



CHILTERN
District Council



SOUTH BUCKS
District Council

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Chiltern & South Bucks Local Plan 2036 Settlement Capacity Study



Chiltern & South Bucks Local Plan 2036

Settlement Capacity Study

Introduction

Local authorities are required by Paragraph 65 of the National Planning Policy Framework (NPPF) to set out a housing requirement for designated neighbourhood areas. This is to enable neighbourhood plans to provide sufficient housing sites to meet their expected allocation.

All currently-designated neighbourhood areas in Chiltern and South Bucks Districts share their boundaries with parish boundaries. It is anticipated that any future designations will also be for town council or parish council areas rather than for areas smaller or larger than these.

The purpose of this study is to calculate required housing numbers for each parish within Chiltern and South Bucks. There is no established methodology available for doing this. The Ministry of Housing, Communities and Local Government had been expected to publish guidance on the subject in late 2018 but, to date, no such guidance has appeared.

The NPPF requires the housing figure for a neighbourhood area to reflect the Local Plan's overall strategy for the pattern and scale of development and any relevant allocations. The Councils have received legal advice which interprets this requirement as saying that this study needs to focus on infill options for supply to supplement proposed Green Belt site allocations in the Local Plan. In light of this advice the Councils have determined that the housing figure for each neighbourhood area will be made up of the following elements:

(1) Supply from Green Belt Site Allocations

+

(2) Identified supply from other sources, which include:

- Completions since the start of the plan period (2016/17 and 2017/18)
- Commitments (extant permissions at 31/3/18, either those under construction or not yet started)
- HELAA sites (other sites identified under the Housing and Economic Land Availability Assessment and Call for Sites that have passed Stage 2 assessment)

+

(3) Unidentified supply from windfalls not identified above (sites suitable for development but which fall below the threshold for inclusion in the HELAA)

Note: Other potential sources for element (2) could include existing but unimplemented site allocations from previous Local Plans and Core Strategies. The decision has been taken to not include these as a discrete element. This is because any such sites likely to come forward for development will already be counted under either commitments or the HELAA. Conversely, if any sites are not counted under either of those two categories it would

indicate a lack of evidence regarding deliverability, which would suggest that the sites should not be counted.

While elements (1) and (2) comprise an assessment of identified sources of supply, element (3) is more subjective. Alongside an analysis of past trends it requires an assessment of the sustainability characteristics of settlements to be undertaken. This is because judgements need to be made of the extent to which development should be encouraged or discouraged within each settlement, in line with the overall strategy for the pattern and scale of development in the plan area.

It should be noted that the conclusions of this study form one part of the evidence base to support the Local Plan. They will be considered alongside other evidence as part of the production of the Plan.

Sustainability of Settlements

Paragraph 72 of the NPPF relates to the supply of new homes and states that supply can often best be achieved through planning for larger scale development, such as new settlements or “significant extensions to existing villages and towns”, provided they are well located and supported by the necessary infrastructure and facilities.

Sustainability in this context is explained in the NPPF as ensuring that a development’s size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access.

When considering smaller developments similar criteria will apply. Settlements with a greater level of service provision will, all other things being equal, be better locations for development than settlements with fewer services.

The Councils’ legal advice has been to not place too much weight on transport sustainability when considering different settlements, as this can easily change over time owing to factors outside the Councils’ control. In addition, for larger schemes it is possible and indeed expected that financial contributions or works would be secured in order to deliver transport improvements. As such, those improvements would follow the provision of development rather than guide its location.

In light of this the analysis below considers railway stations to be important, as they are fixed and provide generally constant service levels, but considers the presence or absence of bus routes to be of more limited importance. In essence buses could access practically any part of the plan area with sufficient investment and so their provision is noted as “limited” even where services may not currently exist.

Instead of focusing in particular on transport sustainability, the Councils have been advised to look at other, more tangible, indicators such as the provision of services and facilities.

Analysis has been undertaken in order to assess the sustainability characteristics of the Districts' main settlements. This includes:

- A description of the location and examination of what available evidence says about its sustainability. This would include the settlement's position in the retail hierarchy, plus information on service provision.
- Any significant infrastructure constraints that are evident.
- Any significant investment in infrastructure enhancements which would suggest that the location could accommodate more development.

For each settlement, the following services are seen as relevant to the exercise: libraries, schools, hospitals, public transport (although less weight is attached to this following legal advice) and town centre facilities. Here the presence in particular of supermarkets / convenience stores and post offices is considered important. Schools are listed by their location, although it is important to note that school catchment areas do not correspond with parish boundaries and in some cases parts of the districts are served by nearby schools in other districts.

Other services such as GPs and dentists are not included in this assessment because their scope and location is demand-driven. For NHS provision the relevant NHS Clinical Commissioning Group will assess needs and plan and commission an appropriate level of health care services for their local area. Private healthcare provision will also follow the location of demand. Thus the presence or absence of such services at the present moment is not indicative of whether or not it is appropriate for an area to see new development.

Information on infrastructure constraints and enhancements is presented in the study. Planned enhancements are taken from the Infrastructure Funding Gap document produced in support of the Councils' Community Infrastructure Levy. Other schemes promoted by the Councils and others e.g. new car parks or station improvements are also added from other sources.

Windfall Development

Windfall housing delivery in the last ten year period across each district and across the plan area is indicated in Appendix A. Windfalls are defined as developments of under 5 net dwellings. These are too small to be counted in the HELAA and therefore also too small to be allocated as development sites in the Local Plan. Figures shown are for net completions.

The data indicates that, across the plan area for the last decade, there has been an annual average of approximately 89 windfall dwellings completed (mean average, net dwellings). While the number of windfalls both overall and as a proportion of all dwelling completions is rather volatile, particularly in South Bucks District, the length of time over which the data set is measured is considered sufficiently long to iron out any major inconsistencies and produce a reliable figure that can be extrapolated across the Local Plan period.

It is therefore assumed that an annual average of 89 windfall dwellings will be delivered over the course of the plan period. Dwelling completions in 2016/17 and 2017/18 have already

been factored into the figures quoted below for completions for each parish, which leaves 18 years of the 2016-2036 plan period remaining. 89 dwellings per year for this period equates to a total of 1,602 further windfall dwellings expected to be provided.

By their nature windfalls cannot be reliably predicted either in terms of their scale or location. Nevertheless, broad trends in delivery can be seen, not least of which is that windfalls tend to occur most in the larger urban areas where there are more potential sites available.

It is necessary for the purposes of this report to make assumptions about the location in which windfall sites will be delivered. In practice those parishes with the larger settlements in the plan area are those to which the majority of the windfalls will be "allocated". The following analysis of housing delivery by parish, together with the sustainability characteristics of the settlements in those parishes, is used to determine an appropriate percentage of the overall windfall numbers that are likely to be delivered by each parish.

For smaller parishes considered unsuitable for major development, a numerical allocation is given based on an analysis of recent delivery trends, commitments and HELAA sites. These parishes together have a suggested supply of 164 dwellings. For those parishes considered suitable for a greater scale of development, a percentage allocation of the residual total (1,602 – 164 = 1,438) is suggested and the ratios between these have been tuned so as to deliver the outstanding total required.

Information about Parish and Town Council Areas

The next section of this report sets out relevant information about each parish and town council area. Included are any proposed Green Belt site allocations and significant recent developments, together with details of key services and facilities available and infrastructure constraints and enhancements.

Dwelling completions for the last four years are listed – data was not comprehensively recorded at parish level prior to 2014/15 – as are outstanding residential commitments at 31 March 2018. Commitments encompass sites with planning permission that are either under construction or not yet started. Data from the latest HELAA update is also presented. These data sources inform the judgement about the percentage of the plan's windfall allowance that could reasonably be provided within the parish in question.

Permissions that are not yet started and HELAA dwelling totals have each been reduced by 10% to take account of non-implementation.

The overall housing allocation for each parish is then shown. This is made up of two elements:

- Green Belt Site Allocations – element (1) from above.
- Completions, commitments, HELAA sites and windfalls – elements (2) and (3) from above.

These are presented separately because of the different nature of the elements. Should any of the Green Belt site allocations not come forward for whatever reason, it is not expected that the resulting shortfall would necessarily be made up on other sites within the same parish. The other elements of the housing allocation are designed to meet more local needs and so it is expected that provision will be made within the parish.

Combining all these elements, the housing figures for each parish are as shown below.

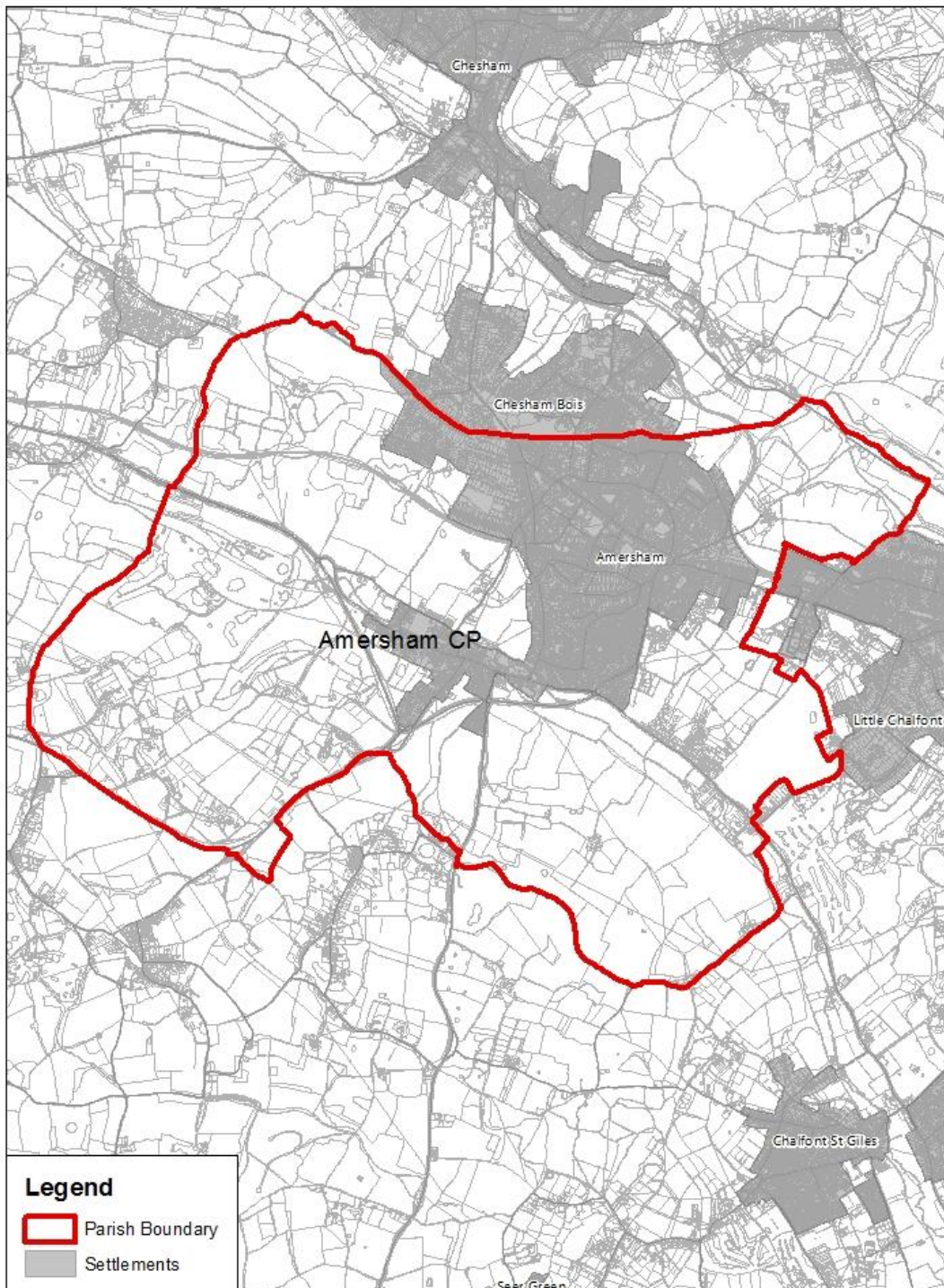
Housing figures by parish for the period 2016-2036

Parish	Housing total from site allocations	Housing total from other sources	Housing total from all sources
Chiltern District Parishes			
Amersham	90	495-585	585-675
Ashley Green	0	48	48
Chalfont St Giles	0	98-107	98-107
Chalfont St Peter	560	713-748	1,273-1,308
Chartridge	0	42	42
Chenies	0	26	26
Chesham	500	776-816	1,276-1,316
Chesham Bois	0	65-66	65-66
Cholesbury-cum-St Leonards	0	24	24
Coleshill	0	14	14
Great Missenden	0	168-191	168-191
Latimer & Ley Hill	0	8	8
Little Chalfont	700	323-332	1,023-1,032
Little Missenden	300	92	392
Penn	0	106	106
Seer Green	0	35	35
The Lee	0	25	25
South Bucks District Parishes			
Beaconsfield	1,600	386-433	1,986-2,033
Burnham	0	318-330	318-330
Denham	0	483-491	483-491
Dorney	0	11	11
Farnham Royal	0	173-181	173-181
Fulmer	0	15	15
Gerrards Cross	0	478-489	478-489
Hedgerley	0	19	19
The Ivers	1,450	396	1,846
Stoke Poges	0	166	166
Taplow	0	431	431
Wexham	0	31	31

Chiltern District

Amersham Town

Amersham CP



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Not to Scale

Key points

Population at mid 2017 (est.)	15,010
Designated neighbourhood area	No
Position within retail hierarchy	Amersham on the Hill: district centre Amersham Old Town: local centre
Green Belt Site Allocations	SP BP4: Amersham Old Town - London Road West (40 dwellings) SP BP5: Amersham Old Town - South East of Whielden Street (50 dwellings)
Major site allocations or developments and their status	The Chilterns / land adjacent to Lincoln Park and Amersham & Wycombe College (net 32 dwellings) – completed in 2017/18 65-75 Sycamore Road (net 34 dwellings) – under construction in 2017/18 Land east of Lincoln Park (net 32 dwellings) – largely completed in 2016/17 B&M Motors (C2 units, not counted below)
Other notes	Amersham on the Hill forms a continuous urban area with Chesham Bois

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	Yes	Amersham on the Hill (new, replacement library proposed to be provided in new Chiltern Lifestyle Centre)
Primary school	Yes	St George's CofE Infant School (infant) St Mary's CofE Primary School, Amersham (infant and junior) Woodside Junior School (junior)
Secondary school	Yes	Amersham School Dr Challoner's Grammar School
Hospital	Yes	Amersham Hospital (no A&E)
Public transport	Yes	Railway station (Chiltern Line and Metropolitan Line) and buses
Supermarket	Yes	Large Tesco in Amersham Old Town, mid-sized Waitrose and M&S Food Hall in Amersham on the Hill
Convenience store	Yes	
Post Office	Yes	

Infrastructure constraints and enhancements

Current constraints

Further significant development has been identified as requiring the following enhancements to infrastructure:

- Expansion of primary school
- Expansion of secondary school
- Improvements to roundabout junctions on Gore Hill and Stanley Hill
- Enhanced health centre

Recent and proposed enhancements

A complete redevelopment of the Chiltern Pools leisure complex in Amersham on the Hill is being promoted by Chiltern District Council and is at planning application stage. The proposal features a gym, a spa, an eight lane 25 metre swimming pool, a diving / teaching pool, a children's splash pad area, a four badminton court sports hall, squash courts, a climbing wall, library, café area and community centre. The leisure centre serves a wide catchment area and the proposal would increase the scale and quality of facilities available for users from Amersham and surrounding settlements including Chesham and Little Chalfont.

A major extension to the Amersham Station multi storey car park was completed in late 2018 and approximately doubled the parking provision to 1,046 spaces. The car park serves rail commuters, those who work in the town centre and visitors.

Work is under way to upgrade the railway signalling in the vicinity of Amersham station. This TfL scheme will enhance capacity and reliability on both the Metropolitan Line and Chiltern Line.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	4	27	31
2015/16	0	15	15
2016/17	0	40	40
2017/18	21	74	95
Annual mean	6.25	39	45.25

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	19	59	78
Dwellings not started discounted by 10% (rounded to nearest whole number)	17	53	70
Dwellings under construction	26	68	94
Sum of dwellings not started (discounted) and under construction	43	121	164

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 17 sites in the parish, of which 15 are considered suitable for C3 residential development. Most are already accounted for in the dwelling commitments data so only those currently without planning permission are shown below. In total the extra sites indicate scope for the following level of housing delivery.

Dwellings expected to be delivered in 0-5 years	Dwellings expected to be delivered in 6-10 years	Dwellings expected to be delivered in 11-15 years	Dwellings expected to be delivered in 15+ years
0	0	20-50	54-124

Total HELAA dwellings	74-174
Total HELAA dwellings discounted by 10% (rounded)	67-157

Commentary

The urban area of Amersham includes both Amersham on the Hill and Amersham Old Town along with Chesham Bois (considered separately later in this report as it is a separate parish area). As a district centre, Amersham is one of the largest towns within the plan area. It is also one of the most accessible locations with a good rail service and enjoys a high level of provision of facilities. These factors suggest that it should accommodate a significant part of the housing demand of the plan area.

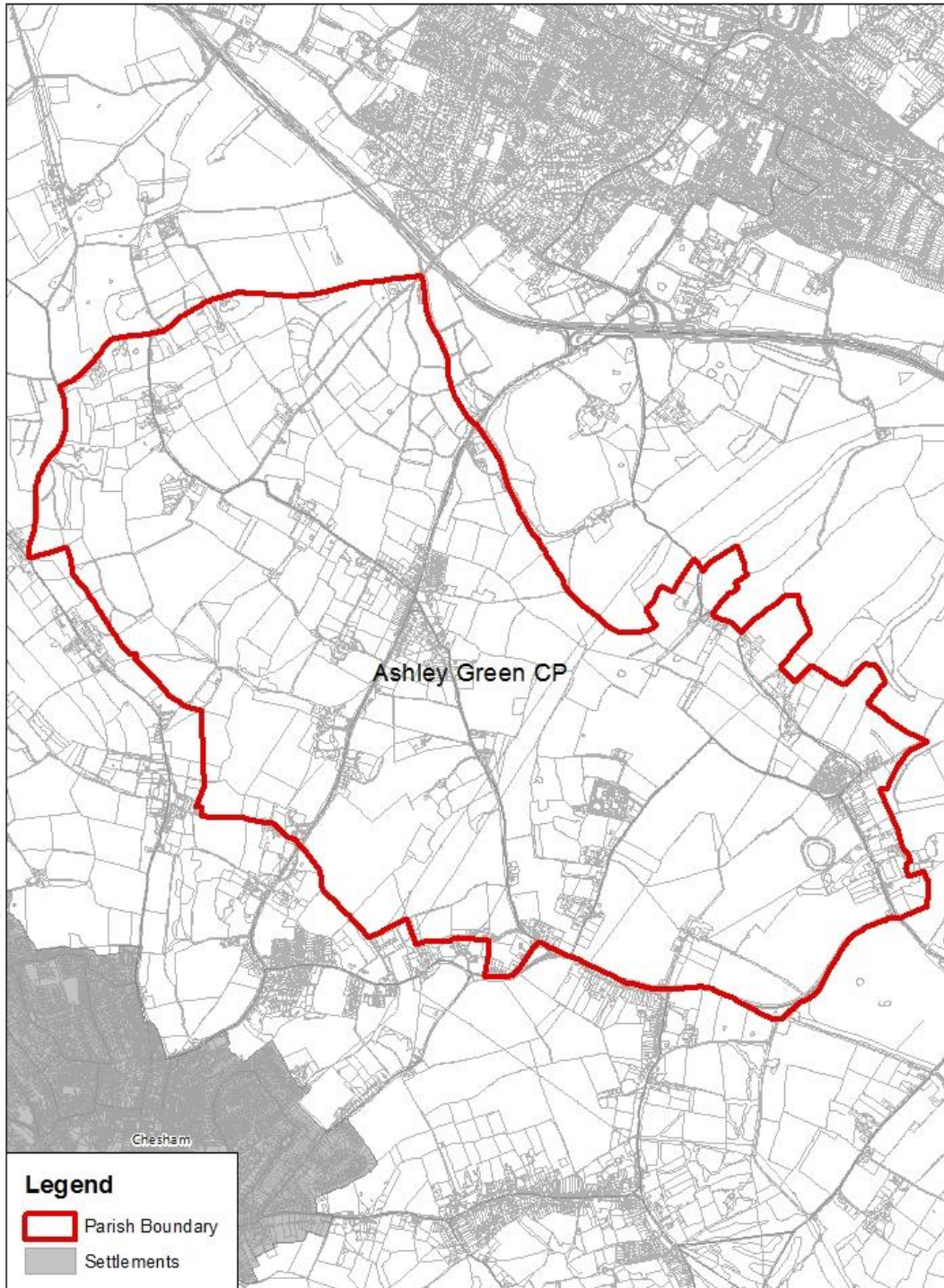
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the town, it is suggested that this parish should have scope to accommodate 9% of the residual windfall allocation for the plan area (129 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 90 dwellings from allocations and 495-585 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	90	Completions in 2016/17 and 2017/18	135
		Commitments outstanding at 31/3/18	164
		HELAA sites	67-157
		Windfall allowance	129
Total from allocations for the period 2016-2036	90	Total from other sources for the period 2016-2036	495-585

Ashley Green Parish

Ashley Green CP



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Not to Scale

Key points

Population at mid 2017 (est.)	981
Designated neighbourhood area	No
Position within retail hierarchy	None
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	
Primary school	No	
Secondary school	No	
Hospital	No	
Public transport	Limited	
Supermarket	No	
Convenience store	No	
Post Office	No	

Infrastructure constraints and enhancements

No constraints or enhancements have been identified.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	0	0
2015/16	0	0	0
2016/17	0	4	4
2017/18	0	0	0
Annual mean	0	1	1

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	3	13	16
Dwellings not started discounted by 10% (rounded to nearest whole number)	3	12	15
Dwellings under construction	0	4	4
Sum of dwellings not started (discounted) and under construction	3	16	19

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 1 site in the parish. It does not currently have planning permission so is shown below. In total this indicates scope for the following level of housing delivery.

Dwellings expected to be delivered in 0-5 years	Dwellings expected to be delivered in 6-10 years	Dwellings expected to be delivered in 11-15 years	Dwellings expected to be delivered in 15+ years
8	0	0	0
Total HELAA dwellings			8
Total HELAA dwellings discounted by 10% (rounded)			7

Commentary

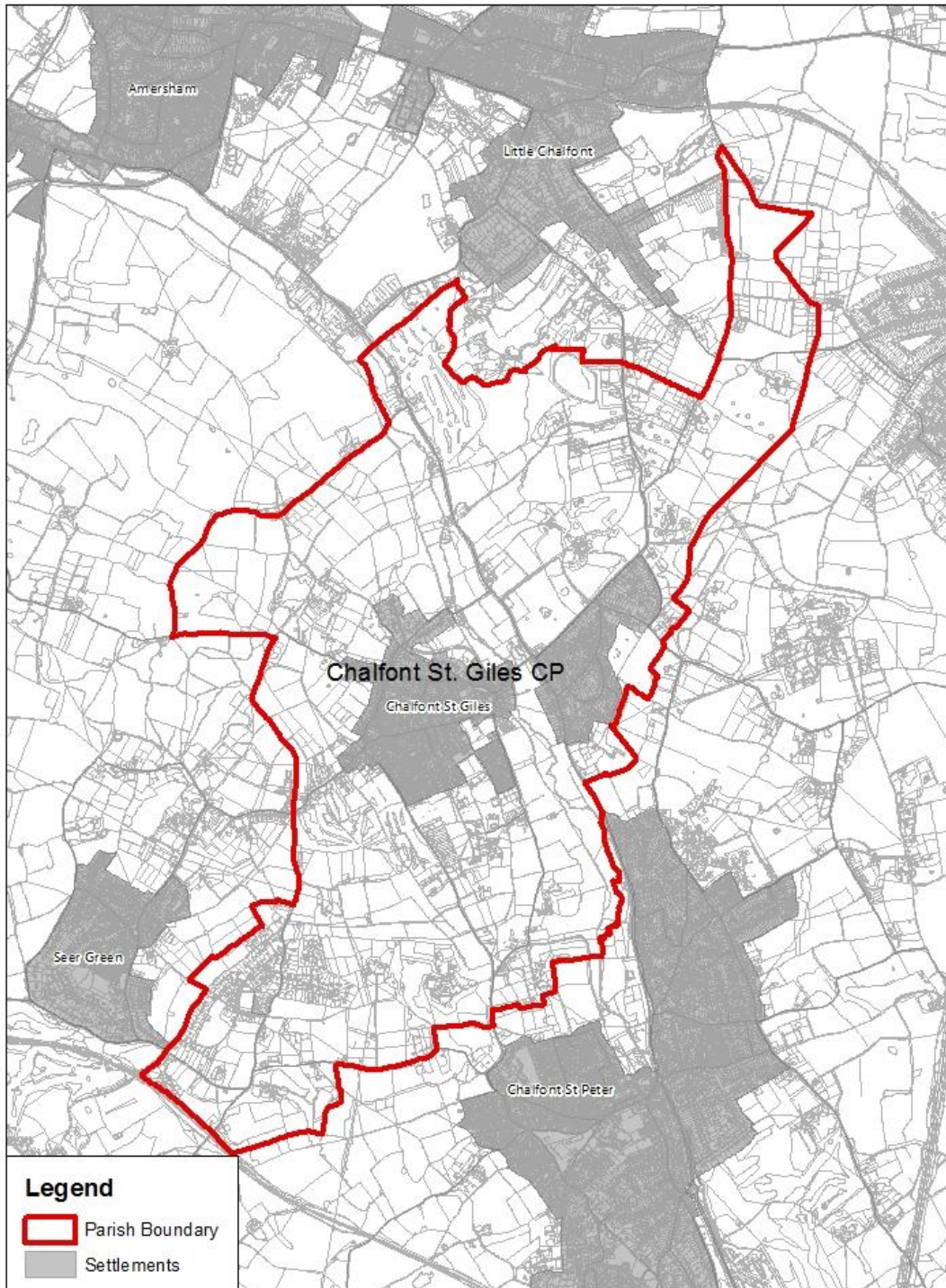
This parish has very few services and facilities and is not considered suitable for major new development. This is borne out by data for housing completions which show that approximately one dwelling per year has been delivered in recent years. Although delivery is a little "peaky", this suggests that a nominal allocation for windfall development, of a similar rate to recent delivery, is justified (18 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 48 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	4
		Commitments outstanding at 31/3/18	19
		HELAA sites	7
		Windfall allowance	18
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	48

Chalfont St. Giles Parish

Chalfont St. Giles CP



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Not to Scale

Key points

Population at mid 2017 (est.)	5,907
Designated neighbourhood area	Yes
Position within retail hierarchy	Chalfont St. Giles: local centre
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	Yes	Community library
Primary school	Yes	Chalfont St Giles Infant School and Nursery (infant) Chalfont St Giles Junior School (junior) Jordans School (infant)
Secondary school	No	
Hospital	No	
Public transport	Yes	Bus only
Supermarket	No	
Convenience store	Yes	
Post Office	Yes	

Infrastructure constraints and enhancements

Current constraints

Further significant development has been identified as requiring improvements to Chalfont St Giles surgery.

Recent and proposed enhancements

None identified other than those listed above.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	2	2
2015/16	0	2	2
2016/17	0	12	12
2017/18	0	0	0
Annual mean	0	4	4

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	1	22	23
Dwellings not started discounted by 10% (rounded to nearest whole number)	1	20	21
Dwellings under construction	0	15	15
Sum of dwellings not started (discounted) and under construction	1	35	36

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 3 sites in the parish, of which 2 are considered suitable for C3 residential development. These do not currently have planning permission so are shown below. In total they indicate scope for the following level of housing delivery.

Dwellings expected to be delivered in 0-5 years	Dwellings expected to be delivered in 6-10 years	Dwellings expected to be delivered in 11-15 years	Dwellings expected to be delivered in 15+ years
1-8	0	0	7-10
Total HELAA dwellings			8-18
Total HELAA dwellings discounted by 10% (rounded)			7-16

Commentary

Chalfont St Giles has a more restricted range of service provision than some other settlements. This factor suggests that it should accommodate a smaller proportion of the housing demand of the plan area.

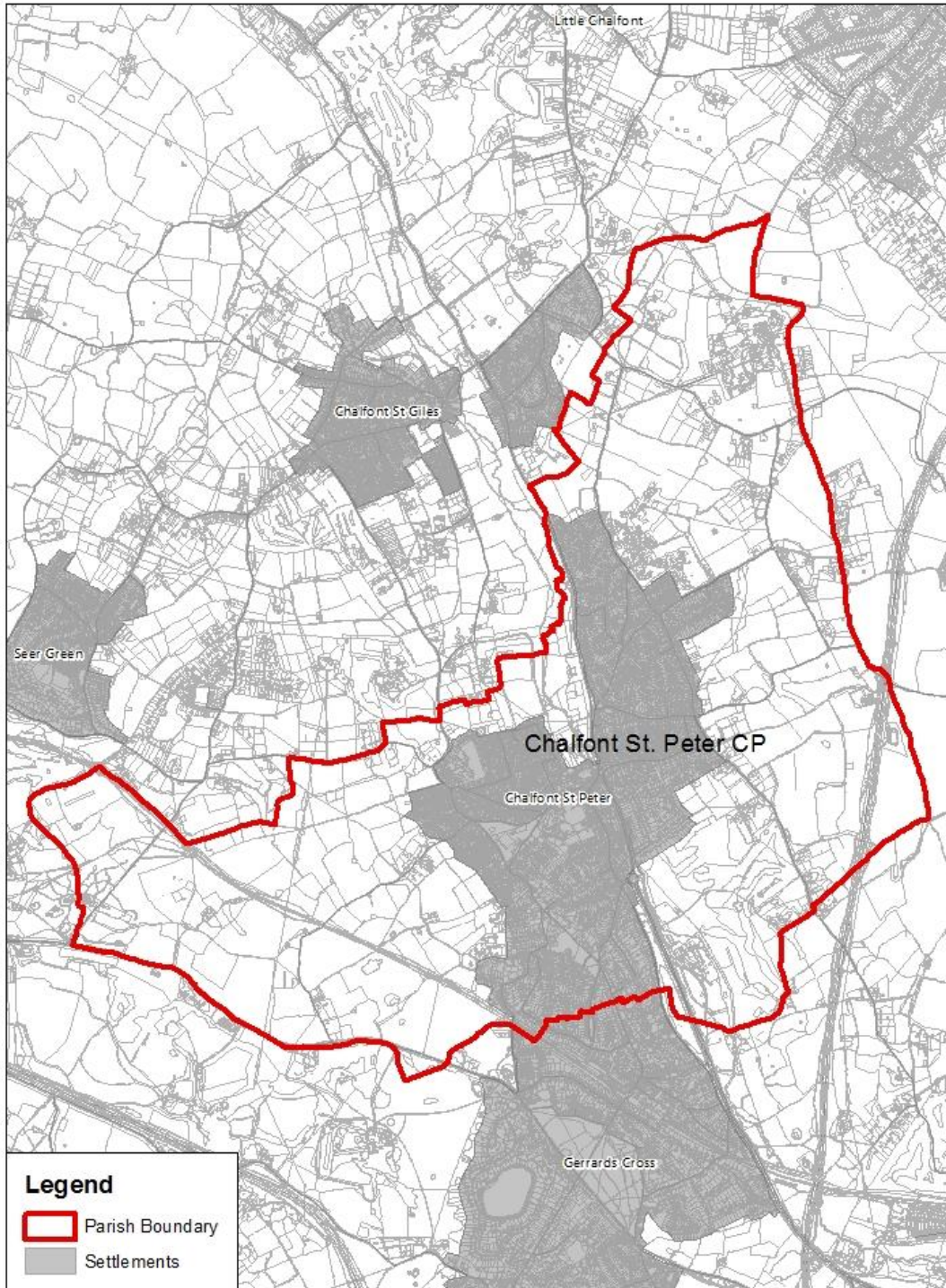
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the area, it is suggested that this parish should have scope to accommodate 3% of the residual windfall allocation for the plan area (43 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 98-107 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	12
		Commitments outstanding at 31/3/18	36
		HELAA sites	7-16
		Windfall allowance	43
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	98-107

Chalfont St. Peter Parish

Chalfont St. Peter CP



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Not to Scale

Key points

Population at mid 2017 (est.)	12,979
Designated neighbourhood area	Yes, and has a made neighbourhood plan which forms part of the development plan
Position within retail hierarchy	Chalfont St. Peter: district centre
Green Belt Site Allocations	SP BP7: Chalfont St Peter - North East (360 dwellings) SP BP8: Chalfont St Peter - South East (200 dwellings)
Major site allocations or developments and their status	The Grange / former Holy Cross Convent (net 185 dwellings) – under construction in 2017/18 Newland Park (net 306 dwellings) – current commitment, not started at 31/3/18 Epilepsy Centre (C2 units, not counted below)
Other notes	Forms a continuous urban area with Gerrards Cross

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	Yes	Community library
Primary school	Yes	Chalfont St Peter Infant School (infant) Chalfont St Peter CofE Academy (junior) Robertswood School (infant and junior) St Joseph's Catholic Primary School (infant and junior)
Secondary school	Yes	The Chalfonts Community College
Hospital	Yes	Chalfonts and Gerrards Cross Community Hospital (no A&E)
Public transport	Yes	Served by Gerrards Cross railway station (Chiltern Line) and buses
Supermarket	No	
Convenience store	Yes	
Post Office	Yes	

Infrastructure constraints and enhancements

Current constraints

Further significant development has been identified as requiring the following enhancements to infrastructure:

- Expansion of primary school
- Expansion of secondary school
- Improvements and capacity enhancements at A413 roundabouts
- New healthcare facilities on Site Allocation SP BP7 or elsewhere
- Expansion of primary care facilities
- Possible replacement of Community Association building

Recent and proposed enhancements

None identified other than those listed above.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	4	8	12
2015/16	0	8	8
2016/17	8	1	9
2017/18	16	1	17
Annual mean	7	4.5	11.5

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	9	343	352
Dwellings not started discounted by 10% (rounded to nearest whole number)	8	309	317
Dwellings under construction	0	210	210
Sum of dwellings not started (discounted) and under construction	8	519	527

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 14 sites in the parish, of which 11 are considered suitable for C3 residential development. Most are already accounted for in the dwelling commitments data so only those currently without planning permission are shown below. In total the extra sites indicate scope for the following level of housing delivery. Note that these figures exclude two HELAA sites that fall within Site Allocation SP BP7, so as to avoid double counting.

Dwellings expected to be delivered in 0-5 years	Dwellings expected to be delivered in 6-10 years	Dwellings expected to be delivered in 11-15 years	Dwellings expected to be delivered in 15+ years
6-24	39-55	0	5-10
Total HELAA dwellings			50-89
Total HELAA dwellings discounted by 10% (rounded)			45-80

Commentary

The made Neighbourhood Plan for Chalfont St Peter contains no site allocations so in itself would contribute no further dwellings to the above analysis.

As a district centre, Chalfont St Peter together with its neighbour Gerrards Cross is one of the more accessible locations in the plan area, enjoying a high level of provision of facilities. While not all facilities are found within the town itself, the wider area including Gerrards Cross functions as one urban area with shared facilities available. These factors suggest that the area should accommodate a significant part of the housing demand of the plan area.

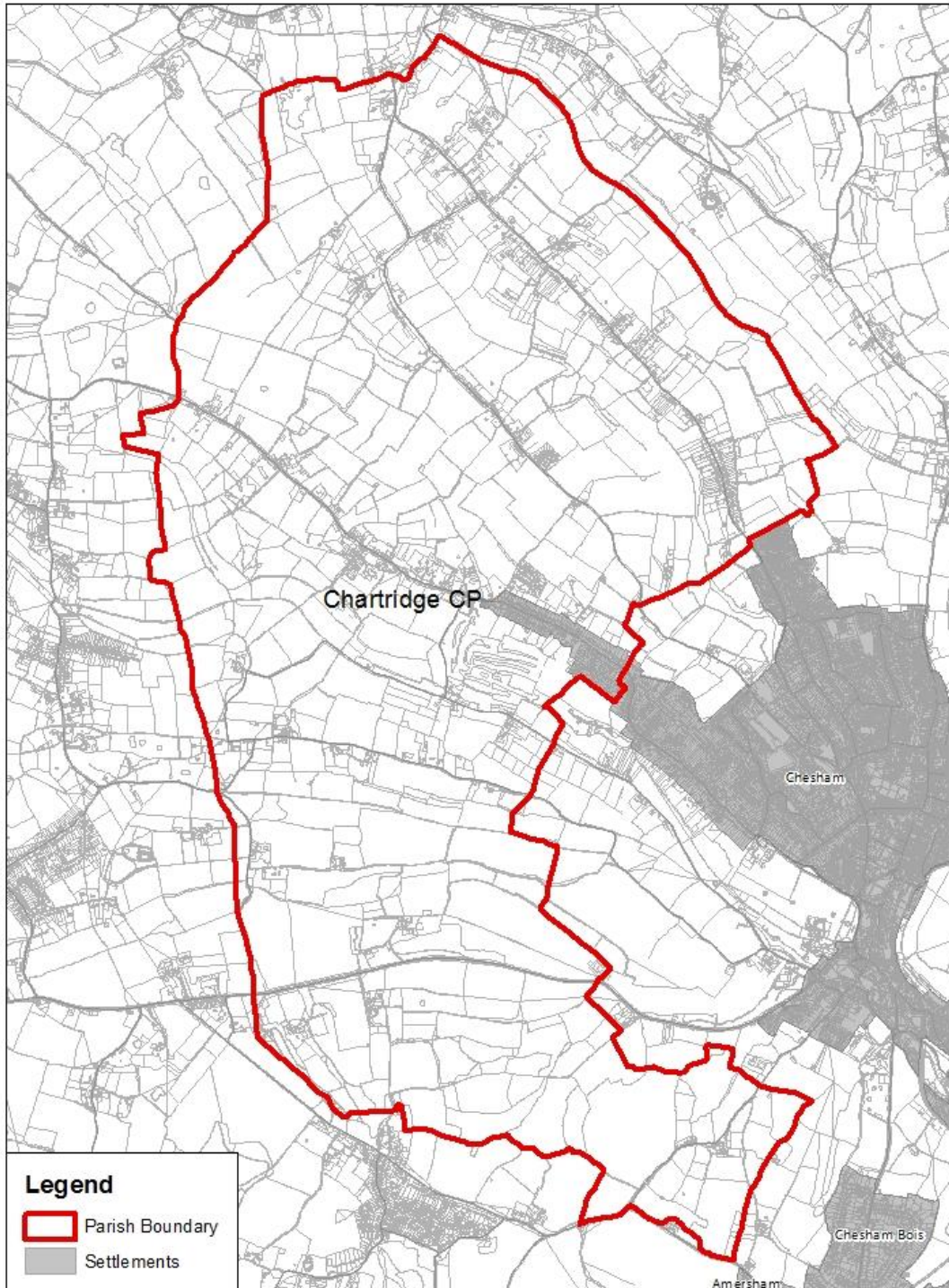
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the town, it is suggested that this parish should have scope to accommodate 8% of the residual windfall allocation for the plan area (115 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 560 dwellings from allocations and 713-748 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	560	Completions in 2016/17 and 2017/18	26
		Commitments outstanding at 31/3/18	527
		HELAA sites	45-80
		Windfall allowance	115
Total from allocations for the period 2016-2036	560	Total from other sources for the period 2016-2036	713-748

Chartridge Parish

Chartridge CP



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Not to Scale

Key points

Population at mid 2017 (est.)	1,558
Designated neighbourhood area	No
Position within retail hierarchy	None
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	
Primary school	Yes	Chartridge Combined School (infant and junior)
Secondary school	No	
Hospital	No	
Public transport	Limited	
Supermarket	No	
Convenience store	No	
Post Office	No	

Infrastructure constraints and enhancements

No constraints or enhancements have been identified.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	6	6
2015/16	0	0	0
2016/17	0	2	2
2017/18	0	0	0
Annual mean	0	2	2

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	0	11	11
Dwellings not started discounted by 10% (rounded to nearest whole number)	0	10	10
Dwellings under construction	0	3	3
Sum of dwellings not started (discounted) and under construction	0	13	13

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes no sites in the parish.

Commentary

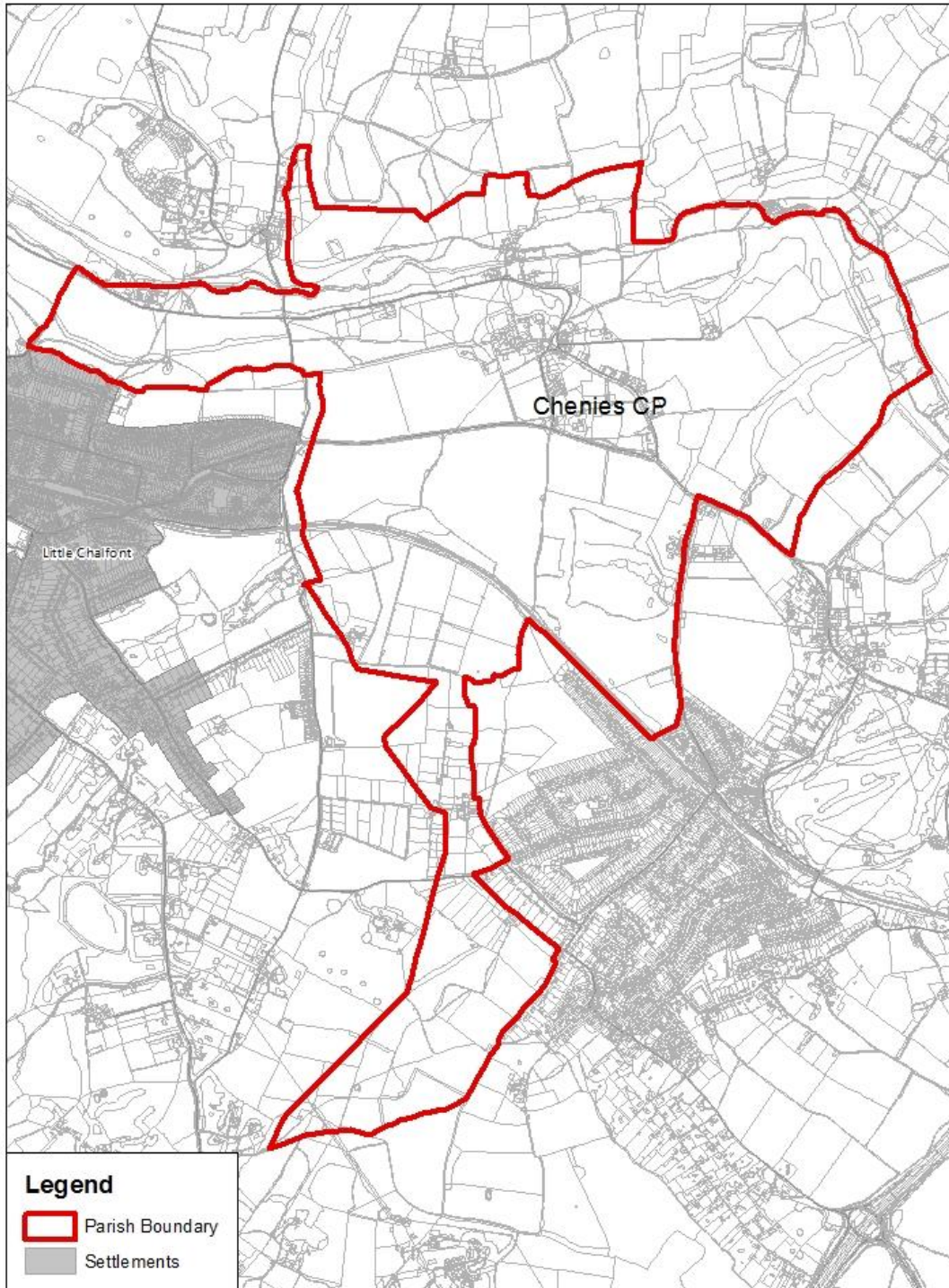
This parish has very few services and facilities and is not considered suitable for major new development. This is borne out by data for housing completions which show that approximately two dwellings per year have been delivered in recent years. Delivery is a little "peaky" and suggests that an annual rate a little lower than this may be more achievable. In this case it is considered that a nominal allocation of approximately 1.5 dwellings per year is justified (27 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 42 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	2
		Commitments outstanding at 31/3/18	13
		HELAA sites	0
		Windfall allowance	27
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	42

Chenies Parish

Chenies CP



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Not to Scale

Key points

Population at mid 2017 (est.)	248
Designated neighbourhood area	No
Position within retail hierarchy	None
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	
Primary school	Yes	Chenies School (infant and junior)
Secondary school	No	
Hospital	No	
Public transport	Limited	
Supermarket	No	
Convenience store	No	
Post Office	No	

Infrastructure constraints and enhancements

No constraints or enhancements have been identified.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	0	0
2015/16	0	0	0
2016/17	0	0	0
2017/18	0	8	8
Annual mean	0	2	2

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	0	0	0
Dwellings not started discounted by 10% (rounded to nearest whole number)	0	0	0
Dwellings under construction	0	0	0
Sum of dwellings not started (discounted) and under construction	0	0	0

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 2 sites in the parish. They are already accounted for in the dwelling commitments data so are not considered further here.

Commentary

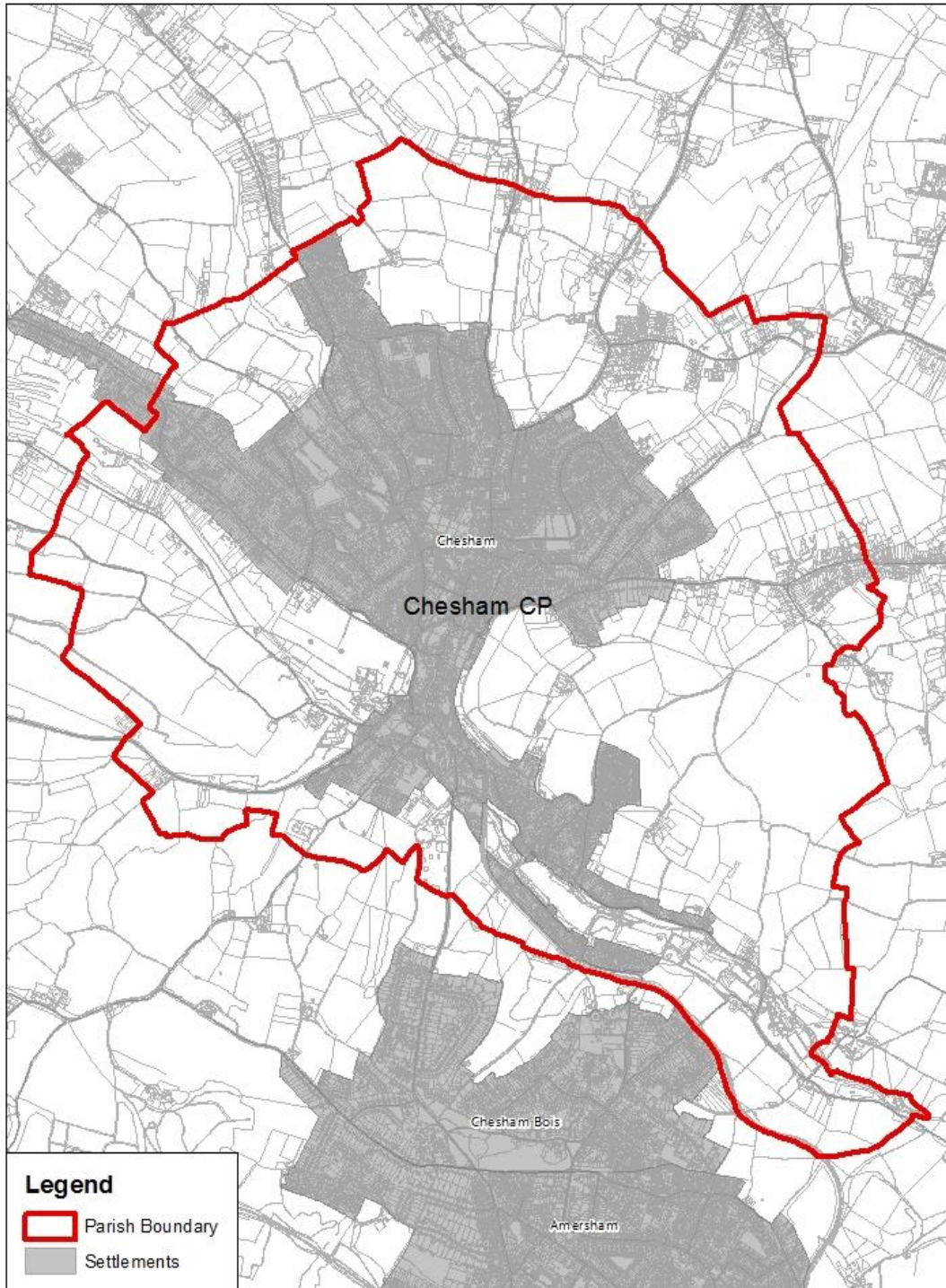
This parish has very few services and facilities and is not considered suitable for major new development. This is borne out by data for housing completions which show that approximately two dwellings per year have been delivered in recent years. Delivery is very "peaky", in that all the completions have occurred in 2017/18. This suggests that a nominal allocation for windfall development is justified, but that a reasonable figure would be at a lower rate than the recent annual average and one dwelling per year is suggested (18 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 26 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	8
		Commitments outstanding at 31/3/18	0
		HELAA sites	0
		Windfall allowance	18
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	26

Chesham Town

Chesham CP



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Not to Scale

Key points

Population at mid 2017 (est.)	22,887
Designated neighbourhood area	No
Position within retail hierarchy	Chesham: district centre
Green Belt Site Allocations	SP BP2: Chesham (500 dwellings)
Major site allocations or developments and their status	Enterprise Centre (net 30 dwellings) – completed in 2017/18 Amersham & Wycombe College, Lycrome Road (net 45 dwellings) – completed in 2015/16
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	Yes	
Primary school	Yes	Elmtree Infant and Nursery School (infant) Brushwood Junior School (junior) Ivingswood Academy (infant and junior) Newtown School (infant) Thomas Harding Junior School (junior) Waterside Primary Academy (infant and junior)
Secondary school	Yes	Chesham Grammar School Chiltern Hills Academy
Hospital	No	
Public transport	Yes	Railway station (Metropolitan Line) and buses. Proposal for new bus interchange at station.
Supermarket	Yes	Sainsbury's and Waitrose
Convenience store	Yes	
Post Office	Yes	

Infrastructure constraints and enhancements

Current constraints

Topography funnels most traffic through Chesham into a narrow band close to the town centre and this creates high levels of air-borne pollution. In response an Air Quality Management Area has been declared.

Further significant development has been identified as requiring the following enhancements to infrastructure:

- New or expanded primary school; Expansion of secondary schools
- Improvements to A416 junctions, both to enhance capacity and the flow of traffic, and also to reduce pollution to create environmental benefits
- New community facility on Site Allocation SP BP2
- Expansion of primary care services

Recent and proposed enhancements

The Chesham Flood Alleviation Scheme intends to de-culvert the River Chess through the town centre and improve flood water storage on the periphery of the town. This should provide environmental benefits as well as potentially allowing for a greater level of development. Proposed river restoration and flood management at Pednormead End is complementary to this scheme and could provide similar benefits.

Chesham Community Interest Company has produced a masterplan that proposes various works and improvements in the town including a new bus / rail interchange at the railway station. This is intended to produce environmental benefits through reducing bus idling in the town centre, as well as increasing connectivity and modal shift. No costs or funding have yet been identified.

The railway signalling upgrade at Amersham is designed to improve reliability on the whole Metropolitan line including the Chesham branch.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	24	85	109
2015/16	45	64	109
2016/17	45	54	99
2017/18	21	95	116
Annual mean	33.75	74.5	108.25

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	20	267	287
Dwellings not started discounted by 10% (rounded to nearest whole number)	18	240	258
Dwellings under construction	0	50	50
Sum of dwellings not started (discounted) and under construction	18	290	308

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 13 sites in the parish, of which 12 are considered suitable for C3 residential use. Some are already accounted for in the dwelling commitments data so only those currently without planning permission are shown below. In total the extra sites indicate scope for the following level of housing delivery.

Dwellings expected to be delivered in 0-5 years	Dwellings expected to be delivered in 6-10 years	Dwellings expected to be delivered in 11-15 years	Dwellings expected to be delivered in 15+ years
36-37	35-45	0	35-68

Total HELAA dwellings	106-150
Total HELAA dwellings discounted by 10% (rounded)	95-135

Commentary

Chesham is the largest town in the plan area and is a district centre. It is also one of the more accessible locations with a rail service and enjoys a high level of provision of facilities, including some unique to the area such as a theatre. These factors suggest that it should accommodate a significant part of the housing demand of the plan area.

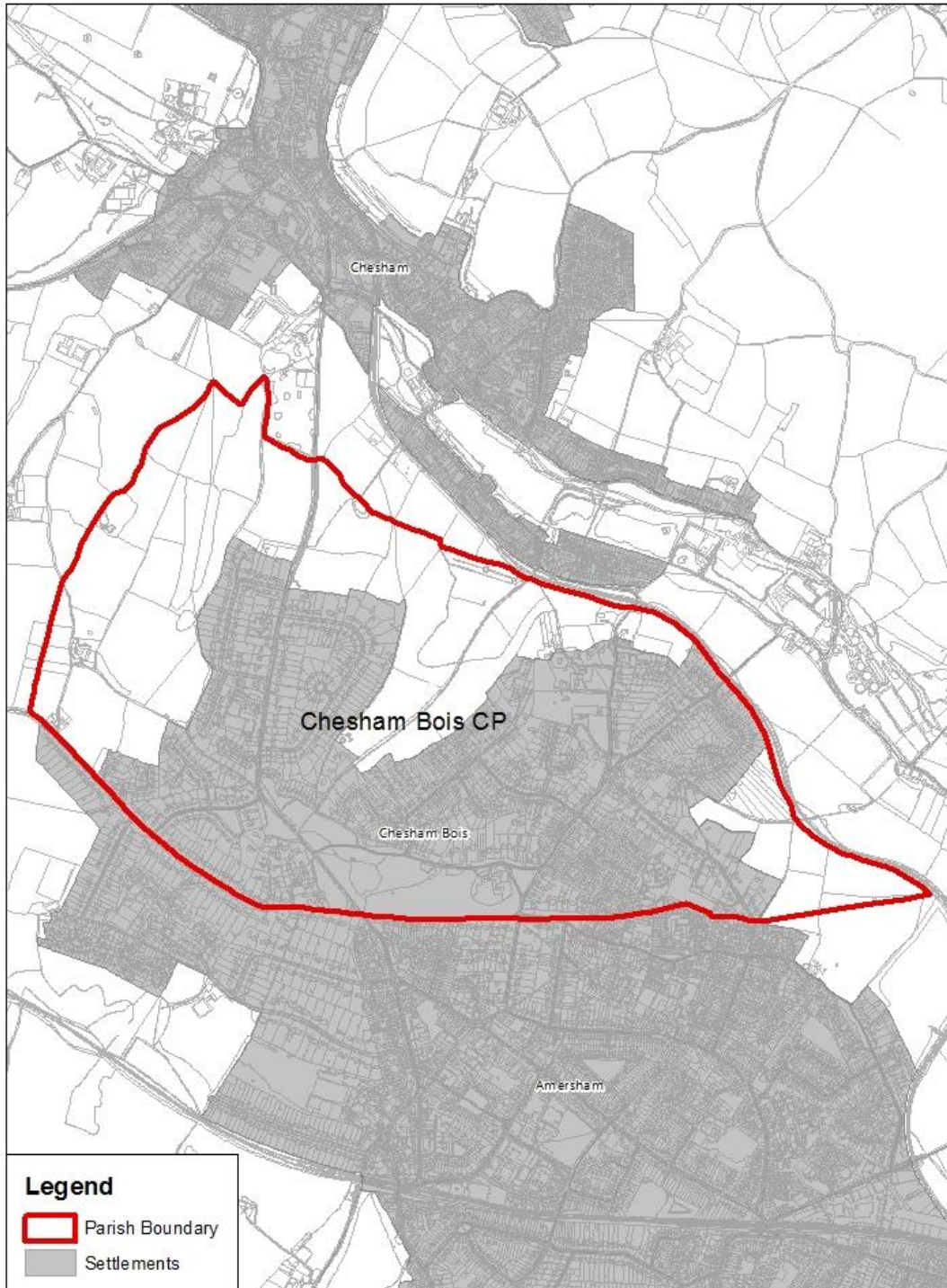
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the town – as an older industrial town there will tend to be more infill opportunities than elsewhere – it is suggested that this parish should have scope to accommodate 11% of the residual windfall allocation for the plan area (158 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 500 dwellings from allocations and 776-816 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	500	Completions in 2016/17 and 2017/18	215
		Commitments outstanding at 31/3/18	308
		HELAA sites	95-135
		Windfall allowance	158
Total from allocations for the period 2016-2036	500	Total from other sources for the period 2016-2036	776-816

Chesham Bois Parish

Chesham Bois CP



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Not to Scale

Key points

Population at mid 2017 (est.)	3,045
Designated neighbourhood area	No
Position within retail hierarchy	None
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	Forms a continuous urban area with Amersham on the Hill

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	Served by Amersham on the Hill library
Primary school	Yes	Chesham Bois CofE School (infant and junior) Chestnut Lane School (infant) [on the border between Chesham Bois and Amersham on the Hill] Elangeni School (junior) [near the border between Chesham Bois and Amersham on the Hill] Our Lady's Catholic Primary School (infant and junior)
Secondary school	No	
Hospital	No	Served by Amersham Hospital (no A&E)
Public transport	Yes	Served by Amersham railway station (Chiltern Line and Metropolitan Line) and buses
Supermarket	No	Close to supermarkets in Amersham on the Hill
Convenience store	Yes	
Post Office	No	Close to post office in Amersham on the Hill

Infrastructure constraints and enhancements

Current constraints

Further significant development would require similar infrastructure enhancements to those identified for Amersham, viz:

- Expansion of primary school
- Expansion of secondary school
- Improvements to health centre

Note that road improvements are not included as the identified schemes fall on the opposite side of Amersham and it would be difficult to link development in Chesham Bois to an impact on those roads.

Recent and proposed enhancements

Identified enhancements for Amersham will also benefit Chesham Bois.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	1	1
2015/16	0	0	0
2016/17	0	0	0
2017/18	0	3	3
Annual mean	0	1	1

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	0	8	8
Dwellings not started discounted by 10% (rounded to nearest whole number)	0	7	7
Dwellings under construction	0	7	7

Sum of dwellings not started (discounted) and under construction	0	14	14
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HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 1 site in the parish. It does not currently have planning permission so is shown below. In total this indicates scope for the following level of housing delivery.

Dwellings expected to be delivered in 0-5 years	Dwellings expected to be delivered in 6-10 years	Dwellings expected to be delivered in 11-15 years	Dwellings expected to be delivered in 15+ years
5-7	0	0	0

Total HELAA dwellings	5-7
Total HELAA dwellings discounted by 10% (rounded)	5-6

Commentary

Chesham Bois is effectively a suburb of Amersham on the Hill and therefore its sustainability credentials are very similar. Facilities serve the whole of the built up area with no practical distinction on the ground between the two parish areas, albeit that Chesham Bois itself

enjoys very few facilities. The physical characteristics of the settlement mean that opportunities for windfall development in the form of infilling are likely to be limited. These factors suggest that it should accommodate a smaller proportion of the housing demand of the plan area.

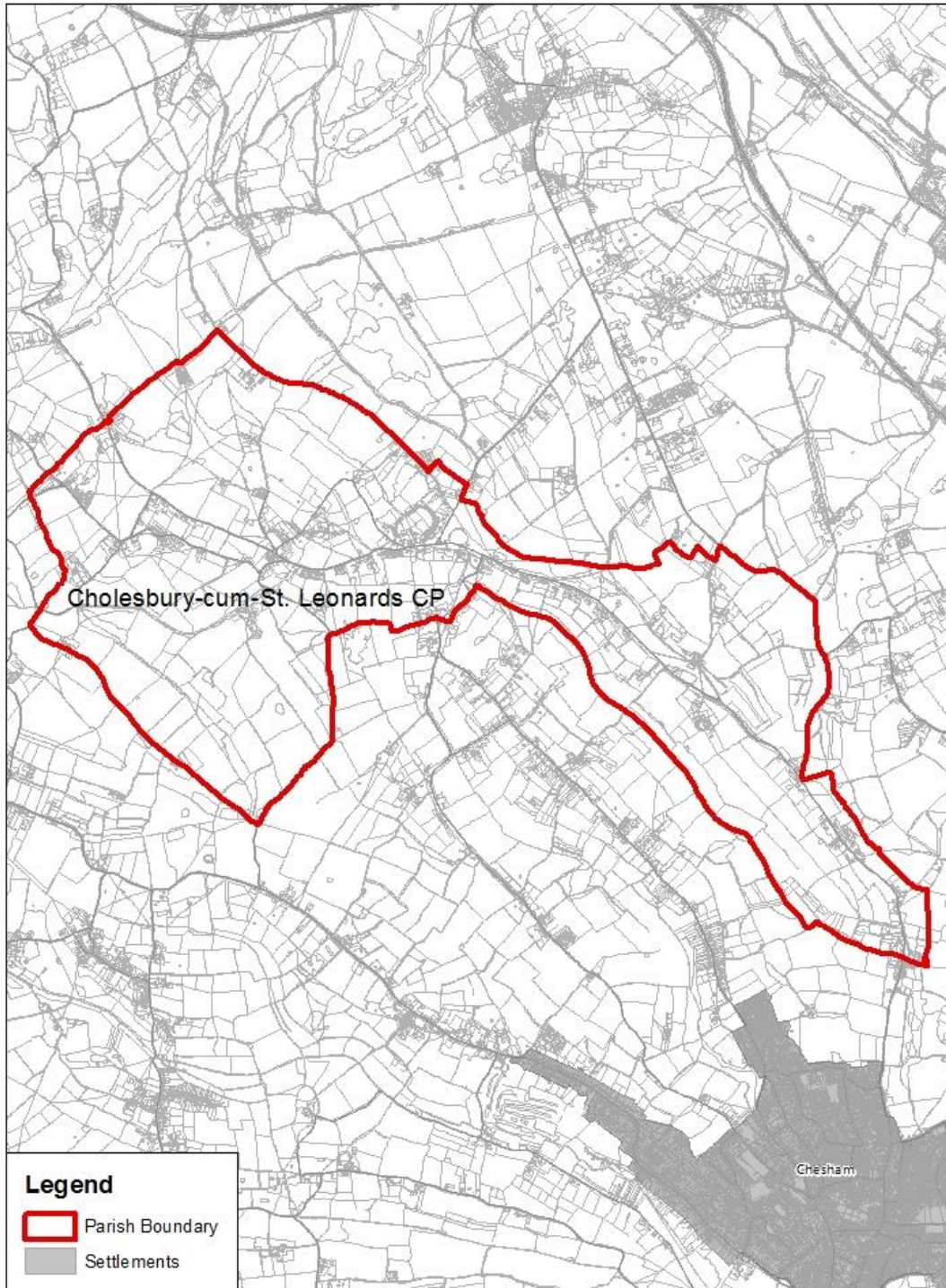
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the area, it is suggested that this parish should have scope to accommodate 3% of the residual windfall allocation for the plan area (43 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 65-66 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	3
		Commitments outstanding at 31/3/18	14
		HELAA sites	5-6
		Windfall allowance	43
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	65-66

Cholesbury-cum-St. Leonards Parish

Cholesbury-cum-St. Leonards CP



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Not to Scale

Key points

Population at mid 2017 (est.)	953
Designated neighbourhood area	No
Position within retail hierarchy	None
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	
Primary school	Yes	Hawridge and Cholesbury CofE School (infant and junior)
Secondary school	No	
Hospital	No	
Public transport	Limited	
Supermarket	No	
Convenience store	No	
Post Office	No	

Infrastructure constraints and enhancements

No constraints or enhancements have been identified.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	0	0
2015/16	0	0	0
2016/17	0	0	0
2017/18	0	0	0
Annual mean	0	0	0

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	0	9	9
Dwellings not started discounted by 10% (rounded to nearest whole number)	0	8	8
Dwellings under construction	0	1	1
Sum of dwellings not started (discounted) and under construction	0	9	9

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 1 site in the parish. It does not currently have planning permission so is shown below. In total this indicates scope for the following level of housing delivery.

Dwellings expected to be delivered in 0-5 years	Dwellings expected to be delivered in 6-10 years	Dwellings expected to be delivered in 11-15 years	Dwellings expected to be delivered in 15+ years
10	0	0	0
Total HELAA dwellings			10
Total HELAA dwellings discounted by 10% (rounded)			9

Commentary

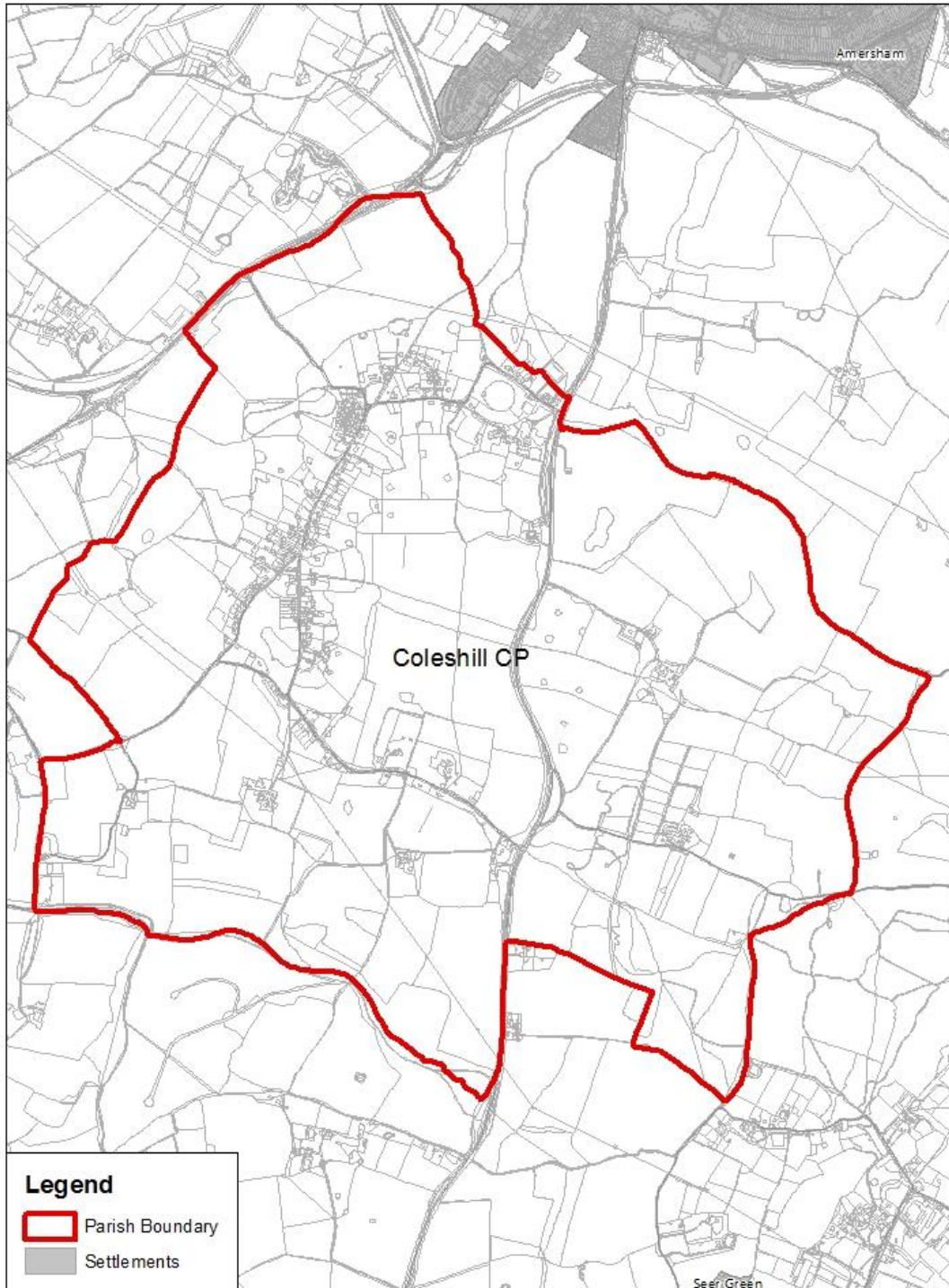
This parish has very few services and facilities and is not considered suitable for major new development. This is borne out by data for housing completions which show that no dwellings have been delivered in recent years. This in itself provides no guidance as to what would be a reasonable figure for future delivery, but it is fair to assume that all parishes, whatever their location and characteristics, will contain some windfall sites that could be developed. In this case it is considered that a nominal allocation of one dwelling every three years is justified (6 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 24 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	0
		Commitments outstanding at 31/3/18	9
		HELAA sites	9
		Windfall allowance	6
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	24

Coleshill Parish

Coleshill CP



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Not to Scale

Key points

Population at mid 2017 (est.)	509
Designated neighbourhood area	No
Position within retail hierarchy	None
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	
Primary school	Yes	Coleshill CofE England Infant School (infant)
Secondary school	No	
Hospital	No	
Public transport	Limited	
Supermarket	No	
Convenience store	No	
Post Office	No	

Infrastructure constraints and enhancements

No constraints or enhancements have been identified.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	0	0
2015/16	0	0	0
2016/17	0	0	0
2017/18	0	0	0
Annual mean	0	0	0

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	0	8	8
Dwellings not started discounted by 10% (rounded to nearest whole number)	0	7	7
Dwellings under construction	0	1	1
Sum of dwellings not started (discounted) and under construction	0	8	8

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes no sites in the parish.

Commentary

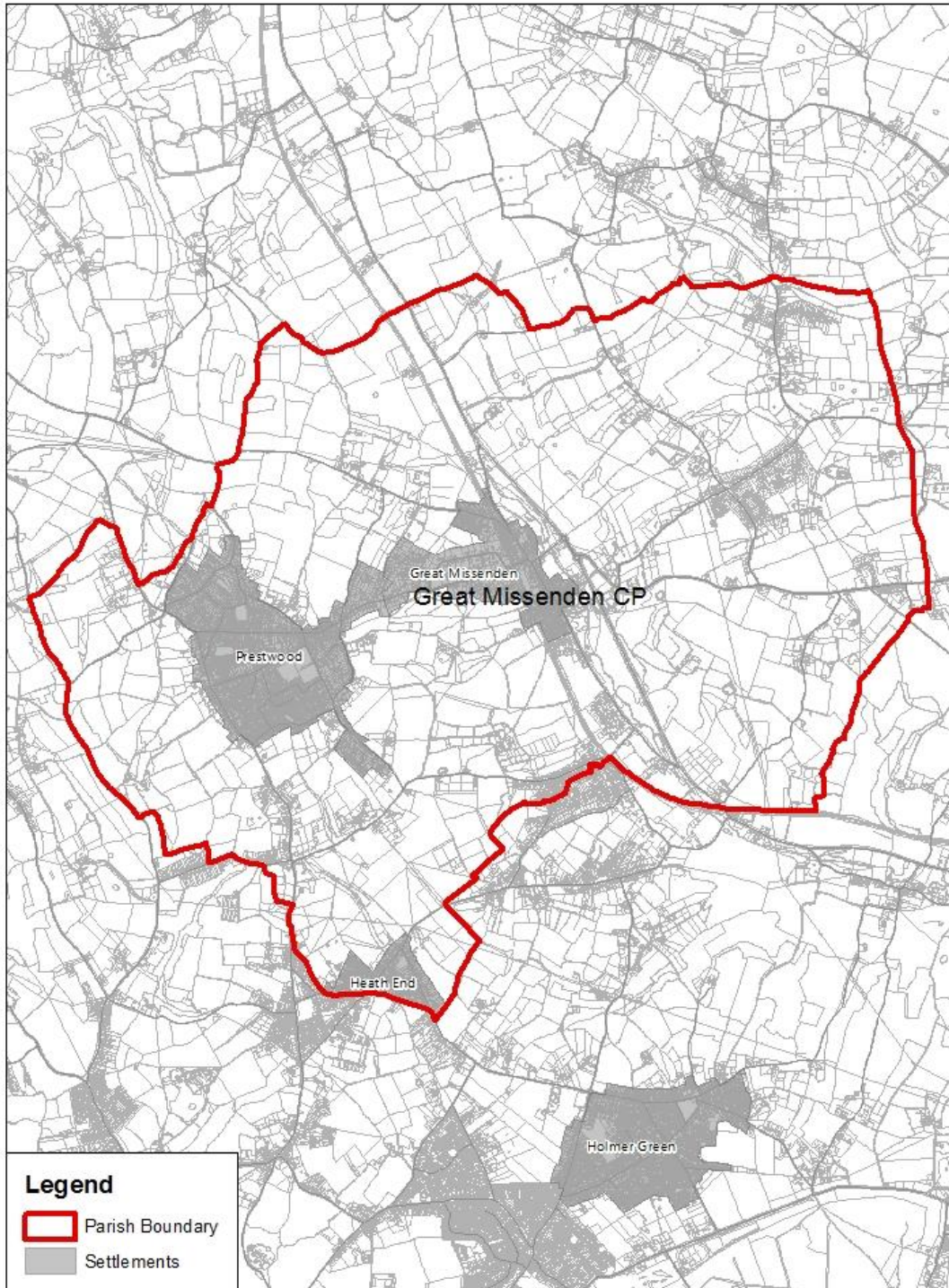
This parish has very few services and facilities and is not considered suitable for major new development. This is borne out by data for housing completions which show that no dwellings have been delivered in recent years. This in itself provides no guidance as to what would be a reasonable figure for future delivery, but it is fair to assume that all parishes, whatever their location and characteristics, will contain some windfall sites that could be developed. In this case it is considered that a nominal allocation of one dwelling every three years is justified (6 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 14 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	0
		Commitments outstanding at 31/3/18	8
		HELAA sites	0
		Windfall allowance	6
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	14

Great Missenden Parish

Great Missenden CP



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Not to Scale

Key points

Population at mid 2017 (est.)	9,675
Designated neighbourhood area	No
Position within retail hierarchy	Great Missenden: local centre Prestwood: local centre
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	Heath End forms a village with the adjacent settlement of Great Kingshill in Wycombe District (outside of plan area)

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	Yes	Great Missenden – community library
Primary school	Yes	Great Missenden CofE Combined School (infant and junior) Prestwood Infant School (infant) Prestwood Junior School (junior)
Secondary school	Yes	The Misbourne School
Hospital	No	No NHS hospital, although has BMI The Chiltern Hospital (no A&E)
Public transport	Yes	Great Missenden railway station (Chiltern Line) and buses, otherwise limited
Supermarket	No	
Convenience store	Yes	Great Missenden and Prestwood. Heath End is served by a store in Great Kingshill.
Post Office	Yes	Great Missenden and Prestwood; not Heath End

Infrastructure constraints and enhancements

Current constraints

Topography funnels much of the settlement of Great Missenden into a narrow band along the river valley / railway / road corridor.

Further significant development has been identified as requiring the following enhancements to infrastructure:

- Expansion of secondary school

Recent and proposed enhancements

Emerging proposals to redevelop Great Missenden railway station forecourt offer the opportunity to enhance bus / rail interchange facilities and improve pedestrian access to the station. The station already acts as a railhead for surrounding settlements and such improvements have the potential to further increase usage and encourage modal shift.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	1	4	5
2015/16	6	0	6
2016/17	1	8	9
2017/18	1	8	9
Annual mean	2.25	5	7.25

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	4	17	21
Dwellings not started discounted by 10% (rounded to nearest whole number)	4	15	19
Dwellings under construction	1	5	6
Sum of dwellings not started (discounted) and under construction	5	20	25

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 6 sites in the parish, of which 5 are considered suitable for C3 residential development. Some are already accounted for in the dwelling commitments data so only those currently without planning permission are shown below. In total the extra sites indicate scope for the following level of housing delivery.

Dwellings expected to be delivered in 0-5 years	Dwellings expected to be delivered in 6-10 years	Dwellings expected to be delivered in 11-15 years	Dwellings expected to be delivered in 15+ years
20	33-58	6	0
Total HELAA dwellings			59-84
Total HELAA dwellings discounted by 10% (rounded)			53-76

Commentary

Great Missenden parish is an area of polycentric development including two significant settlements. It is a relatively accessible location, enjoying a rail service and decent provision of facilities, albeit not in every settlement. These factors suggest that it should accommodate a proportion of the housing demand of the plan area.

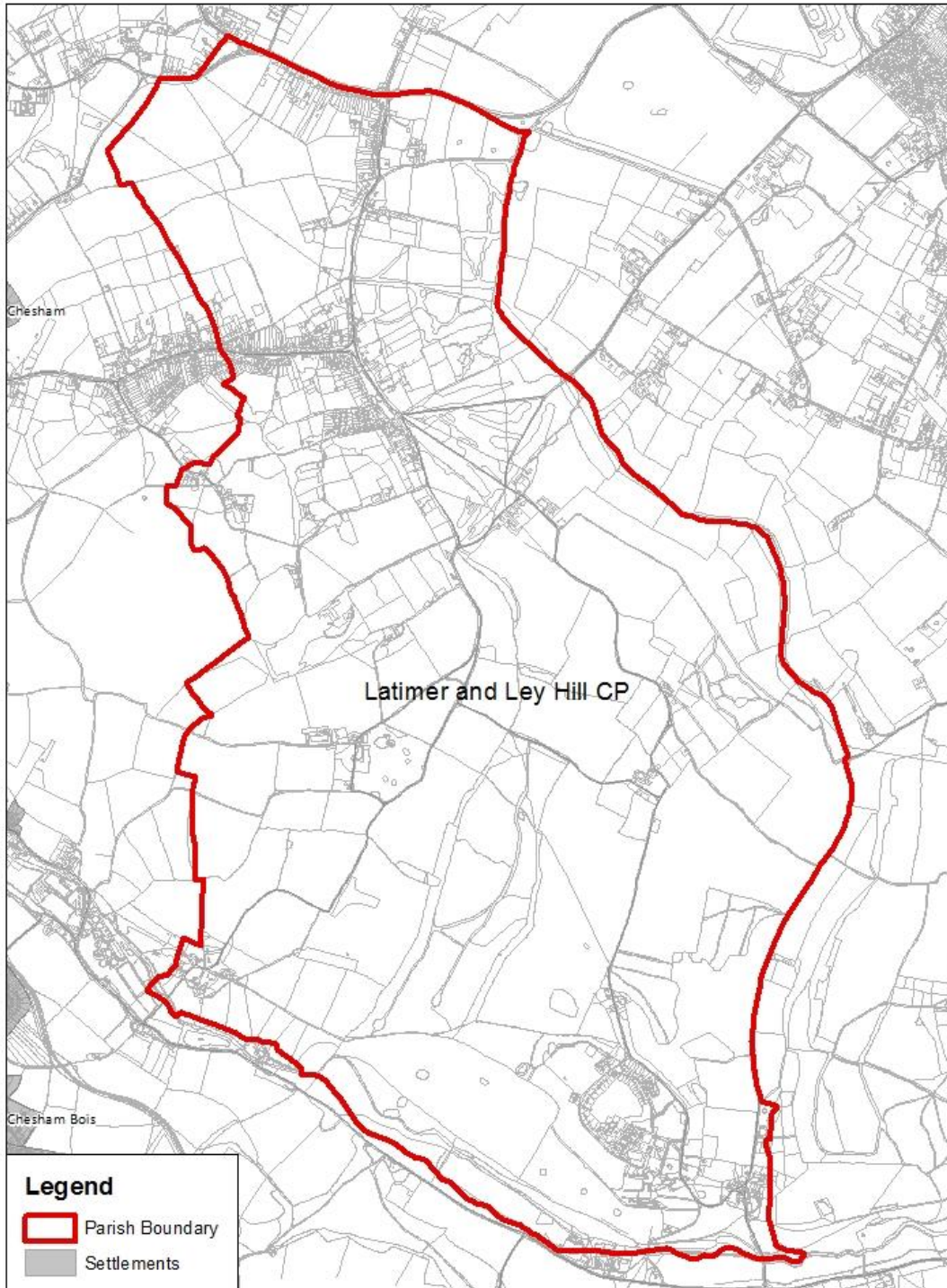
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the area, it is suggested that this parish should have scope to accommodate 5% of the residual windfall allocation for the plan area (72 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 168-191 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	18
		Commitments outstanding at 31/3/18	25
		HELAA sites	53-76
		Windfall allowance	72
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	168-191

Latimer & Ley Hill Parish

Latimer and Ley Hill CP



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Not to Scale

Key points

Population at mid 2017 (est.)	933
Designated neighbourhood area	No
Position within retail hierarchy	None
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	
Primary school	Yes	Ley Hill School (infant and junior)
Secondary school	No	
Hospital	No	
Public transport	Limited	
Supermarket	No	
Convenience store	No	
Post Office	No	

Infrastructure constraints and enhancements

No constraints or enhancements have been identified.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	0	0
2015/16	0	0	0
2016/17	0	0	0
2017/18	0	0	0
Annual mean	0	0	0

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	0	2	2
Dwellings not started discounted by 10% (rounded to nearest whole number)	0	2	2
Dwellings under construction	0	0	0
Sum of dwellings not started (discounted) and under construction	0	2	2

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes no sites in the parish.

Commentary

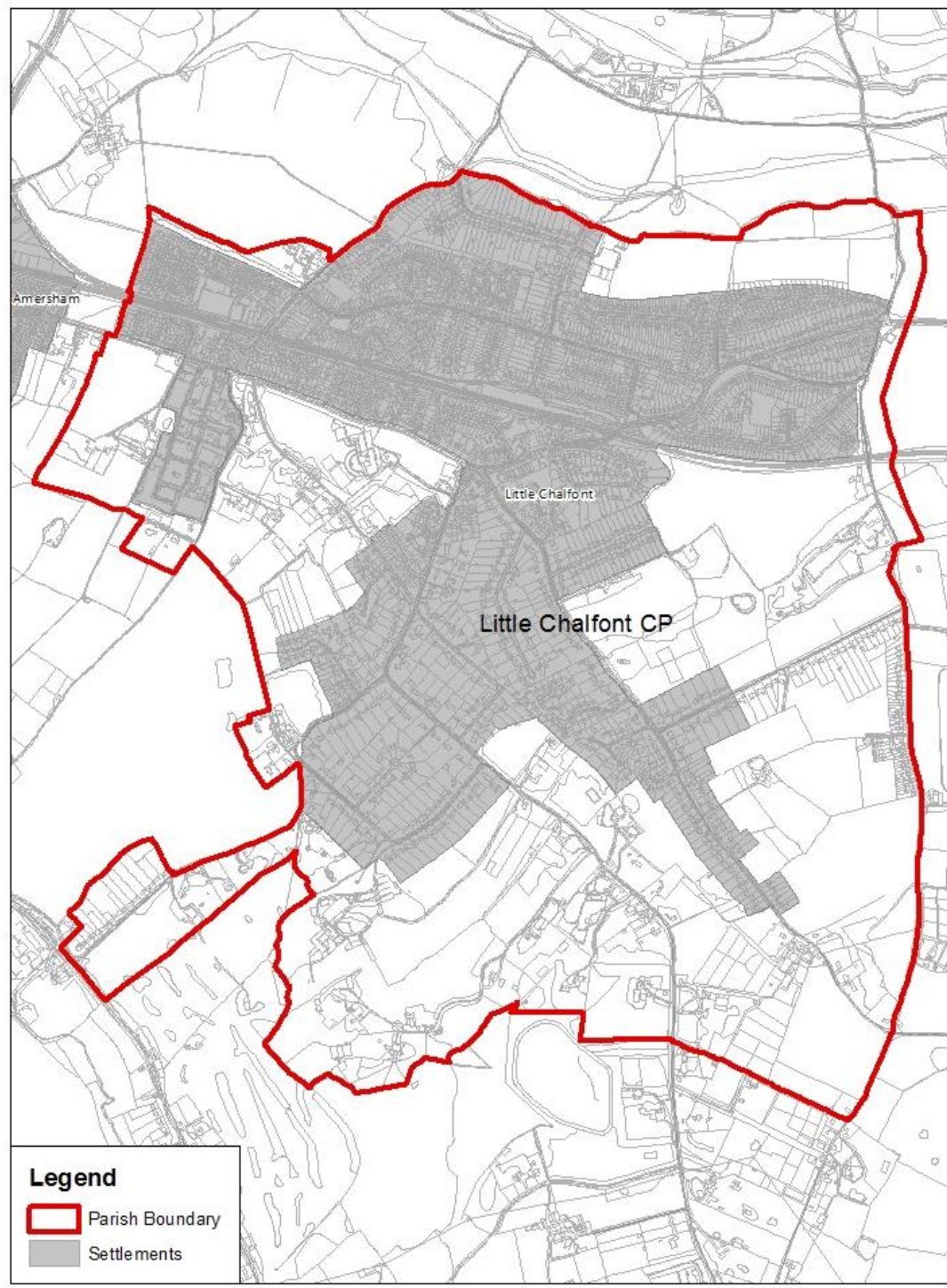
This parish has very few services and facilities and is not considered suitable for major new development. This is borne out by data for housing completions which show that no dwellings have been delivered in recent years. This in itself provides no guidance as to what would be a reasonable figure for future delivery, but it is fair to assume that all parishes, whatever their location and characteristics, will contain some windfall sites that could be developed. In this case it is considered that a nominal allocation of one dwelling every three years is justified (6 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 8 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	0
		Commitments outstanding at 31/3/18	2
		HELAA sites	0
		Windfall allowance	6
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	8

Little Chalfont Parish

Little Chalfont CP



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Not to Scale

Key points

Population at mid 2017 (est.)	6,858
Designated neighbourhood area	No
Position within retail hierarchy	Little Chalfont: local centre
Green Belt Site Allocations	SP BP6: Little Chalfont (700 dwellings)
Major site allocations or developments and their status	Harvard Grange / The Donkey Field (net 45 dwellings) – completed in 2017/18
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	Yes	Community library
Primary school	Yes	Chalfont Valley E-ACT Primary Academy (infant and junior) Little Chalfont Primary School (infant and junior)
Secondary school	Yes	Dr Challoner's High School
Hospital	No	
Public transport	Yes	Railway station (Metropolitan Line) and buses
Supermarket	No	
Convenience store	Yes	
Post Office	Yes	

Infrastructure constraints and enhancements

Current constraints

Further significant development has been identified as requiring the following enhancements to infrastructure:

- New or expanded primary school
- New or replacement community centre
- Possible extra GP surgery space

Recent and proposed enhancements

The railway signalling upgrade at Amersham is designed to improve reliability on the whole Metropolitan line including services through Chalfont and Latimer station.

The parish council aspires to upgrade or replace the existing Village Hall. While difficult to deliver on site owing to Green belt and protected ancient woodland, there may be an opportunity to deliver a new community centre as part of the development of Site Allocation SP BP6.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	2	2
2015/16	0	15	15
2016/17	6	38	44
2017/18	0	3	3
Annual mean	1.5	14.5	16

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	0	43	43
Dwellings not started discounted by 10% (rounded to nearest whole number)	0	39	39
Dwellings under construction	0	32	32

Sum of dwellings not started (discounted) and under construction	0	71	71
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HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 4 sites in the parish, of which 3 are considered suitable for C3 residential development. Some are already accounted for in the dwelling commitments data so only those currently without planning permission are shown below. In total the extra sites indicate scope for the following level of housing delivery.

Dwellings expected to be delivered in 0-5 years	Dwellings expected to be delivered in 6-10 years	Dwellings expected to be delivered in 11-15 years	Dwellings expected to be delivered in 15+ years
0	80	25-31	10-14

Total HELAA dwellings	115-125
Total HELAA dwellings discounted by 10% (rounded)	104-113

Commentary

Little Chalfont is one of the more accessible locations in the plan area, enjoying a rail service and decent provision of facilities. These factors suggest that it should accommodate a reasonable part of the housing demand of the plan area.

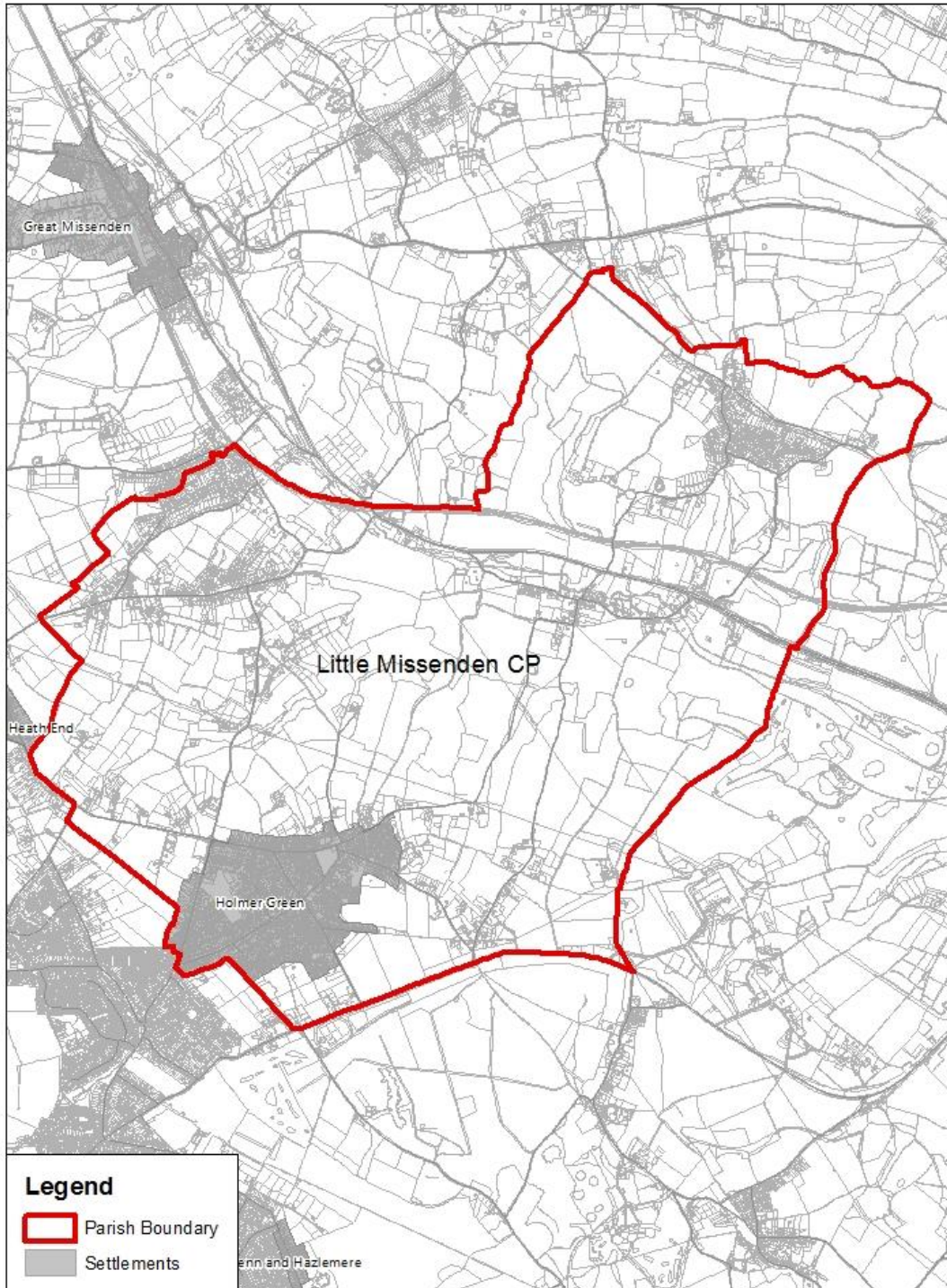
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the town, it is suggested that this parish should have scope to accommodate 7% of the residual windfall allocation for the plan area (101 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 700 dwellings from allocations and 323-332 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	700	Completions in 2016/17 and 2017/18	47
		Commitments outstanding at 31/3/18	71
		HELAA sites	104-113
		Windfall allowance	101
Total from allocations for the period 2016-2036	700	Total from other sources for the period 2016-2036	323-332

Little Missenden Parish

Little Missenden CP



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Not to Scale

Key points

Population at mid 2017 (est.)	6,490
Designated neighbourhood area	No
Position within retail hierarchy	Holmer Green: local centre
Green Belt Site Allocations	SP BP3: Holmer Green (300 dwellings)
Major site allocations or developments and their status	None
Other notes	Holmer Green is effectively adjacent to Hazlemere, which is a suburb of High Wycombe (outside of plan area) and is served by the facilities in that settlement

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	Yes	Served by Hazlemere library, which is close to the district boundary
Primary school	Yes	Holmer Green Infant School (infant) Holmer Green Junior School (junior) Hyde Heath Infant School (infant) Little Kingshill Combined School (infant and junior) Little Missenden CofE School (infant) <i>also</i> Cedar Park School (infant and junior) in Wycombe District is close to the district boundary
Secondary school	Yes	Holmer Green Senior School
Hospital	No	
Public transport	Yes	Bus only
Supermarket	No	
Convenience store	Yes	
Post Office	Yes	Served by post office in Hazlemere

Infrastructure constraints and enhancements

Current constraints

Further significant development has been identified as requiring the following enhancements to infrastructure:

- New or expanded primary school
- Expansion of secondary school
- Enhanced GP provision

Note that all these apply to development in Holmer Green rather than Little Missenden.

Recent and proposed enhancements

None identified other than those listed above.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	15	15
2015/16	0	0	0
2016/17	0	3	3
2017/18	0	13	13
Annual mean	0	7.75	7.75

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	1	17	18
Dwellings not started discounted by 10% (rounded to nearest whole number)	1	15	16
Dwellings under construction	0	2	2

Sum of dwellings not started (discounted) and under construction	1	17	18
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HELAA Data

The latest (February 2019) update to the Councils' HELAA includes no sites in the parish.

Commentary

Little Missenden parish is an area of polycentric development including the settlement of Holmer Green. Holmer Green's proximity to Hazlemere in Wycombe District means that the two settlements effectively share many services. For instance, Hazlemere library is just across the district border and provides services to both communities. Overall this is a relatively accessible location with decent provision of facilities, albeit not in each settlement. These factors suggest that it should accommodate a proportion of the housing demand of the plan area.

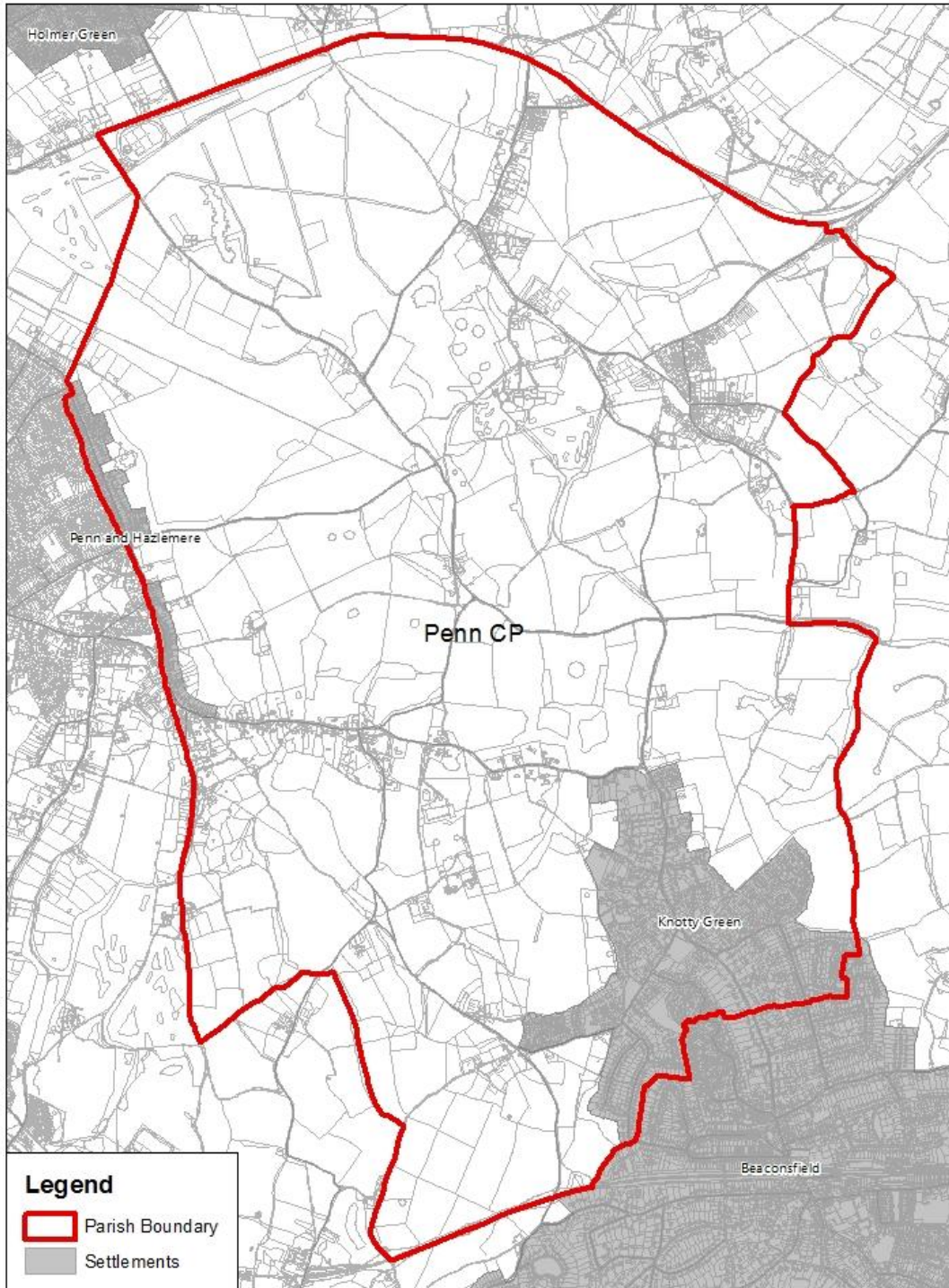
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the area, it is suggested that this parish should have scope to accommodate 4% of the residual windfall allocation for the plan area (58 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 300 dwellings from allocations and 92 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	300	Completions in 2016/17 and 2017/18	16
		Commitments outstanding at 31/3/18	18
		HELAA sites	0
		Windfall allowance	58
Total from allocations for the period 2016-2036	300	Total from other sources for the period 2016-2036	92

Penn Parish

Penn CP



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Not to Scale

Key points

Population at mid 2017 (est.)	4,147
Designated neighbourhood area	No
Position within retail hierarchy	None
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	Knotty Green forms a continuous urban area with Beaconsfield. Penn forms a settlement with Hazlemere which is a suburb of High Wycombe (outside of plan area) and is served by the facilities in that settlement

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	
Primary school	Yes	Curzon C of E Combined School (infant and junior)
Secondary school	No	
Hospital	No	
Public transport	Yes	Bus only
Supermarket	No	Knotty Green is served by supermarkets in Beaconsfield
Convenience store	Yes	Penn has a convenience store; Knotty Green does not, but is served by stores in Beaconsfield
Post Office	No	Knotty Green is served by post office in Beaconsfield

Infrastructure constraints and enhancements

No constraints or enhancements have been identified.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	4	4
2015/16	0	0	0
2016/17	0	10	10
2017/18	0	20	20
Annual mean	0	8.5	8.5

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	0	18	18
Dwellings not started discounted by 10% (rounded to nearest whole number)	0	16	16
Dwellings under construction	0	17	17
Sum of dwellings not started (discounted) and under construction	0	33	33

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes no sites in the parish.

Commentary

Penn parish is an area of dispersed development where the main settlements are associated more with others outside the district. Service provision within the parish is quite restricted. These factors suggest that it should accommodate a smaller proportion of the housing demand of the plan area.

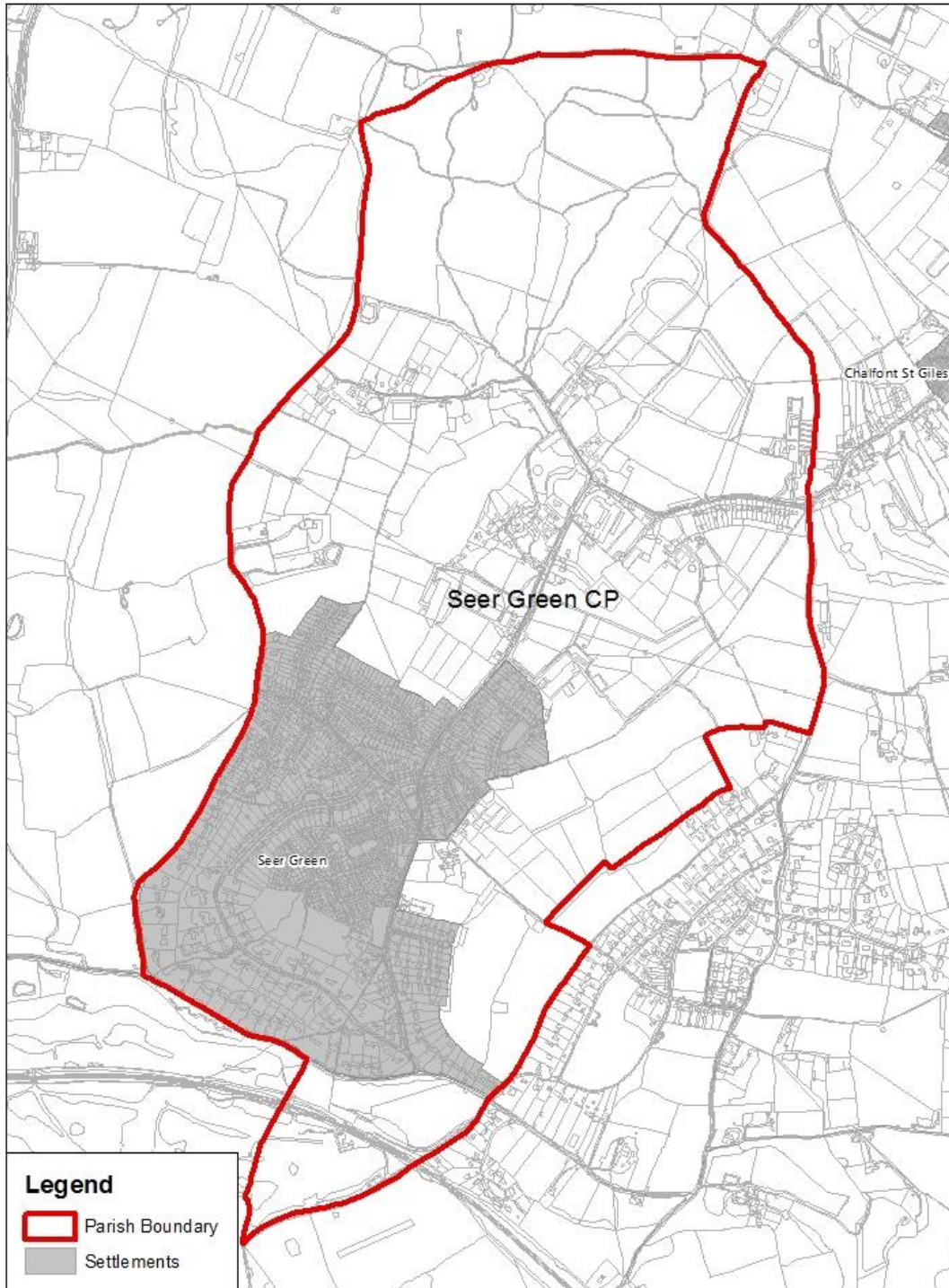
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the area, it is suggested that this parish should have scope to accommodate 3% of the residual windfall allocation for the plan area (43 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 106 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	30
		Commitments outstanding at 31/3/18	33
		HELAA sites	0
		Windfall allowance	43
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	106

Seer Green Parish

Seer Green CP



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Not to Scale

Key points

Population at mid 2017 (est.)	2,421
Designated neighbourhood area	Yes
Position within retail hierarchy	None
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	
Primary school	Yes	Seer Green CofE School (infant and junior)
Secondary school	No	
Hospital	No	
Public transport	Limited	
Supermarket	No	
Convenience store	Yes	
Post Office	No	

Infrastructure constraints and enhancements

No constraints or enhancements have been identified.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	1	1
2015/16	0	1	1
2016/17	0	1	1
2017/18	0	8	8
Annual mean	0	2.75	2.75

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	0	6	6
Dwellings not started discounted by 10% (rounded to nearest whole number)	0	5	5
Dwellings under construction	0	3	3
Sum of dwellings not started (discounted) and under construction	0	8	8

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes no sites in the parish.

Commentary

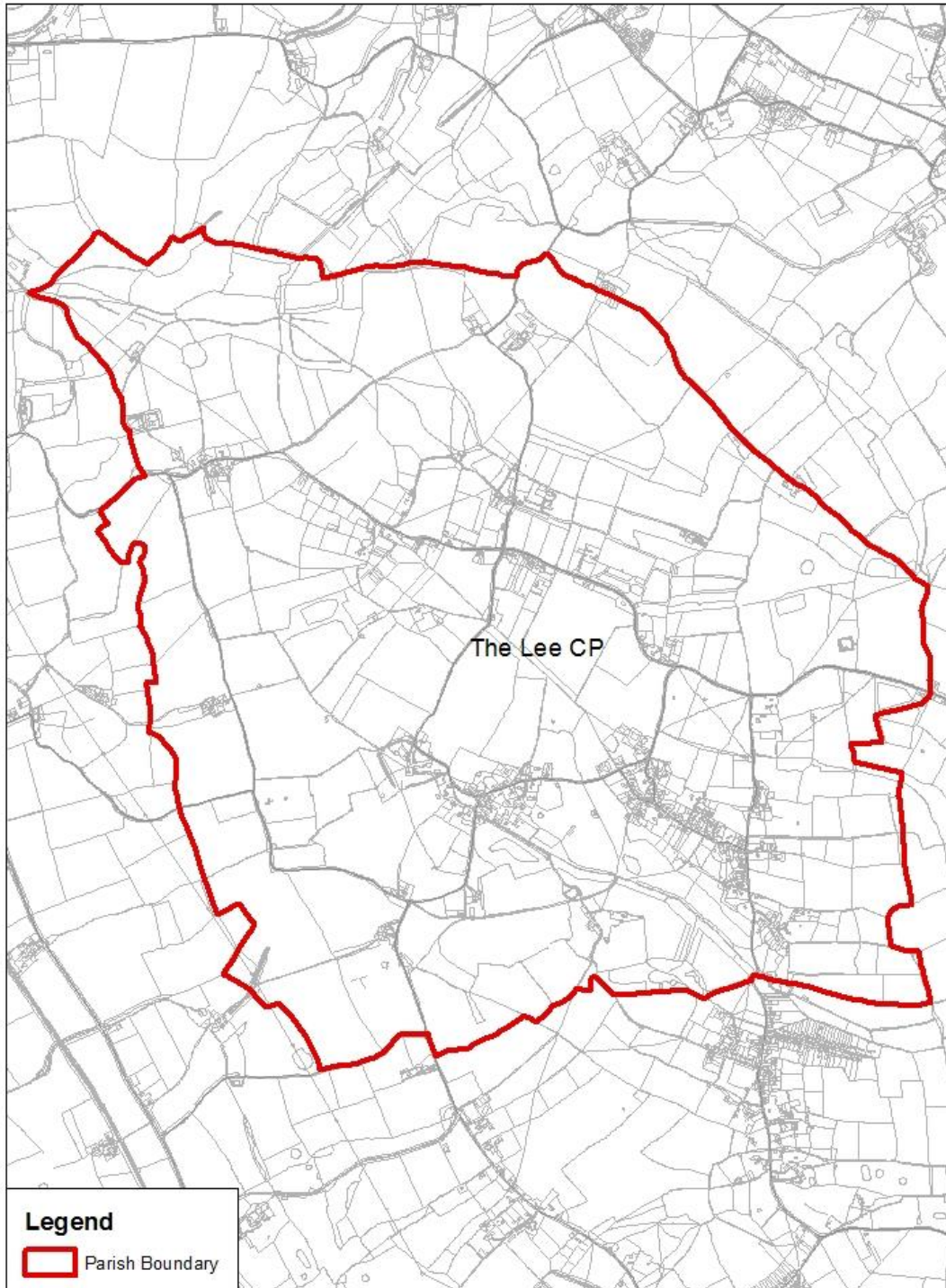
This parish has very few services and facilities and is not considered suitable for major new development. This is borne out by data for housing completions which show that approximately three dwellings per year have been delivered in recent years. This figure is influenced by a one-off development of eight dwellings in 2017/18 which suggests that a more achievable annual average would be closer to one dwelling. As a result it is considered that a nominal allocation for windfall development, of a similar rate to recent delivery excluding 2017/18, is justified (18 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 35 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	9
		Commitments outstanding at 31/3/18	8
		HELAA sites	0
		Windfall allowance	18
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	35

The Lee Parish

The Lee CP



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Not to Scale

Key points

Population at mid 2017 (est.)	694
Designated neighbourhood area	No
Position within retail hierarchy	None
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	
Primary school	Yes	Lee Common CofE School (infant)
Secondary school	No	
Hospital	No	
Public transport	Limited	
Supermarket	No	
Convenience store	Yes	
Post Office	No	

Infrastructure constraints and enhancements

No constraints or enhancements have been identified.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	2	2
2015/16	0	1	1
2016/17	0	1	1
2017/18	0	-1	-1
Annual mean	0	0.75	0.75

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	0	1	1
Dwellings not started discounted by 10% (rounded to nearest whole number)	0	1	1
Dwellings under construction	0	6	6
Sum of dwellings not started (discounted) and under construction	0	7	7

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes no sites in the parish.

Commentary

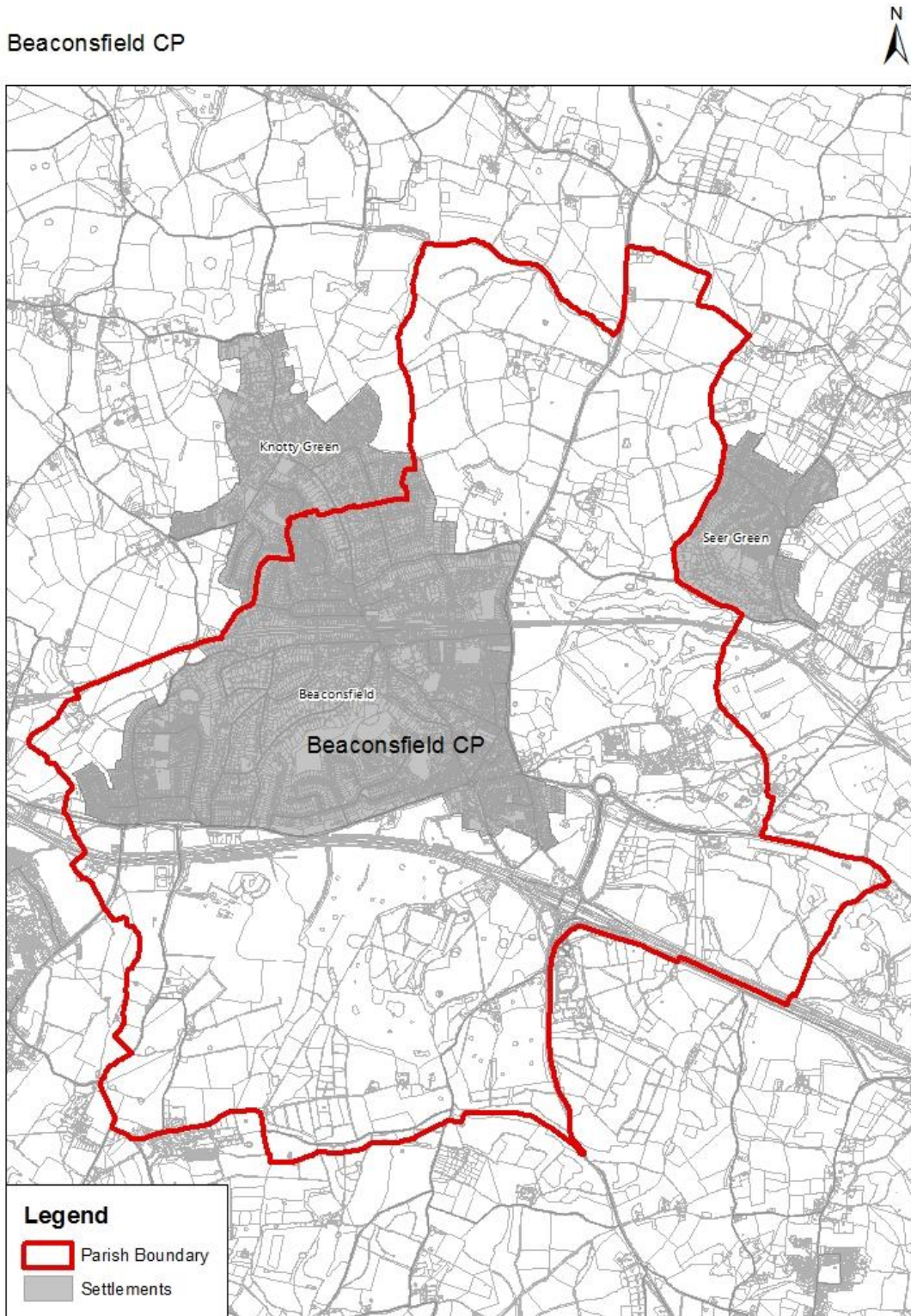
This parish has very few services and facilities and is not considered suitable for major new development. This is borne out by data for housing completions which show that approximately one dwelling per year has been delivered in recent years. This suggests that a nominal allocation for windfall development, of a similar rate to recent delivery, is justified (18 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 25 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	0
		Commitments outstanding at 31/3/18	7
		HELAA sites	0
		Windfall allowance	18
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	25

South Bucks District

Beaconsfield Town



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Not to Scale

Key points

Population at mid 2017 (est.)	12,702
Designated neighbourhood area	No
Position within retail hierarchy	Beaconsfield (New Town): district centre Beaconsfield (Old Town): local centre
Green Belt Site Allocations	SP BP9: Beaconsfield (1,600 dwellings)
Major site allocations or developments and their status	None
Other notes	Forms a continuous urban area with Knotty Green

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	Yes	
Primary school	Yes	Butlers Court School (infant and junior) Holtspur School (infant and junior) St Mary and All Saints CofE Primary School (infant and junior)
Secondary school	Yes	Beaconsfield High School The Beaconsfield School
Hospital	No	
Public transport	Yes	Railway station (Chiltern Line) and buses
Supermarket	Yes	Sainsbury's and Waitrose
Convenience store	Yes	
Post Office	Yes	

Infrastructure constraints and enhancements

Current constraints

Further significant development has been identified as requiring the following enhancements to infrastructure:

- New primary school *and* expansion of existing
- Capacity improvements to Pyebush roundabout
- Improvements to Ledborough Lane / Longbottom Lane junctions and to A40 / Potkiln Lane roundabout
- Improvements identified in Beaconsfield Transport Strategy
- Improved car parking for railway station
- New community centre
- New GP surgery

Recent and proposed enhancements

The Beaconsfield relief road is under construction. This £11 million project is designed to improve traffic conditions and reduce congestion in the town by bypassing a congested section of the A355. As well as reducing journey times for through traffic this scheme will provide environmental benefits for the town through less pollution. The road will also enable development of Site Allocation SP BP9 and is thus intended to be partly delivered by the developers of that site.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	1	20	21
2015/16	22	17	39
2016/17	2	20	22
2017/18	7	25	32
Annual mean	8	20.5	28.5

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	2	54	56
Dwellings not started discounted by 10% (rounded to nearest whole number)	2	49	51
Dwellings under construction	0	42	42

Sum of dwellings not started (discounted) and under construction	2	91	93
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HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 9 sites in the parish. One is excluded here as it falls within Site Allocation SP BP9, so as to avoid double counting. The remainder do not currently have planning permission so are shown below. In total this indicates scope for the following level of housing delivery.

Dwellings expected to be delivered in 0-5 years	Dwellings expected to be delivered in 6-10 years	Dwellings expected to be delivered in 11-15 years	Dwellings expected to be delivered in 15+ years
45	16	5-11	56-102

Total HELAA dwellings	122-174
Total HELAA dwellings discounted by 10% (rounded)	110-157

Commentary

The urban area of Beaconsfield includes both Beaconsfield Old Town and New Town, along with Knotty Green. As a district centre, Beaconsfield is one of the largest towns within the plan area. It is also one of the most accessible locations with its own motorway junction, a good rail service and enjoys a high level of provision of facilities. These factors suggest that it should accommodate a significant part of the housing demand of the plan area.

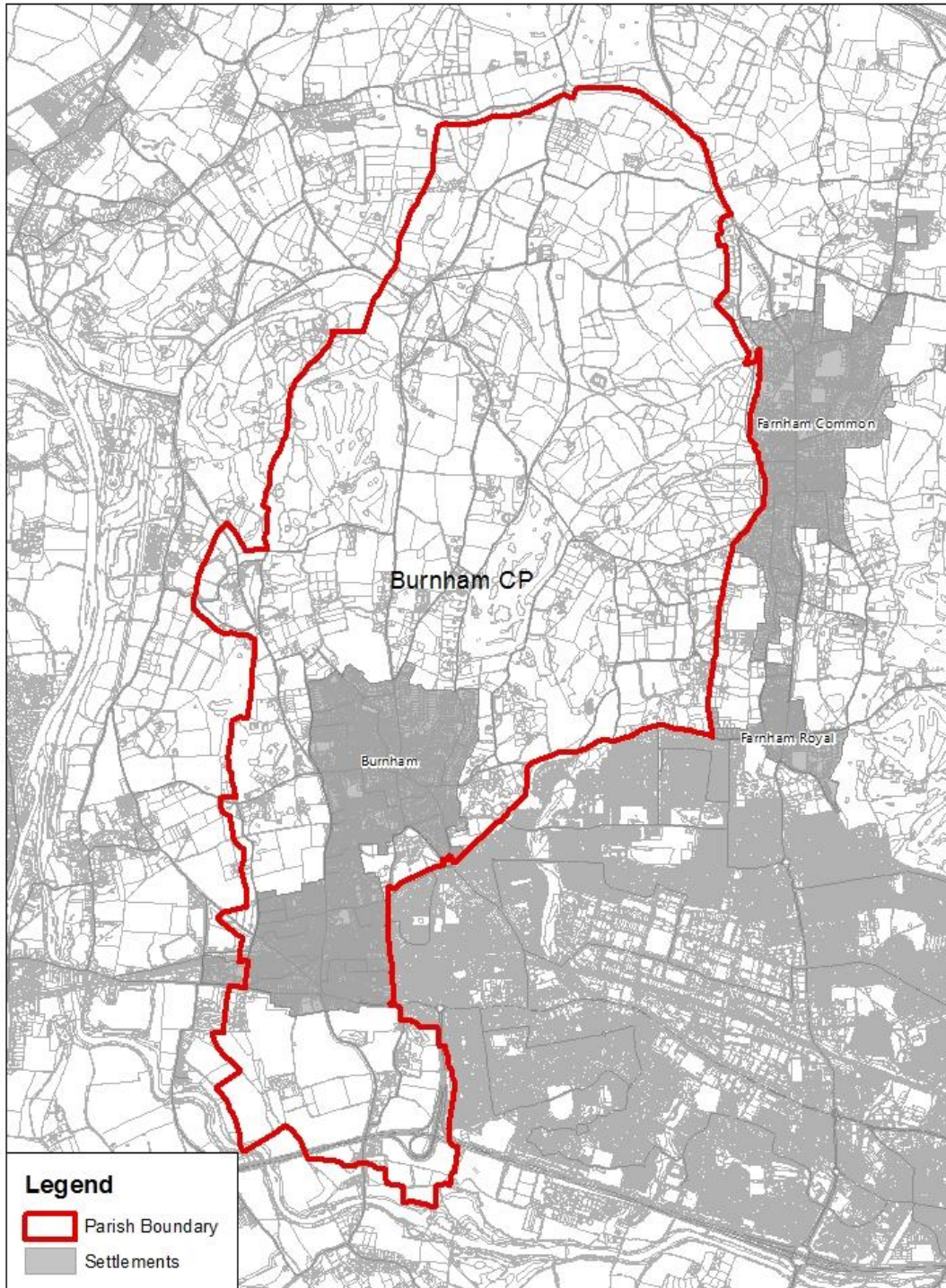
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the town, it is suggested that this parish should have scope to accommodate 9% of the residual windfall allocation for the plan area (129 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 1,600 dwellings from allocations and 386-433 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	1,600	Completions in 2016/17 and 2017/18	54
		Commitments outstanding at 31/3/18	93
		HELAA sites	110-157
		Windfall allowance	129
Total from allocations for the period 2016-2036	1,600	Total from other sources for the period 2016-2036	386-433

Burnham Parish

Burnham CP



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Not to Scale

Key points

Population at mid 2017 (est.)	12,164
Designated neighbourhood area	Yes
Position within retail hierarchy	Burnham: local centre
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	Forms a continuous urban area with Slough (outside of plan area) and is served by the facilities in that settlement

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	Yes	Community library
Primary school	Yes	Dropmore Infant School (infant) Lent Rise School (infant and junior) St Peter's CofE Primary School (infant and junior)
Secondary school	Yes	Burnham Grammar School The E-Act Burnham Park Academy
Hospital	No	
Public transport	Yes	Railway station (Great Western and Elizabeth Line) and buses
Supermarket	Yes	Sainsbury's
Convenience store	Yes	
Post Office	Yes	

Infrastructure constraints and enhancements

Current constraints

Burnham contains the Burnham Beeches Special Area of Conservation (SAC). Parts of the parish fall within the 500m buffer zone where no net increase in dwellings is permitted, but these are rural areas where opportunities for new dwellings would be severely limited anyway, so there should not be any appreciable impact on the capacity of the parish to accommodate development. The SAC provides a good leisure resource but access opportunities are limited for environmental reasons.

Further significant development has been identified as requiring the following enhancements to infrastructure:

- Expansion of health centre

Recent and proposed enhancements

Rail electrification has been recently completed, providing benefits of faster, cleaner and quieter trains with greater capacity. Improvement works to the railway station have also been undertaken in advance of the introduction of new Elizabeth Line services, scheduled for December 2019. The Elizabeth Line will provide direct rail services to and through central London. This and the electrification works should deliver further modal shift.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	4	4
2015/16	0	3	3
2016/17	4	18	22
2017/18	0	9	9
Annual mean	1	8.5	9.5

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	4	55	59
Dwellings not started discounted by 10% (rounded to nearest whole number)	4	50	54
Dwellings under construction	87	25	112
Sum of dwellings not started (discounted) and under construction	91	75	166

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 3 sites in the parish. They do not currently have planning permission so are shown below. In total they indicate scope for the following level of housing delivery.

Dwellings expected to be delivered in 0-5 years	Dwellings expected to be delivered in 6-10 years	Dwellings expected to be delivered in 11-15 years	Dwellings expected to be delivered in 15+ years
17-25	0	0	5-10

Total HELAA dwellings	22-35
Total HELAA dwellings discounted by 10% (rounded)	20-32

Commentary

Burnham is one of the more accessible locations in the plan area, enjoying a rail service and decent provision of facilities. These factors suggest that it should accommodate a reasonable part of the housing demand of the plan area.

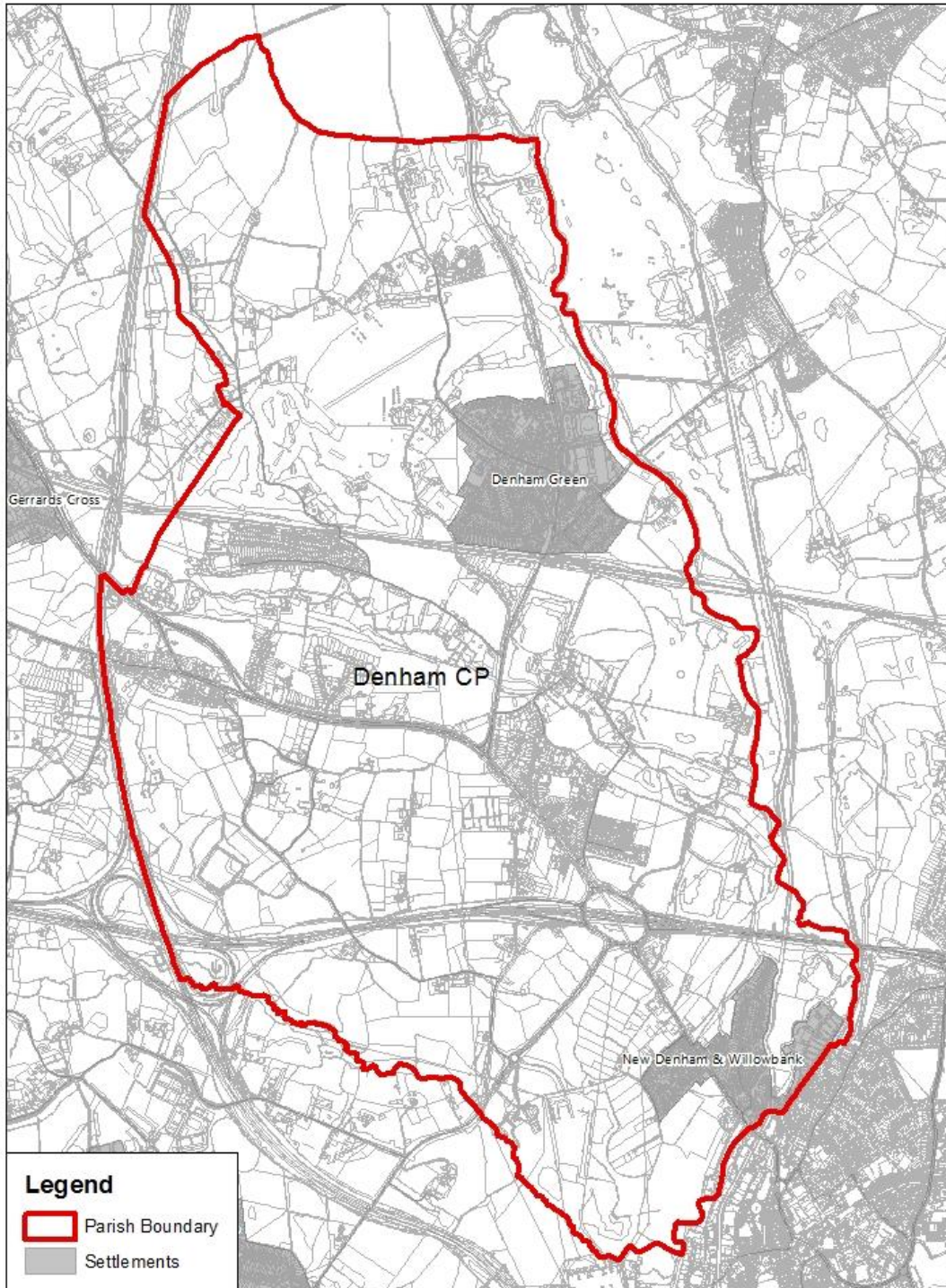
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the town, it is suggested that this parish should have scope to accommodate 7% of the residual windfall allocation for the plan area (101 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 318-330 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	31
		Commitments outstanding at 31/3/18	166
		HELAA sites	20-32
		Windfall allowance	101
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	318-330

Denham Parish

Denham CP



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Not to Scale

Key points

Population at mid 2017 (est.)	7,403
Designated neighbourhood area	Yes
Position within retail hierarchy	Denham Green: local centre
Green Belt Site Allocations	SP BP13: North of Denham Roundabout (employment only – no dwellings)
Major site allocations or developments and their status	Denham Film Laboratories (net 224 dwellings) – under construction in 2017/18 Former Inn on the Green (37 dwellings) – completed in 2016/17
Other notes	New Denham & Willowbank forms a continuous urban area with Uxbridge (outside of plan area) and is served by the facilities in that settlement

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	
Primary school	Yes	Denham Green E-Act Academy (infant and junior) Denham Village School (infant)
Secondary school	No	
Hospital	No	
Public transport	Yes	New Denham has a railway station (Chiltern Line) New Denham & Willowbank is served by Uxbridge railway station (Metropolitan Line and Piccadilly Line) Buses to all settlements
Supermarket	No	
Convenience store	Yes	
Post Office	No	Post office in Denham Green appears to have closed down

Infrastructure constraints and enhancements

Current constraints

The nearby motorway corridor is an Air Quality Management Area.

Further significant development has been identified as requiring the following enhancements to infrastructure:

- Enhancement works to M40 Junction 1 to increase capacity and avoid increasing congestion and pollution on the strategic road network
- Possible enhancements to electricity substation, depending on the level of development

Recent and proposed enhancements

None identified other than those listed above.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	0	0
2015/16	0	6	6
2016/17	0	96	96
2017/18	3	3	6
Annual mean	0.75	26.25	27

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	22	6	28
Dwellings not started discounted by 10% (rounded to nearest whole number)	20	5	25
Dwellings under construction	0	237	237

Sum of dwellings not started (discounted) and under construction	20	242	262
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HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 3 sites in the parish. They do not currently have planning permission so are shown below. In total they indicate scope for the following level of housing delivery.

Dwellings expected to be delivered in 0-5 years	Dwellings expected to be delivered in 6-10 years	Dwellings expected to be delivered in 11-15 years	Dwellings expected to be delivered in 15+ years
2-11	50	0	0

Total HELAA dwellings	52-61
Total HELAA dwellings discounted by 10% (rounded)	47-55

Commentary

Denham parish is an area of polycentric development. It is a relatively accessible location, particularly by road / motorway, and enjoys a decent provision of facilities, albeit these are somewhat dispersed. These factors suggest that it should accommodate a reasonable proportion of the housing demand of the plan area.

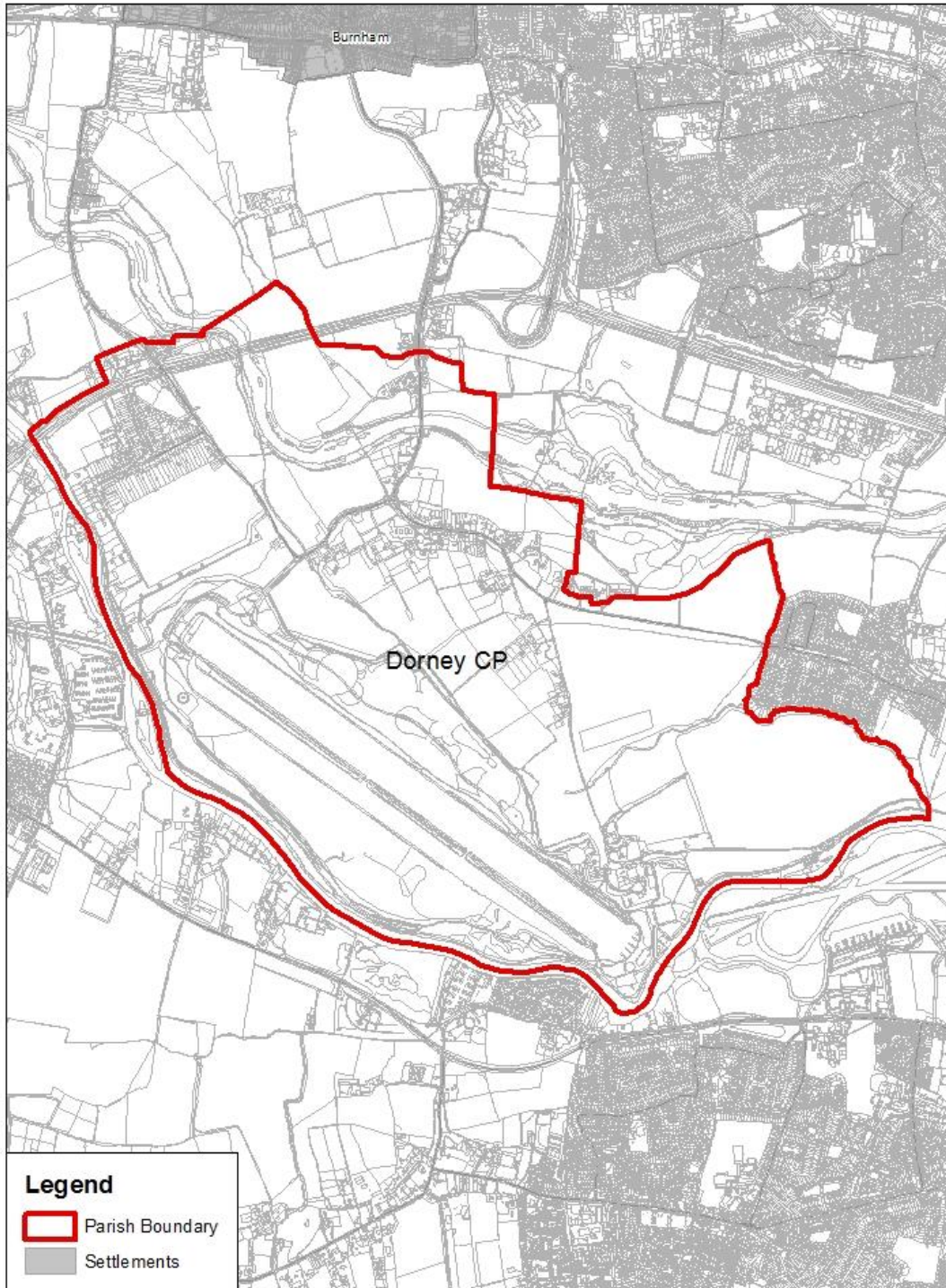
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the area, it is suggested that this parish should have scope to accommodate 5% of the residual windfall allocation for the plan area (72 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 483-491 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	102
		Commitments outstanding at 31/3/18	262
		HELAA sites	47-55
		Windfall allowance	72
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	483-491

Dorney Parish

Dorney CP



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Not to Scale

Key points

Population at mid 2017 (est.)	704
Designated neighbourhood area	No
Position within retail hierarchy	None
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	
Primary school	Yes	Dorney School (infant and junior)
Secondary school	No	
Hospital	No	
Public transport	Limited	
Supermarket	No	
Convenience store	No	
Post Office	No	

Infrastructure constraints and enhancements

No constraints or enhancements have been identified.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	1	1
2015/16	0	0	0
2016/17	0	0	0
2017/18	0	1	1
Annual mean	0	0.5	0.5

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	0	1	1
Dwellings not started discounted by 10% (rounded to nearest whole number)	0	1	1
Dwellings under construction	0	0	0
Sum of dwellings not started (discounted) and under construction	0	1	1

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes no sites in the parish.

Commentary

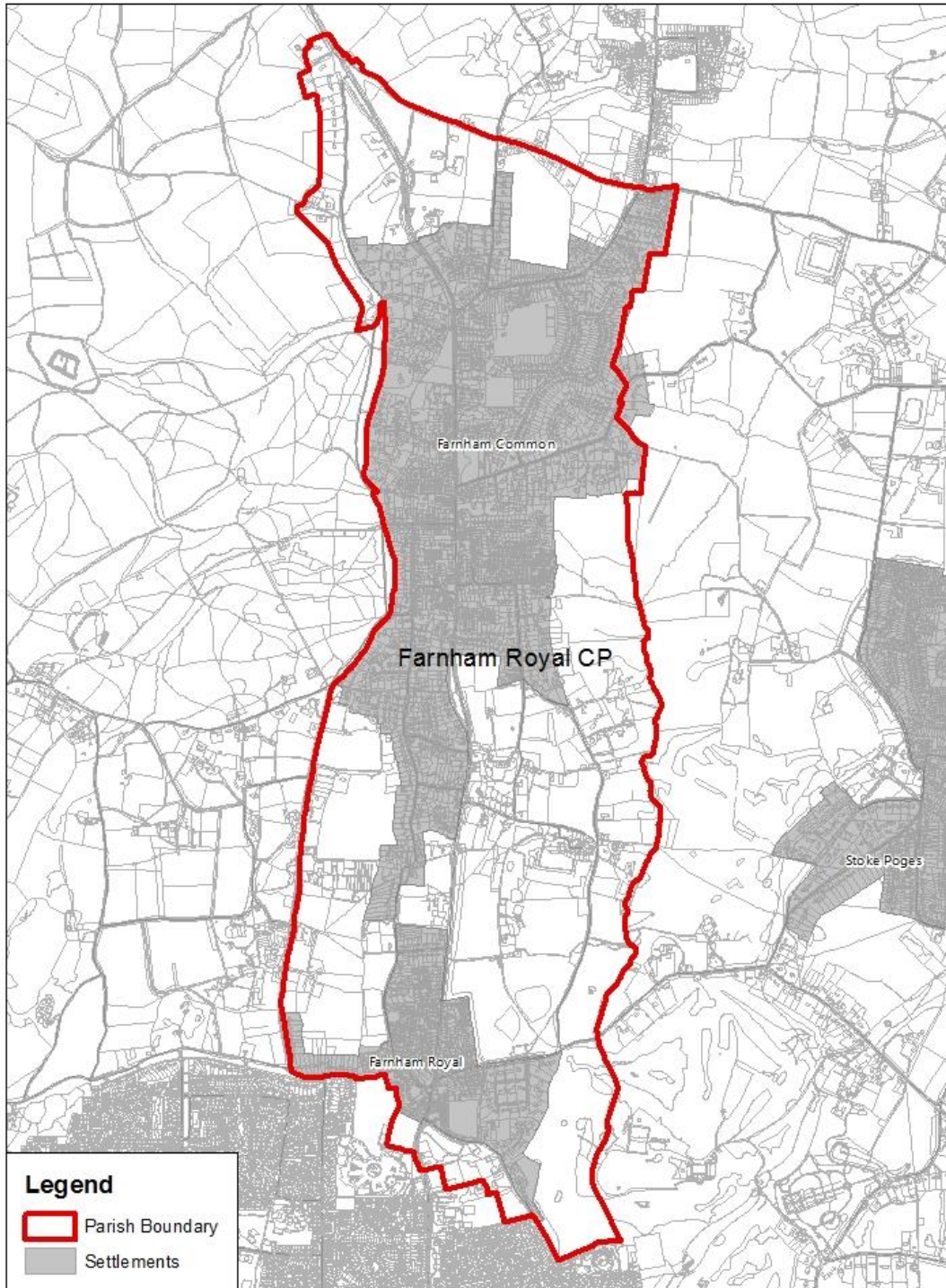
This parish has very few services and facilities and is not considered suitable for major new development. This is borne out by data for housing completions which show that approximately one dwelling every two years has been delivered in recent years. This suggests that a nominal allocation for windfall development, of a similar rate to recent delivery, is justified (9 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 11 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	1
		Commitments outstanding at 31/3/18	1
		HELAA sites	0
		Windfall allowance	9
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	11

Farnham Royal Parish

Farnham Royal CP



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Not to Scale

Key points

Population at mid 2017 (est.)	6,025
Designated neighbourhood area	Yes
Position within retail hierarchy	Farnham Common: local centre
Green Belt Site Allocations	None
Major site allocations or developments and their status	Haymill Automotive (C2 units, not counted below)
Other notes	Farnham Royal is effectively adjacent to Slough (outside of plan area) and is served by the facilities in that settlement

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	Yes	Farnham Common – community library
Primary school	Yes	Farnham Common Infant School (infant) Farnham Common Junior School (junior) St Mary's Farnham Royal CofE Primary School (infant and junior)
Secondary school	No	
Hospital	No	
Public transport	Yes	Bus only
Supermarket	No	
Convenience store	Yes	
Post Office	Yes	

Infrastructure constraints and enhancements

Current constraints

Farnham Common is adjacent to Burnham Beeches Special Area of Conservation (SAC). Most of the settlement falls within the 500m buffer zone where no net increase in dwellings is permitted, which restricts the capacity of the parish to accommodate development. The SAC provides a good leisure resource but access opportunities are limited for environmental reasons.

Recent and proposed enhancements

Works to protect and enhance Burnham Beeches SAC will be required should any new residential development occur within 5 km of the site, and developer contributions will be required to fund this.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	5	8	13
2015/16	12	13	25
2016/17	6	22	28
2017/18	2	9	11
Annual mean	6.25	13	19.25

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	6	34	40
Dwellings not started discounted by 10% (rounded to nearest whole number)	5	31	36
Dwellings under construction	4	36	40

Sum of dwellings not started (discounted) and under construction	9	67	76
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HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 2 sites in the parish. They do not currently have planning permission so are shown below. In total they indicate scope for the following level of housing delivery.

Dwellings expected to be delivered in 0-5 years	Dwellings expected to be delivered in 6-10 years	Dwellings expected to be delivered in 11-15 years	Dwellings expected to be delivered in 15+ years
17-26	0	0	0

Total HELAA dwellings	17-26
Total HELAA dwellings discounted by 10% (rounded)	15-23

Commentary

Farnham Royal parish contains the settlements of Farnham Common and Farnham Royal. It is a fairly accessible location almost adjacent to Slough, with some provision of facilities. These factors suggest that it should accommodate a smaller proportion of the housing demand of

the plan area. The presence of the Burnham Beeches SAC buffer zone further restricts development opportunities.

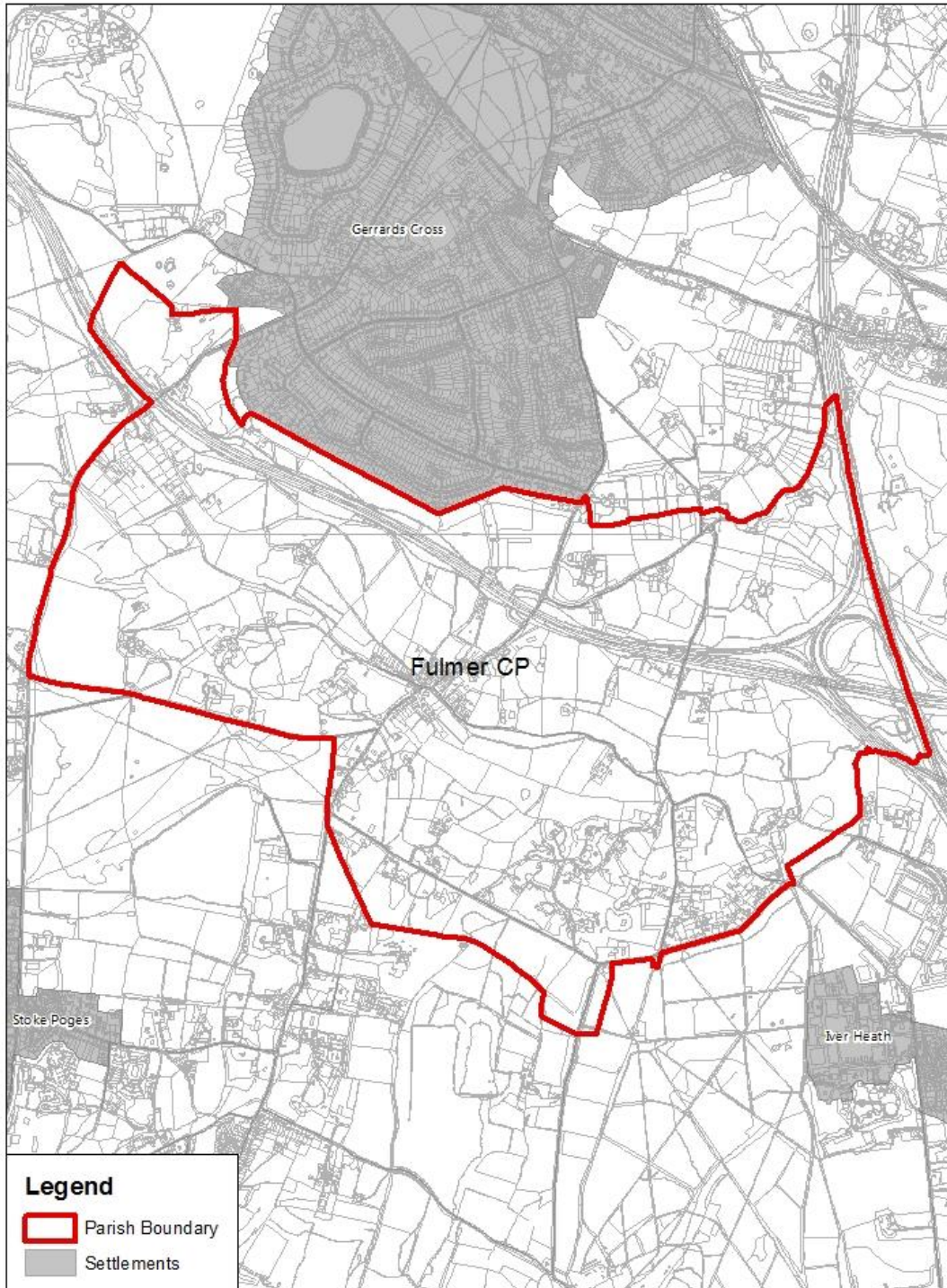
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the area, it is suggested that this parish should have scope to accommodate 3% of the residual windfall allocation for the plan area (43 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 173-181 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	39
		Commitments outstanding at 31/3/18	76
		HELAA sites	15-23
		Windfall allowance	43
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	173-181

Fulmer Parish

Fulmer CP



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Not to Scale

Key points

Population at mid 2017 (est.)	515
Designated neighbourhood area	Yes
Position within retail hierarchy	None
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	
Primary school	Yes	Fulmer Infant School (infant)
Secondary school	No	
Hospital	No	
Public transport	Limited	
Supermarket	No	
Convenience store	No	
Post Office	No	

Infrastructure constraints and enhancements

No constraints or enhancements have been identified.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	0	0
2015/16	0	-1	-1
2016/17	0	0	0
2017/18	0	0	0
Annual mean	0	-0.25	-0.25

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	0	7	7
Dwellings not started discounted by 10% (rounded to nearest whole number)	0	6	6
Dwellings under construction	0	3	3
Sum of dwellings not started (discounted) and under construction	0	9	9

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes no sites in the parish.

Commentary

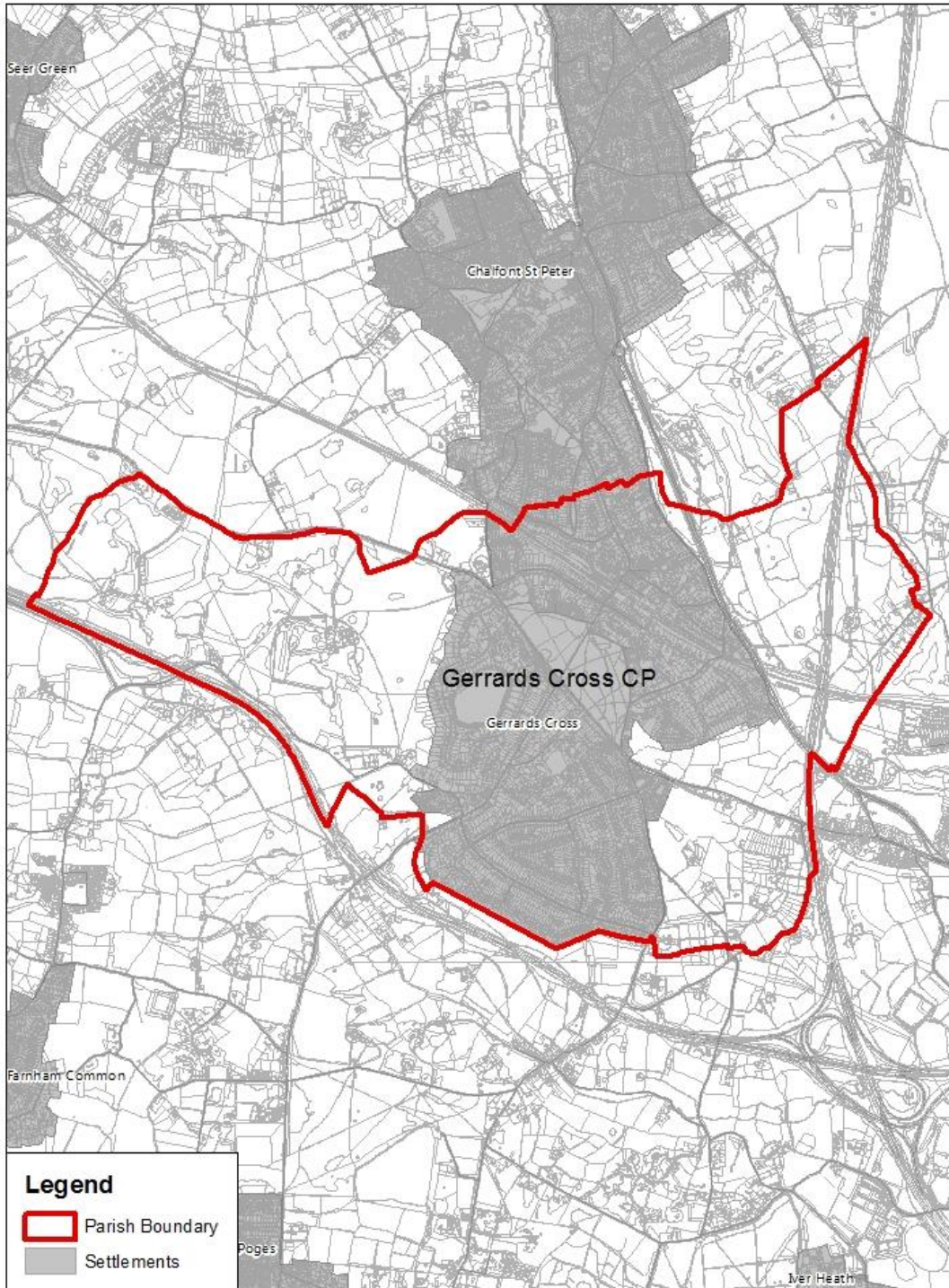
This parish has very few services and facilities and is not considered suitable for major new development. This is borne out by data for housing completions which show that there has been no increase in dwellings in recent years. This in itself provides no guidance as to what would be a reasonable figure for future delivery, but it is fair to assume that all parishes, whatever their location and characteristics, will contain some windfall sites that could be developed. In this case it is considered that a nominal allocation of one dwelling every three years is justified (6 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 15 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	0
		Commitments outstanding at 31/3/18	9
		HELAA sites	0
		Windfall allowance	6
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	15

Gerrards Cross Town

Gerrards Cross CP



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Not to Scale

Key points

Population at mid 2017 (est.)	8,247
Designated neighbourhood area	Yes
Position within retail hierarchy	Gerrards Cross: district centre
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	Forms a continuous urban area with Chalfont St Peter

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	Yes	Community library
Primary school	Yes	The Gerrards Cross CofE School (infant and junior)
Secondary school	No	
Hospital	No	Although Chalfonts and Gerrards Cross Community Hospital (no A&E) is fairly close
Public transport	Yes	Railway station (Chiltern Line) and buses
Supermarket	Yes	Tesco and Waitrose
Convenience store	Yes	
Post Office	Yes	

Infrastructure constraints and enhancements

Current constraints

The nearby motorway corridors are an Air Quality Management Area.

Further significant development has been identified as requiring the following enhancements to infrastructure:

- Expansion of primary care facilities
- Improvements to parking facilities at Gerrards Cross station

Recent and proposed enhancements

A new multi storey car park in Station Road is being promoted by South Bucks District Council. This proposal would replace an existing surface car park and significantly increase the number of spaces available. It is designed to serve rail commuters, those who work in the town centre and visitors. Work is planned to commence at 2020.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	16	0	16
2015/16	6	5	11
2016/17	13	45	58
2017/18	3	24	27
Annual mean	9.5	18.5	28

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	28	125	153
Dwellings not started discounted by 10% (rounded to nearest whole number)	25	113	138
Dwellings under construction	3	107	110

Sum of dwellings not started (discounted) and under construction	28	220	248
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HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 3 sites in the parish. They do not currently have planning permission so are shown below. In total they indicate scope for the following level of housing delivery.

Dwellings expected to be delivered in 0-5 years	Dwellings expected to be delivered in 6-10 years	Dwellings expected to be delivered in 11-15 years	Dwellings expected to be delivered in 15+ years
8-11	0	5-9	5-10

Total HELAA dwellings	18-30
Total HELAA dwellings discounted by 10% (rounded)	16-27

Commentary

As a district centre, Gerrards Cross together with its neighbour Chalfont St Peter is one of the more accessible locations in the plan area, enjoying a rail service and a high level of provision of facilities. While not all facilities are found within the town itself, the wider area including Chalfont St Peter functions as one urban area with shared facilities available. These factors suggest that the area should accommodate a significant part of the housing demand of the plan area.

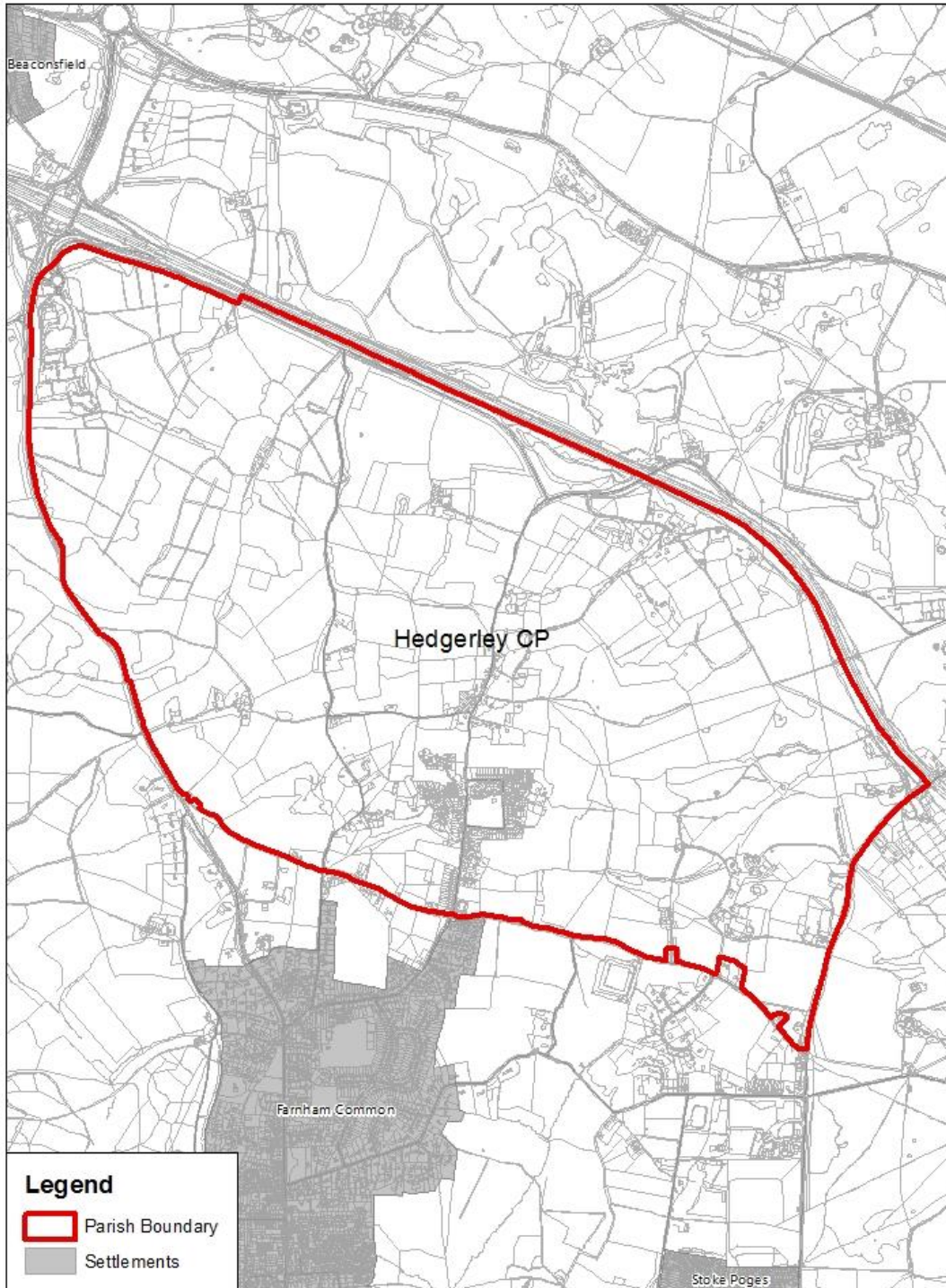
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the town, it is suggested that this parish should have scope to accommodate 9% of the residual windfall allocation for the plan area (129 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 478-489 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	85
		Commitments outstanding at 31/3/18	248
		HELAA sites	16-27
		Windfall allowance	129
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	478-489

Hedgerley Parish

Hedgerley CP



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Not to Scale

Key points

Population at mid 2017 (est.)	815
Designated neighbourhood area	Yes
Position within retail hierarchy	None
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	
Primary school	No	
Secondary school	No	
Hospital	No	
Public transport	Limited	
Supermarket	No	
Convenience store	Yes	
Post Office	Yes	

Infrastructure constraints and enhancements

Hedgerley is close to the Burnham Beeches Special Area of Conservation (SAC). A small part of the parish falls within the 500m buffer zone where no net increase in dwellings is permitted, but this is a rural area where opportunities for new dwellings would be severely limited anyway, so there should not be any appreciable impact on the capacity of the parish to accommodate development. The SAC provides a good leisure resource but access opportunities are limited for environmental reasons.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	0	0
2015/16	0	2	2
2016/17	0	0	0
2017/18	0	1	1
Annual mean	0	0.75	0.75

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	0	2	2
Dwellings not started discounted by 10% (rounded to nearest whole number)	0	2	2
Dwellings under construction	0	2	2
Sum of dwellings not started (discounted) and under construction	0	4	4

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes no sites in the parish.

Commentary

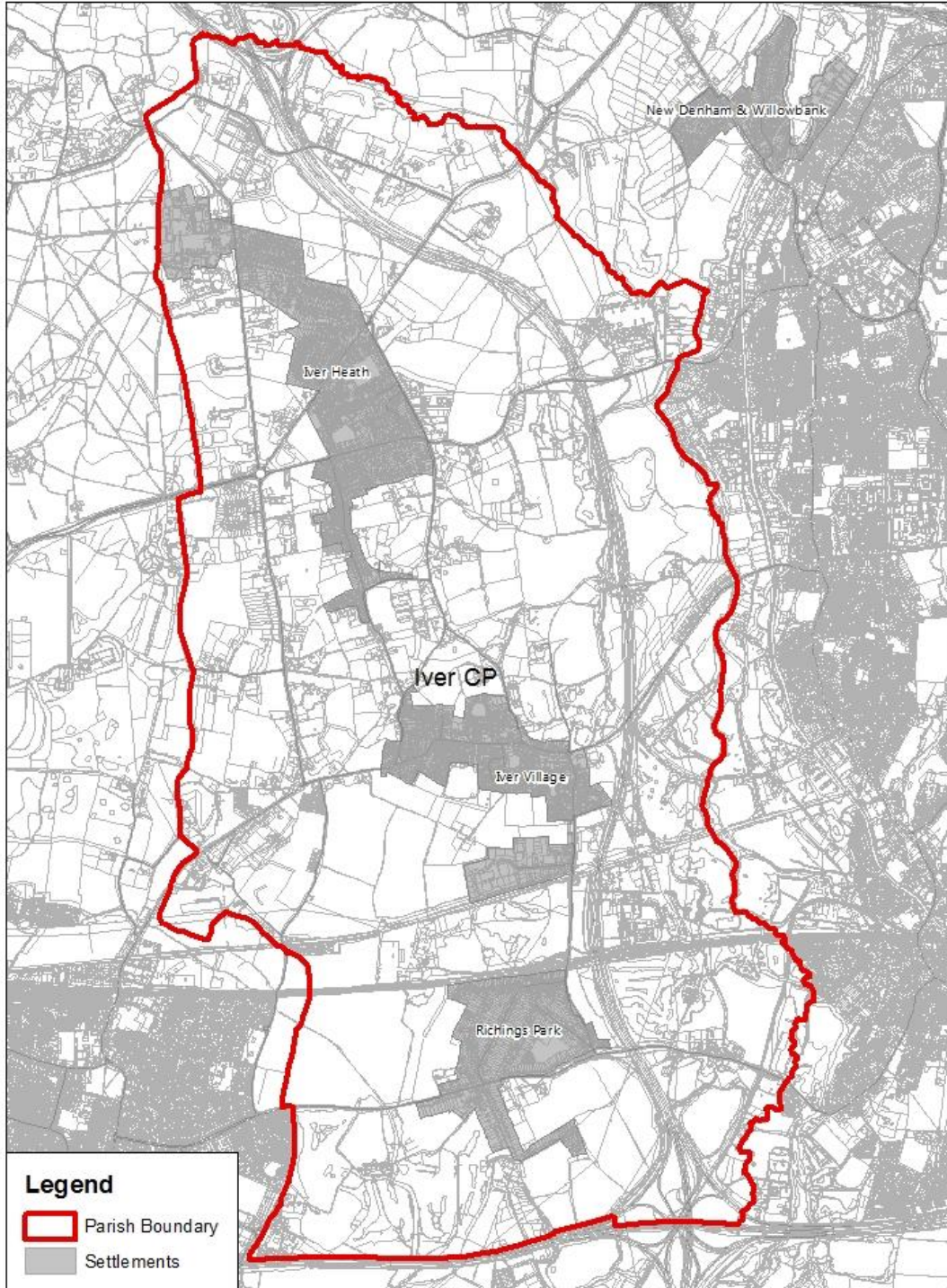
This parish has very few services and facilities and is not considered suitable for major new development. This is borne out by data for housing completions which show that just under one dwelling per year has been delivered in recent years. This suggests that a nominal allocation for windfall development, of a similar rate to recent delivery, is justified. In this case a rate of approximately 0.75 dwellings per year is suggested (14 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 19 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	1
		Commitments outstanding at 31/3/18	4
		HELAA sites	0
		Windfall allowance	14
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	19

The Ivers Parish

Iver CP



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Not to Scale

Key points

Population at mid 2017 (est.)	11,961
Designated neighbourhood area	Yes
Position within retail hierarchy	Iver Village: local centre
Green Belt Site Allocations	SP BP10: Iver Heath (360 dwellings) SP BP11: North of Iver Station (1,000 dwellings) SP BP12: East of Ridgeway Business Park, Iver (90 dwellings)
Major site allocations or developments and their status	Olympia House (net 57 dwellings) – completed in 2017/18 Grand Union House (51 dwellings) – completed in 2016/17
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	Yes	Iver Heath – community library
Primary school	Yes	Iver Heath Infant School and Nursery (infant) Iver Heath Junior School (junior) Iver Village Infant School (infant) The Iver Village Junior School (junior)
Secondary school	No	
Hospital	No	
Public transport	Yes	Richings Park has a railway station – actually called Iver (Great Western and Elizabeth Line). Buses to other settlements.
Supermarket	No	
Convenience store	Yes	
Post Office	Yes	

Infrastructure constraints and enhancements

Current constraints

The nearby motorway corridors are an Air Quality Management Area.

Iver High Street has significant traffic problems, in particular from HGVs accessing local industrial estates.

Planned expansion of Pinewood Film Studios is likely to result in increased traffic in the local area.

Further significant development has been identified as requiring the following enhancements to infrastructure:

- New primary school
- Improvements to Five Points roundabout (A412 / Pinewood Road) and A412 / Bangors Road North junction
- Improvements to pedestrian, cycling and bus infrastructure in the Iver area
- New community centre
- Additional primary care facilities

Recent and proposed enhancements

Rail electrification has been recently completed, providing benefits of faster, cleaner and quieter trains with greater capacity. Improvement works to the railway station (new station entrance and lifts) are planned for completion in advance of the introduction of new Elizabeth Line services, scheduled for December 2019. The Elizabeth Line will provide direct rail services to and through central London.

Thorney Lane railway bridge has been recently replaced and upgraded, and a new station car park is proposed as part of the development of Site Allocation SP BP11. Together these works will increase the accessibility of the railway station. Together with the other rail-related works identified above, this should deliver further modal shift.

A relief road is planned for Iver, which will afford direct access to employment sites without the need for HGVs to travel through Iver High Street. This is intended to relieve congestion and reduce pollution in the village.

Work is under way to identify measures that could relieve issues associated with Pinewood traffic. This could include enhancing roads to the north of the site to afford traffic easier access to the strategic road network without the need to travel through nearby settlements.

A local centre is proposed as part of the development of Site Allocation SP BP10. This would enhance the provision of local facilities and make Iver Heath a more sustainable location for development.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	8	8
2015/16	0	1	1
2016/17	51	32	83
2017/18	69	16	85
Annual mean	30	14.25	44.25

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	0	108	108
Dwellings not started discounted by 10% (rounded to nearest whole number)	0	97	97
Dwellings under construction	0	30	30
Sum of dwellings not started (discounted) and under construction	0	127	127

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 1 site in the parish. This is excluded here as it falls within Site Allocation SP BP11, so as to avoid double counting

Commentary

The Ivers is an area of polycentric development. It is one of the more accessible locations in the plan area, enjoying a rail service and decent provision of facilities, with more proposed to be provided as part of the development of Site Allocations. These factors suggest that it should accommodate a reasonable part of the housing demand of the plan area.

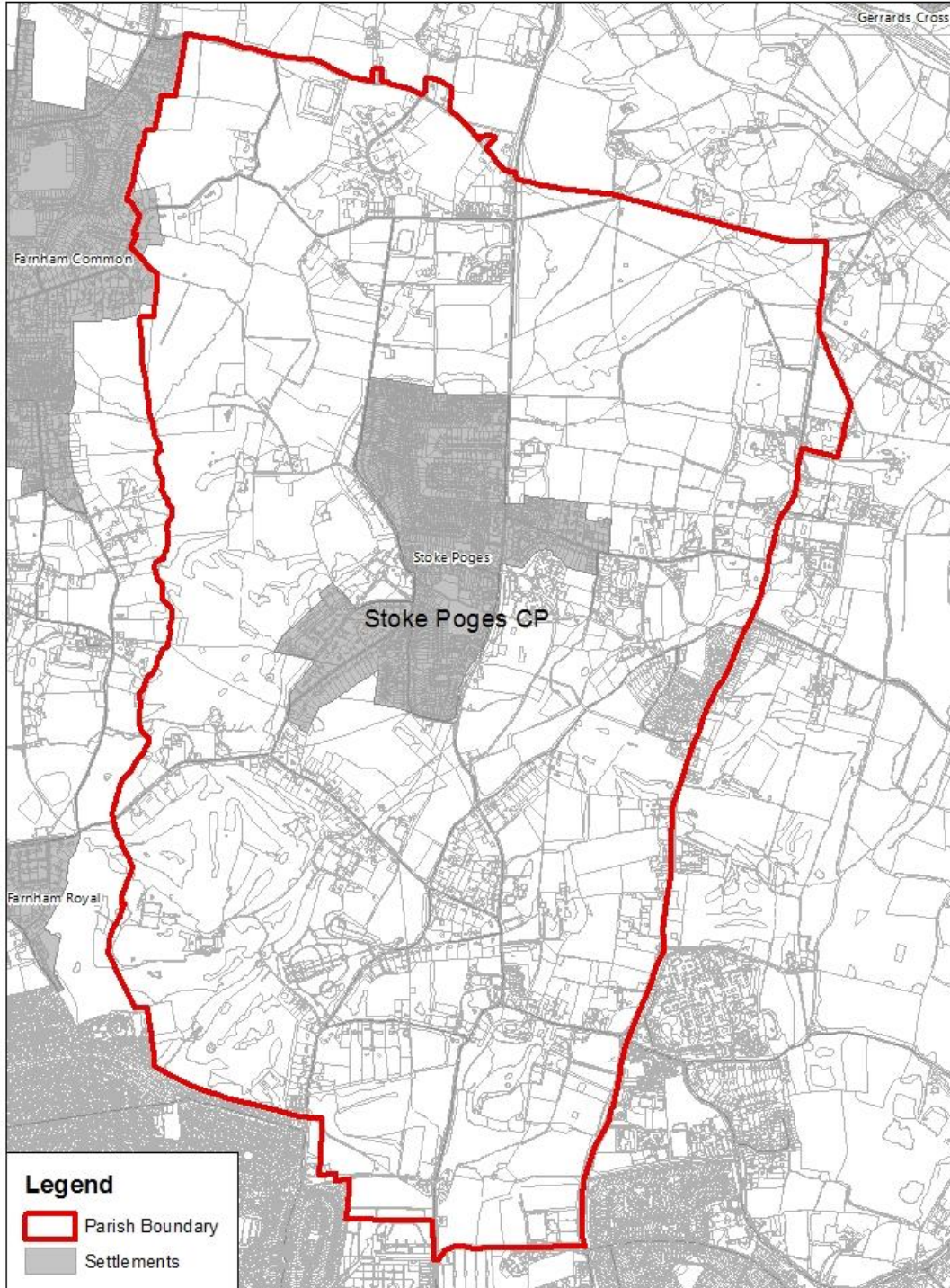
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the town, it is suggested that this parish should have scope to accommodate 7% of the residual windfall allocation for the plan area (101 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 1,450 dwellings from allocations and 396 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	1,450	Completions in 2016/17 and 2017/18	168
		Commitments outstanding at 31/3/18	127
		HELAA sites	0
		Windfall allowance	101
Total from allocations for the period 2016-2036	1,450	Total from other sources for the period 2016-2036	396

Stoke Poges Parish

Stoke Poges CP



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Not to Scale

Key points

Population at mid 2017 (est.)	4,940
Designated neighbourhood area	No
Position within retail hierarchy	None
Green Belt Site Allocations	None
Major site allocations or developments and their status	Stoke House & Old Coach House (net 31 dwellings) – fully completed in 2017/18 although most dwellings completed in 2016/17
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	
Primary school	Yes	The Stoke Poges School (infant and junior)
Secondary school	Yes	Khalsa Secondary Academy
Hospital	No	
Public transport	Limited	
Supermarket	No	
Convenience store	Yes	
Post Office	Yes	

Infrastructure constraints and enhancements

Current constraints

Further significant development has been identified as requiring the following enhancements to infrastructure:

- Enhancement of GP surgery

Recent and proposed enhancements

None identified other than those listed above.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	13	13
2015/16	0	1	1
2016/17	0	32	32
2017/18	0	36	36
Annual mean	0	20.5	20.5

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	0	20	20
Dwellings not started discounted by 10% (rounded to nearest whole number)	0	18	18
Dwellings under construction	1	21	22
Sum of dwellings not started (discounted) and under construction	1	39	40

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes no sites in the parish.

Commentary

Stoke Poges has a more restricted range of service provision than some other settlements. This factor suggests that it should accommodate a smaller proportion of the housing demand of the plan area.

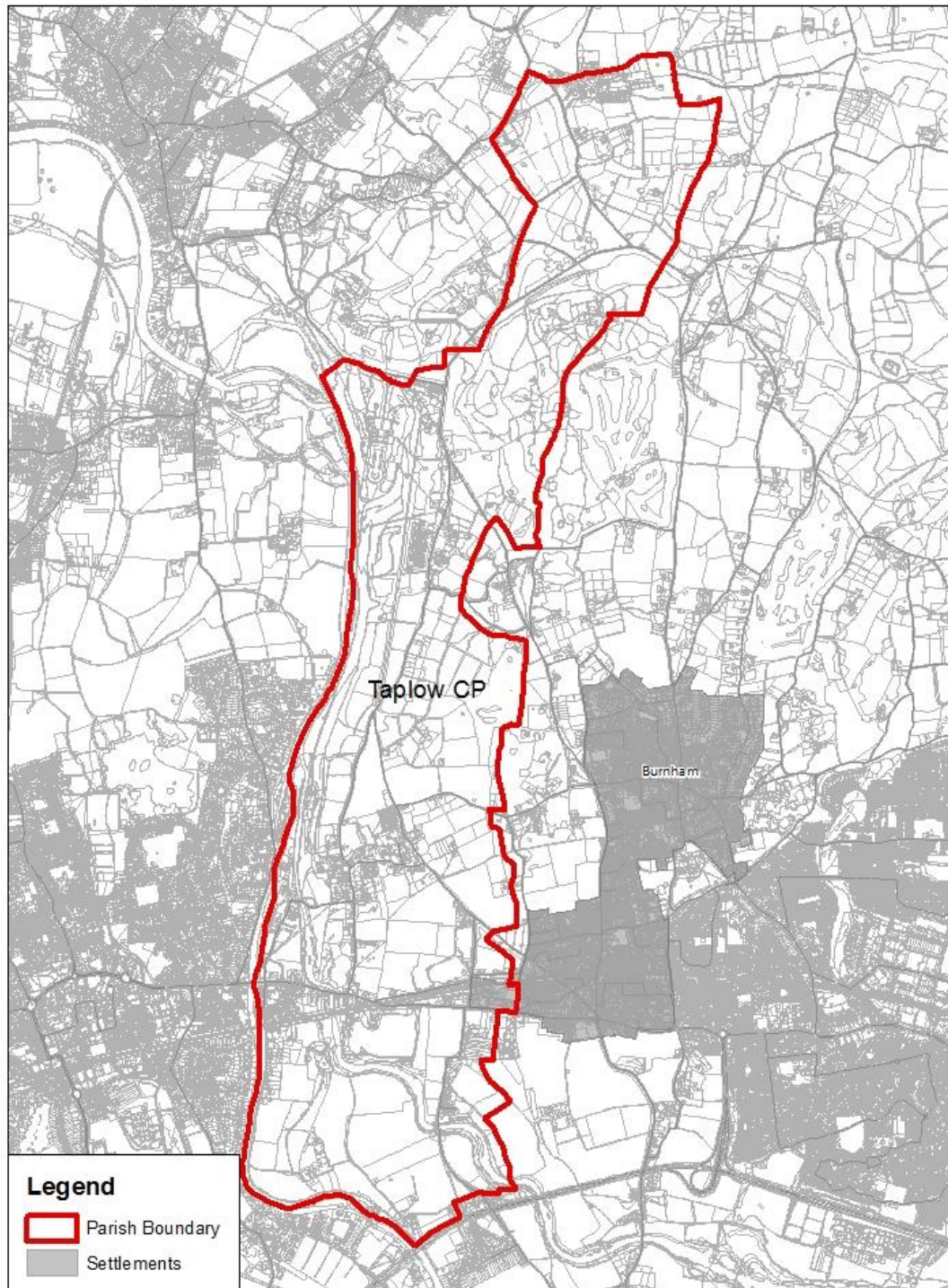
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the area, it is suggested that this parish should have scope to accommodate 4% of the residual windfall allocation for the plan area (58 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 166 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	68
		Commitments outstanding at 31/3/18	40
		HELAA sites	0
		Windfall allowance	58
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	166

Taplow Parish

Taplow CP



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Not to Scale

Key points

Population at mid 2017 (est.)	1,905
Designated neighbourhood area	Yes
Position within retail hierarchy	None
Green Belt Site Allocations	SP BP13: Land adjacent to Taplow Station (employment only – no dwellings)
Major site allocations or developments and their status	Mill Lane (net 199 dwellings) – under construction in 2017/18 SGT Car Dealership (66 dwellings) – completed in 2016/17 Canadian Red Cross Hospital (net 135 dwellings) – completed in 2014/15
Other notes	Taplow Riverside development is effectively adjacent to Maidenhead (outside of plan area) and is served by the facilities in that town

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	
Primary school	Yes	St Nicolas' CofE Combined School (infant and junior)
Secondary school	No	
Hospital	No	
Public transport	Yes	Railway station (Great Western and Elizabeth Line) and buses
Supermarket	Yes	Tesco
Convenience store	No	
Post Office	No	

Infrastructure constraints and enhancements

Current constraints

Significant parts of the area are part of flood zone 3a which restricts the type and level of development possible.

Further significant development has been identified as requiring the following enhancements to infrastructure:

- Junction enhancements on A4 at Taplow station to increase capacity and reduce congestion
- Signal works at Berry Hill junction

Recent and proposed enhancements

Rail electrification has been recently completed, providing faster, cleaner and quieter trains with greater capacity. Improvement works to the railway station (new ticket hall and lifts) are planned for completion in advance of the introduction of new Elizabeth Line services, scheduled for December 2019. The Elizabeth Line will provide direct rail services to and through central London. This and the electrification works should deliver further modal shift.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	74	74
2015/16	0	0	0
2016/17	0	69	69
2017/18	0	66	66
Annual mean	0	52.25	52.25

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	1	13	14
Dwellings not started discounted by 10% (rounded to nearest whole number)	1	12	13
Dwellings under construction	0	216	216
Sum of dwellings not started (discounted) and under construction	1	228	229

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes 1 site in the parish. It does not currently have planning permission so is shown below. In total this indicates scope for the following level of housing delivery.

Dwellings expected to be delivered in 0-5 years	Dwellings expected to be delivered in 6-10 years	Dwellings expected to be delivered in 11-15 years	Dwellings expected to be delivered in 15+ years
0	27	0	0
Total HELAA dwellings			27
Total HELAA dwellings discounted by 10% (rounded)			24

Commentary

Taplow parish has a dispersed pattern of development. Taplow village itself is small and with very restricted services. The main clusters of development are along the A4 and railway line close to Slough (Bishop Centre) and Maidenhead (Mill Lane). A number of large planned developments have been recently completed or are under construction and somewhat skew the recent figures for the parish, and it is considered that a lower level of development would be more sustainable over the plan period. These factors suggest that the parish should accommodate a smaller proportion of the housing demand of the plan area going forward, with much of the development being loaded towards the early years of the plan period.

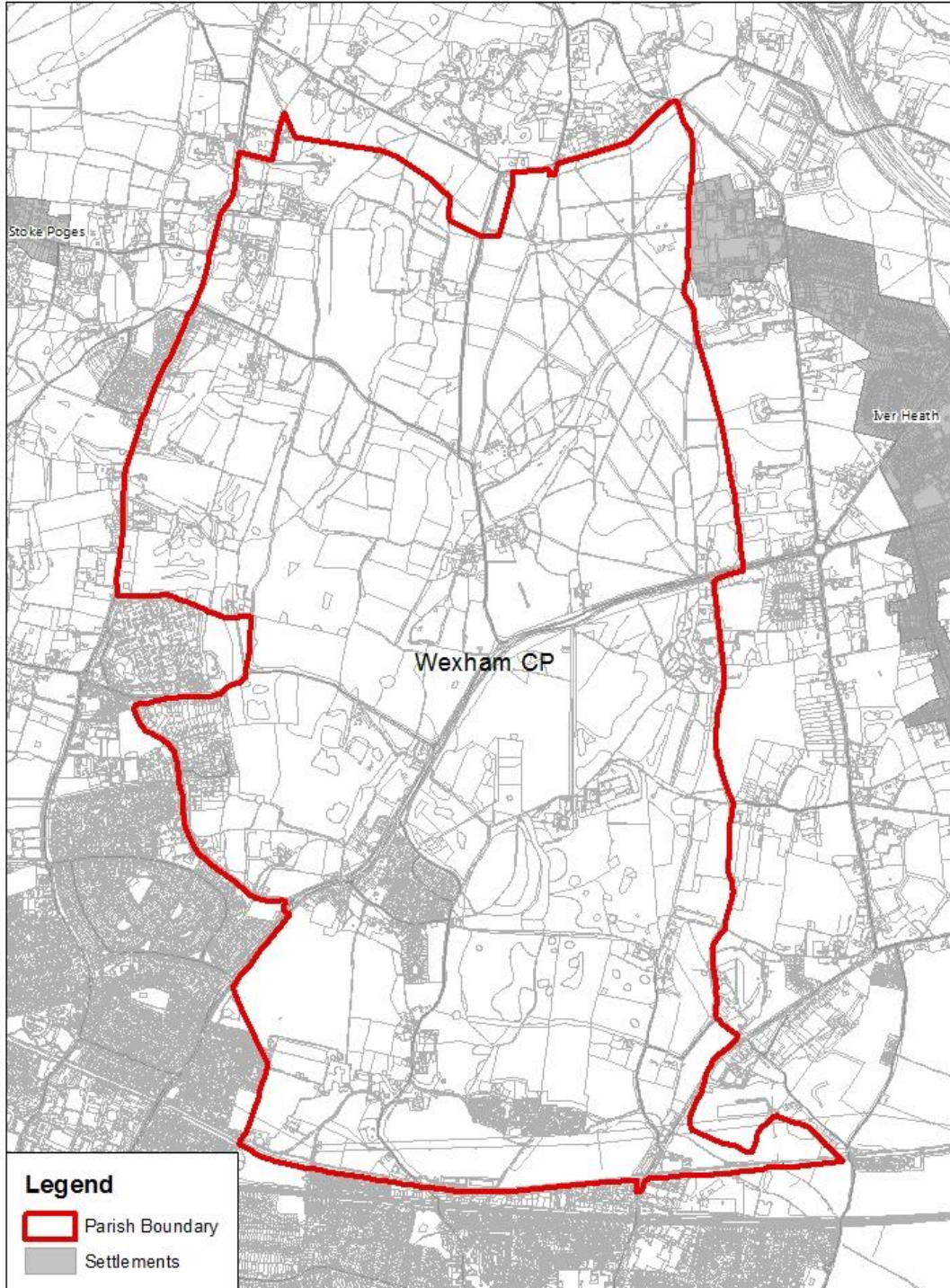
Following consideration of recent delivery rates and commitments, plus the physical characteristics of the area, it is suggested that this parish should have scope to accommodate 3% of the residual windfall allocation for the plan area (43 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 431 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	135
		Commitments outstanding at 31/3/18	229
		HELAA sites	24
		Windfall allowance	43
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	431

Wexham Parish

Wexham CP



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Not to Scale

Key points

Population at mid 2017 (est.)	2,404
Designated neighbourhood area	No
Position within retail hierarchy	None
Green Belt Site Allocations	None
Major site allocations or developments and their status	None
Other notes	

Details of services and facilities, plus any significant infrastructure issues or comments, are shown below.

Services and facilities

Services and facilities	Presence	Notes
Library	No	
Primary school	No	
Secondary school	No	
Hospital	Yes	Wexham Park Hospital (with A&E) is partly within the parish
Public transport	Limited	
Supermarket	No	
Convenience store	No	
Post Office	No	

Infrastructure constraints and enhancements

No constraints or enhancements have been identified.

Dwelling Completions

The following tables show dwelling completions (use class C3) in the monitoring years since 2014, and outstanding dwelling commitments (use class C3) as at 31 March 2018.

Year	Completions under permitted development	Other completions	Total completions
2014/15	0	-11	-11
2015/16	0	0	0
2016/17	0	1	1
2017/18	0	1	1
Annual mean	0	-2.25	-2.25

Dwelling Commitments

Commitments at 31/3/18	Commitments under permitted development	Other commitments	Total commitments
Dwellings not started	0	5	5
Dwellings not started discounted by 10% (rounded to nearest whole number)	0	5	5
Dwellings under construction	0	6	6
Sum of dwellings not started (discounted) and under construction	0	11	11

HELAA Data

The latest (February 2019) update to the Councils' HELAA includes no sites in the parish.

Commentary

This parish has very few services and facilities and is not considered suitable for major new development. This is borne out by data for housing completions which show a net loss of dwellings in recent years. Nevertheless it is fair to assume that all parishes, whatever their location and characteristics, will contain some windfall sites that could be developed, and indeed the last two years have each seen the completion of one dwelling within this parish. In this case it is considered that a nominal allocation of one dwelling per year is justified (18 dwellings).

The suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 31 dwellings from other sources, as shown below.

Allocations	No. dwellings	Other Sources	No. dwellings
Green Belt Site Allocations	0	Completions in 2016/17 and 2017/18	2
		Commitments outstanding at 31/3/18	11
		HELAA sites	0
		Windfall allowance	18
Total from allocations for the period 2016-2036	0	Total from other sources for the period 2016-2036	31

Appendix A

Windfall Housing Delivery

Year	Chiltern District			South Bucks District			Local Plan Area		
	Windfall (net)	All completions (net)	Windfall as %	Windfall (net)	All completions (net)	Windfall as %	Windfall (net)	All completions (net)	Windfall as %
2008/09	26	89	29.2	21	194	10.8	47	285	16.5
2009/10	13	74	17.6	6	110	5.5	19	185	10.3
2010/11	27	80	33.8	12	82	14.6	39	162	24.1
2011/12	28	177	15.8	36	128	28.1	64	305	21
2012/13	35	309	11.3	37	226	16.4	72	535	13.5
2013/14	52	148	35.1	36	142	25.4	88	290	30.3
2014/15	41	114	36	23	139	16.5	64	253	25.3
2015/16	37	158	23.4	54	80	67.5	91	236	38.6
2016/17	68	221	31	96	411	23	164	632	26
2017/18	124	286	43	117	299	39	241	585	41
Total	451	1656	276.2	438	1811	246.8	889	3468	246.6
Mean	45.1	165.6	27.6	43.8	181.1	24.7	88.9	346.8	24.7

Appendix B

Retail Hierarchy (centres within settlements)

District Centres	Amersham On The Hill, Beaconsfield (New Town), Chalfont St Peter, Chesham, Gerrards Cross
Local Centres	Amersham (Old Town), Beaconsfield (Old Town), Burnham, Chalfont St Giles, Denham Green, Farnham Common, Great Missenden, Holmer Green, Iver Village, Little Chalfont, Prestwood

Local Parades	Several parades of shops exist across the districts and serve local needs, but these are not classified as "centres" under national policy and thus cannot form part of the retail hierarchy
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