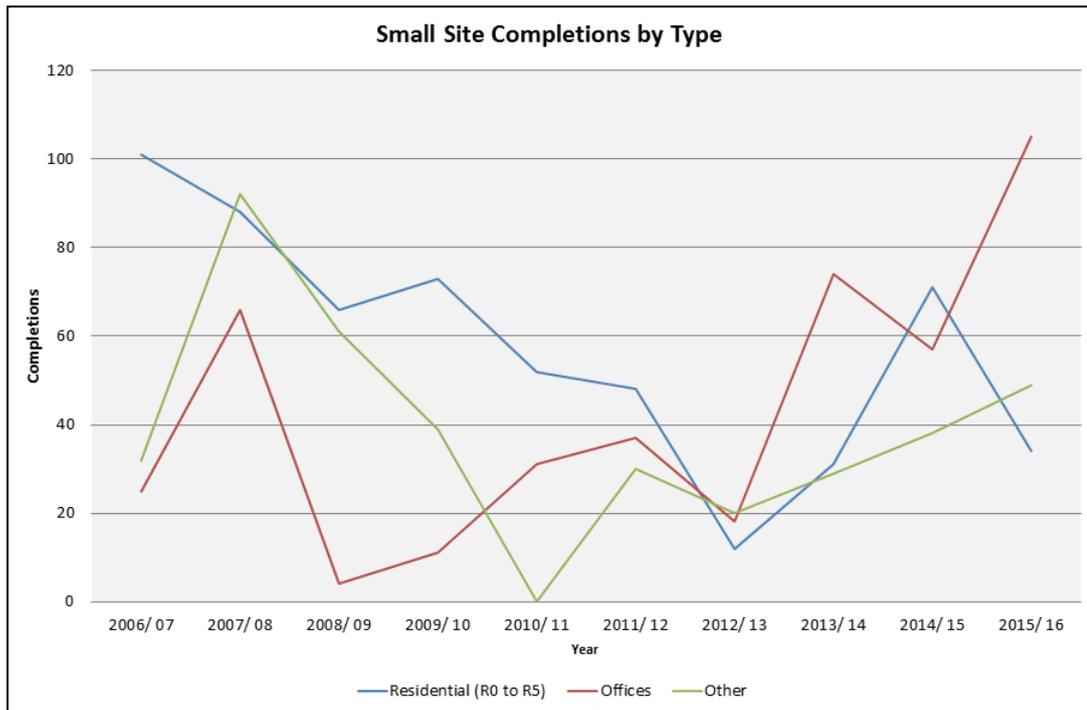
Small Site Completions in Windsor										
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Castle Without	17	46	4	26	23	29	26	31	38	60
Clewer East	-2	7	13	7	4	2	3	0	16	1
Clewer North	1	5	11	9	1	1	17	-2	1	3
Clewer South	0	3	0	1	18	0	0	1	0	3
Eton & Castle	0	0	-2	0	16	1	0	0	0	0
Park	13	2	14	-2	4	0	8	0	-2	1

Table 5 Small Site Completions in Windsor

## 2.2 Completions by type

**2.2.1** This section reviews the type of land use where completions on small sites have occurred in the past. The main observation is that the majority of completions on small site have occurred on land where the previous use was residential (41%). Completions on land which was commercial premises was also significant, particularly offices (31%). Notwithstanding this, it is clear that past completions have occurred on land previously used for a wide variety of uses.

**2.2.2** The demolition and redevelopment of existing residential properties and development on residential gardens were the two land uses on which completions occurred. These provided completions consistently across the research period. 14% of completions within the residential classifications involved residential gardens.



2.2.3

Figure 3 Small Site Completions by Type

Small Site Completions by Type											
DEVELOPMENT TYPE	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	total
A: Agricultural	2	0	1	0	4	2	2	0	0	0	11
BA: Agricultural buildings in agricultural use	0	2	0	0	0	4	2	1	1	2	12
BO: Agricultural buildings in other use	4	1	0	2	0	0	-3	0	0	0	4
C: Community Buildings	1	39	10	0	0	-2	15	-1	25	7	94
H: Highways	4	6	0	14	17	0	0	8	0	1	50
I: Industry	2	0	13	0	0	0	-1	5	0	14	33
J: Offices	25	66	4	11	31	37	18	74	57	105	428
K: Retailing	14	15	10	1	1	3	13	7	3	8	75
L: Leisure	1	8	4	5	4	0	-3	1	8	1	29
Q: Communal Housing	4	10	11	0	-27	20	-5	5	1	1	20
R0: Residential 1-for-1s	-3	1	-9	5	4	11	-10	1	-3	-1	-4
R1: Residential Annex	0	6	2	2	5	2	2	5	1	0	25
R2: Residential Garden Land	18	38	20	13	14	12	28	10	12	25	190
R3: Residential Demolition and New Build	79	43	45	46	19	13	-14	22	56	3	312
R4: Residential Subdivision	10	10	13	8	16	14	5	5	11	11	103

R5: Residential Loss	-3	-10	-5	-1	-6	-4	1	-12	-6	-4	-50
S: Storage	0	5	4	15	0	3	0	0	0	1	28
U: Utilities	0	0	8	0	0	0	0	0	0	14	22
V: Vacant PDL	0	6	0	0	1	0	0	1	0	0	8
W: Water	0	0	0	2	0	0	0	0	0	0	2
X: Vacant Urban Greenfield	0	0	0	0	0	0	0	2	0	0	2
Total	158	246	131	123	83	115	50	134	166	188	1394

**Table 6 Small Site Completions by Type**

### **3 SUMMARY**

**3.0.1** The methodology employed in the HELAA specifically identifies and calculates the potential contribution of larger sites (0.25ha and over). Due to the complexity and related resource implications of identifying small sites, an analysis of past trends is considered to be a reliable and proportionate approach.

**3.0.2** Regarding land supply, the National Planning Policy Framework (NPPF) refers to deliverable sites, developable sites, windfall sites and broad locations, and in summary says:

- Deliverable sites are sites which are available now with a realistic prospect of delivery within 5-years.<sup>2</sup>
- Developable sites are sites which are in a suitable location for development and there is a reasonable prospect of the site being available and developed in years 6-15 of the plan period.<sup>3</sup>
- Windfall sites, which have not been specifically identified but can be anticipated as becoming available.<sup>4</sup>

**3.0.3** The NPPF does not define what constitutes a broad location<sup>5</sup> however it is clear from the draft National Planning Policy Guidance (NPPG) 'Assessment of Land Availability' that broad locations can be used where specific sites cannot be identified.

**3.0.4** In the absence of a specific definition of broad locations, the following section considers the tests for considering a windfall allowance. It should be noted that the analysis of completions on small sites has been referenced both for the borough as a whole and for sub areas which may be considered to constitute broad locations.

<sup>2</sup> NPPF, paragraph 47, footnote 11.

<sup>3</sup> NPPF, paragraph 47, footnote 12.

<sup>4</sup> NPPF, Glossary.

<sup>5</sup> NPPF, paragraph 47.

- 3.0.5** The NPPF<sup>6</sup> sets out that an allowance for windfall sites can be made in calculations of the 5-year housing supply statement if:
- they have compelling evidence that such sites have consistently become available in the local area; and
  - that such sites will continue to provide a reliable source of supply.
- 3.0.6** Any allowance should be realistic having regard to:
- the Strategic Housing Land Availability Assessment;
  - historic windfall delivery rates;
  - expected future trends; and
  - not include residential gardens.

### **Have small sites been consistently available?**

- 3.0.7** In the period 2006/07 to 2015/16 development on small sites has been a consistent and significant source of residential land supply. Over this period 1,394 completions occurred on small sites. This equates to 38% of all completions over that period. While the number of completions on small sites has varied from year to year, the rate of delivery was more consistent than completions on larger sites and was less affected by the economic downturn.

### **Will small sites continue to provide a reliable source of supply?**

- 3.0.8** The analysis shows that completions on small sites have occurred on a wide variety of land types, particularly in the urban areas excluded from the Green Belt. The demolition and redevelopment of existing residential properties and the development or conversion of offices was the largest source of completions. Given the emphasis within the NPPF on the re-use of previously developed land and advances in technology stimulating changing business practice, such opportunities are likely to continue. The Green Belt further supports a continued focus on urban regeneration by restricting development within its extent.
- 3.0.9** There is no sign that opportunities for the redevelopment of existing residential properties and the redevelopment or conversion of existing commercial premises will decline in the future. Planning applications continue to be received for such developments. This includes opportunities within the town centres and suburban locations. In parts of the borough larger dwellings are subject to intensification and the subdivision of sites which results in a net increase in dwellings, a trend which is likely to continue.
- 3.0.10** Changes to the national permitted development rights regime which grant automatic permission for the change of use of some premises from commercial to residential may further stimulate completions on small sites. The redevelopment of previously developed land as appropriate development

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<sup>6</sup> NPPF, paragraph 48

in the Green Belt may also stimulate a modest increase in completions from areas in the Green Belt.

### **What level of allowance for completions on small sites can be justified in the future?**

- 3.0.11** Historic delivery rates for completions of small sites have averaged 139 completions per annum. Historic completions have been achieved from a range of land types. Similar opportunities continue to be available and there is no sign that such opportunities will decline over the plan period. Historic delivery therefore suggests that an allowance of 139 completions per annum from small sites can be justified.
- 3.0.12** A simple analysis of historic delivery rates does not take into account the economic downturn which began in 2008, the effects of which included reduced housing completions across the country. Monitoring data shows a significant reduction in the number of completions within the borough from 2010/11, affecting larger schemes ahead of smaller schemes. Calculating historic delivery for the period 2005/06 to 2015/16 to remove the effects of the economic downturn would result in an average of 163 completions per annum from small sites.
- 3.0.13** Notwithstanding the statement in the NPPF that any windfall should not include residential gardens<sup>7</sup> it also advises that local planning authorities should consider setting out policies to resist the inappropriate development of residential gardens, for example where development would cause harm to the local area.<sup>8</sup> Appropriate development of residential gardens would therefore be consistent with the NPPF and can be anticipated over a plan period.
- 3.0.14** The planning policies under which housing completions have occurred in the monitoring period 2005/06 to 2015/16 are provided by the adopted Local Plan.<sup>9</sup> While this will be superseded by the Borough Local Plan, adopted policy supports the redevelopment of previously developed land with housing layout and design policies only resisting development which would introduce a scale or density of development which would be incompatible with or cause damage to the character and amenity of the area. Development on garden land is viewed as suitable unless there are unacceptable impacts. In the period 2005/06 to 2015/16, 19% of completions on small sites involved residential garden land. In the event that the Borough Local Plan includes similar policies, the past rate of completions on garden land could be anticipated as continuing into the future.

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<sup>7</sup> NPPF, paragraph 48.

<sup>8</sup> NPPF, paragraph 54.

<sup>9</sup> Royal Borough of Windsor and Maidenhead Local Plan (incorporating alterations adopted 2003)

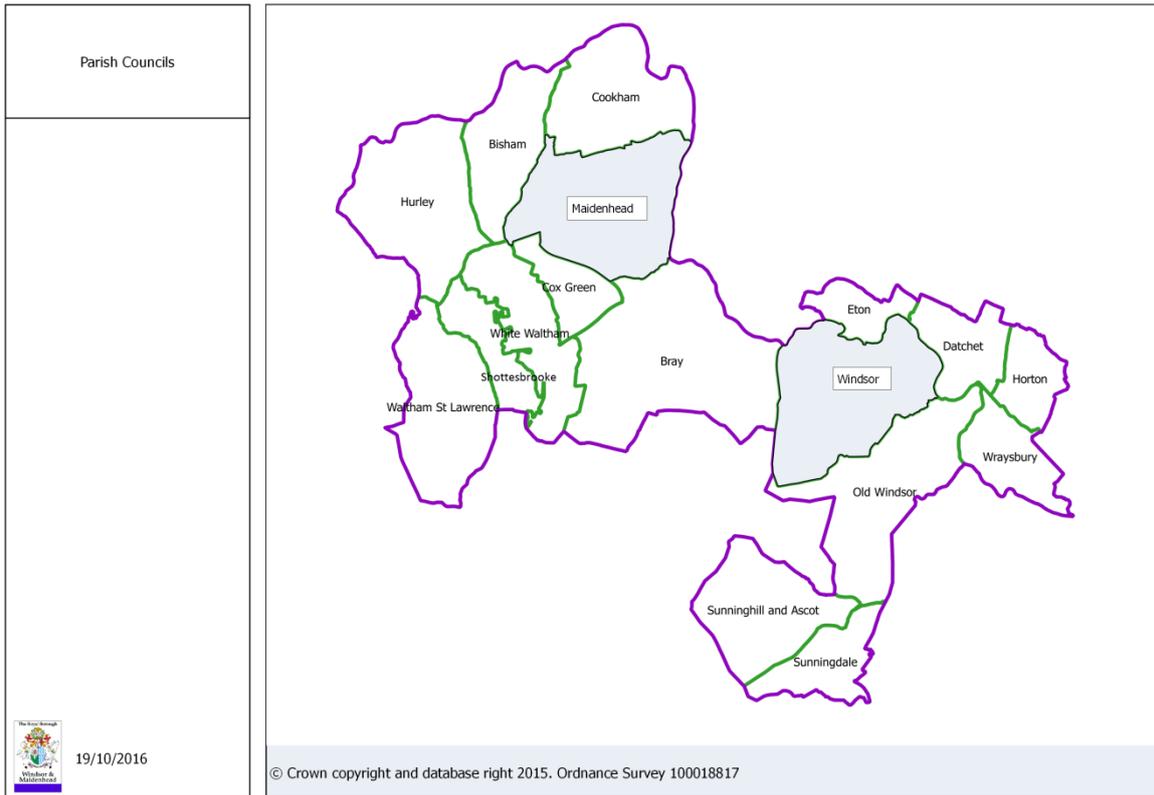


Figure 4 Map 1 Parish Councils

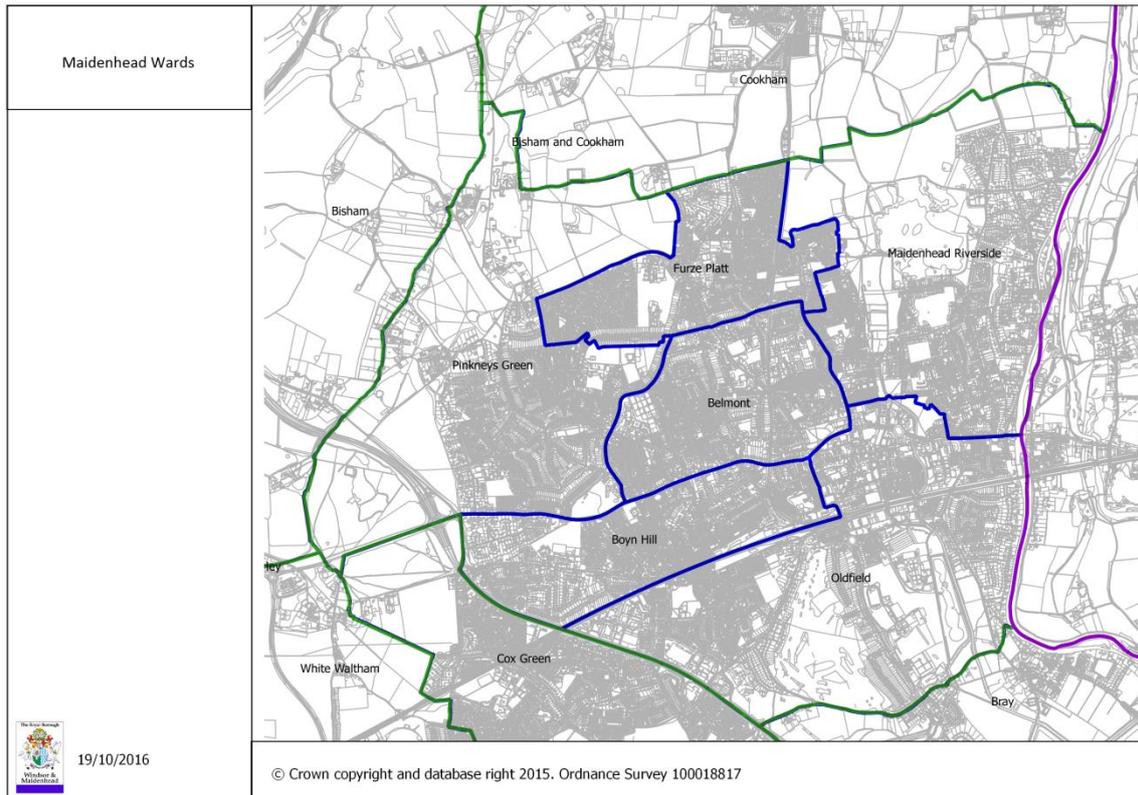


Figure 5 Maidenhead Wards

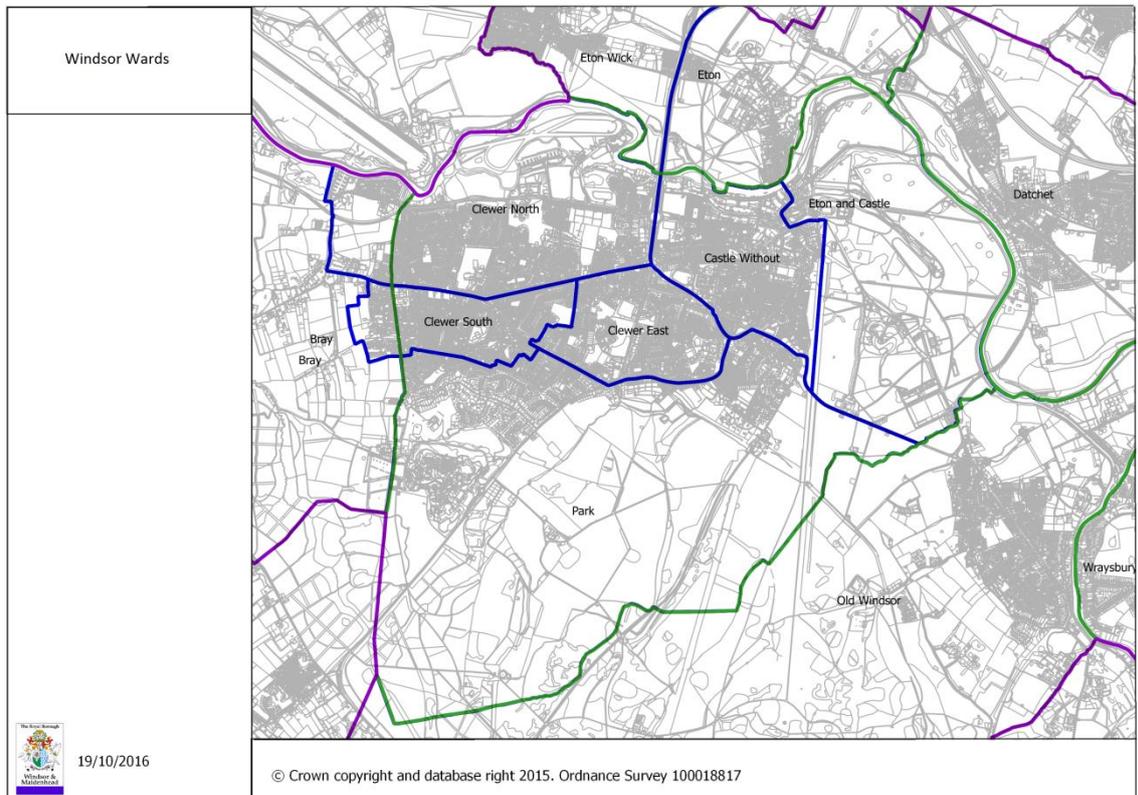


Figure 6 Windsor Wards