

Appendix C

Deliverable Sites

HELAA ID	Site Address	Parish	Site Source	Entire Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (Dwellings Per Hectare – dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6-10 Years	11+ Years
00250a	Land at Water Oakley Farm	Bray	Previously promoted at 9ha - 2017 Call for Sites promoted larger area including Bray Studios - estimated developable area of 10.4ha Planning Application	11.20		127	Outline permission	18/01804/OUT - A resolution to grant was made on 13 March 2018 and the s106 is in final drafting stages. The developer has confirmed their intension to submit reserved matters and discharge of condition applications relating to the initial phase(s) early 2020 (or potentially late 2019) and the development on the first phase to commence in late 2020 (subject to the remediation process), with a likely build out rates of 30 – 50 dwellings per year, dependent upon market conditions and demand. As this site is located within the green belt detailed plans were submitted for this application, although an outline permission a number of parameters have been agreed. As this application follows a extant permission for 44 dwellings much of the site assessment work has already taken place and the site is largely owned by the applicants.	Planning permission granted	127		
0304	New Lodge, Drift Road, Windsor	Bray	Planning permission - 14/03628/FULL	16.26	15.80	7	Planning permission granted	Planning permission granted	Planning permission granted	7		
00262	Thames Hospice, Bray	Bray	Call for Sites 2017 Call for Sites 2019 Planning Application 17/00798/FULL	3.20 (C2)	3.03	28 (C2)	Planning Application permitted	Planning Application permitted	Planning Application permitted	28 (C2)		
0376	HA5, York Road Opportunity Area, Maidenhead	Maidenhead	Planning Applications Call for Sites 2019 Call for Sites 2017 RBWM Property Company	2.38	2.38	450		Flooding - Eastern side of the site is adjacent to the Greenway stream and places parts alongside this area into flood zone 2 Trees - Very small TPO area strip directly north of the old bowls club Heritage - Must consider the impacts on two listed buildings to the north, including the library. The allocation also borders a small part of the Maidenhead Town Centre conseravation area Wildlife - The adjacent stream bordering the site is a designated local wildlife area, and furthermore there is a chance of finding protected otters on site.		441	9	
0377	HA51, Land between the High Street and West Street	Maidenhead	Planning Applications Call for Sites 2019 Call for Sites 2017 RBWM Property Company	0.95	0.95	278					278	
00113	(Osbornes Garage) 55 St Marks Road, Maidenhead	Maidenhead	Promoted in 2016 Planning Application 17/02051	0.49	0.49	14	Planning permission granted	Planning permission granted	Planning permission granted	14		
00120	Middlehurst Ltd, 99 - 103 Boyn Valley Road, Maidenhead	Maidenhead	Planning application - 16/01630/FULL	0.28	0.28	45	Planning permission granted	Planning permission granted	Planning permission granted	45		
0406	Land south of Ray Mill Road East	Maidenhead	Call for Sites 2019	2.26	1.40	80	Promoted for 80 units on Western part of the site which would equate to around 57dph. This would be on the higher end relative to surrounding development and would need to be assessed further via development management stage.	The site has been promoted for 80 units and is considered available. The site is designated as Important Urban Open Space in the adopted Local Plan. Various protected species on site. FZ - Eastern section of site lies within FZ3a - this section is proposed to be retained as open space Safeguarding - Restriction on works exceeding 90m in height Property Company estimates that development on site estimated to be delivered in medium term of 3-5 years	The site is located adjacent to an established residential area and is considered to more suitable for residential development.	58	22	
0408	West Street Opportunity Area, Maidenhead	Maidenhead	Joint Venture Site	0.96	0.96	240		The western section (surface car park) is anticipated to come forward before central sections of the site constrained by the BT telephone exchange. Anticipated to form a mixed use scheme. Lichfield's assumptions on lead-in / build-out rates would indicate that only around 58 units could potentially be delivered in first 5 years. However, as part of the Borough Local Plan housing allocation HA4 West Street proposed circa 240 dwellings as part of a mixed use scheme. Part of this land is within the Council's land ownership. Countryside as part of the Council Joint Venture redevelopment are looking to redevelop this site (and are currently in advance discussion with landowners about wider site acquisition). Given the Council are part landowner matters regarding viability and landownership are resolved as part of the developer agreement. Moreover, as the Council are undertaking this in partnership with Countryside there is a position to provide 'accelerated delivery' above market conditions to meet wider Council objectives, notably affordable housing provision and the wider regeneration of Maidenhead Town Centre. However given the lead in time associated with such matters a conservative estimate is made that the development will come forward in 2022/23. This has been confirmed with by Countryside	The site is considered to be a suitable location for employment uses in the form of office development, as part of a mix of uses.	62	178	

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00086a	The Landing Development, Queen Street, Maidenhead	Maidenhead	Maidenhead Town Centre AAP. Planning Permission ('The Landing')	1.31	1.31	344	Planning permission granted	<p>Planning permission granted - 18/01576/FULL - Full planning permission granted as part of the hybrid application and included full permission for a mixed use redevelopment including 344 dwellings along the northern side contained in 3 blocks. Demolition has commenced.</p> <p>In terms of the outline element, the hybrid permission granted parameters for Block E to deliver a development of 80- 110 residential units.</p> <p>This trajectory is as set out per the details set out by the developer 'Square Stone Hub.' Reserved matters application for this will likely be submitted in May 2019 this will likely propose circa 86 units.</p> <p>The principle landowner of part of the site is the Council who are supportive of the redevelopment.</p> <p>Redevelopment would involve loss of 55 existing units on site.</p> <p>Safeguarding - Restriction on works exceeding 90m in height</p>	13,000m office (B1) and 3846m retail, office and community and leisure (A1-A5, B1, D1 and D2.)	344		
00080	St Cloud Way, Maidenhead	Maidenhead	RBWM Joint Venture	2.57	1.90	550	High/medium rise flats anticipated across the entire site.	<p>Land within the Council ownership forms circa 80% of this site. This includes Magnet Leisure - a replacement facility is currently being built at Braywick Park with an aim to open June 2020.</p> <p>Countryside as part of the Council Joint Venture redevelopment are looking to redevelop this site, starting as the leisure centre re-locates. The site has been subject to public consultation and pre-application advice and a planning application is due to be submitted in Summer 2019. Given the Council are landowner matters regarding viability and landownership are resolved as part of the developer agreement.</p> <p>Ten Pin bowling centre building has been demolished and the temporary car park in its place has been in operation since 11th March 2019. Ivy Leaf Club is now being excluded from the site assembly.</p> <p>A planning application has been submitted in the final week of March for the demolition of the Magnet Centre under permitted development rights.</p> <p>Further stakeholder engagement and 2nd public consultation regarding site anticipated to take place in summer 2019 following May elections.</p> <p>Start on site anticipated for 2020/21 with circa 300 units completed by August 2025.</p> <p>FOR NOW THE TRAJECTORY REFLECTS LICHFIELDS ASSUMPTIONS BUT THIS IS POTENTIALLY SUBJECT TO CHANGE FOLLOWING INFO FROM DEVELOPER</p>	The site is currently in use as large scale leisure across two areas. The large surface level car park could be used more efficiently, and the site could accommodate additional employment uses.	0	335	215
0073a	157-159 Boyn Valley Road, Maidenhead, SL6 4DT	Maidenhead	Call for sites 2017 Planning Application (16/01630/FULL)	0.17	0.17	35	Planning permission granted	<p>Planning permission granted for 35 units.</p> <p>For information a similar sized industrial site at Middlehurst Ltd, 99-103 Boyn Valley is included in the HELAA (2016) as site ref. 0120 (ref. 00120 on the accompanying HELAA Map) and has subsequently been granted planning permission on the 25 January 2017 for 45 flats under planning permission ref. 16/01630/FULL</p>	Permission includes loss of 799m of B1(c) and 1,226m of B8 floorspace	35		
01305	42 Queen Street Maidenhead SL6 1HZ	Maidenhead	Planning Application (17/03799/FULL)			9	Planning Permission - 17/03799/FULL - approved for 2 x 1, 7 x 2 bedroom apartments above. Signed off following committee on 11/04/2018 Development not yet commenced	Construction of a part 3 storey, part 4 storey and part 5 storey mixed use development, with retail accommodation at ground floor and 2 x 1, 7 x 2 bedroom apartments above, following the demolition of the existing building	Planning permission granted	9		
00089b	Shoppenhangers Manor, Manor Lane, Maidenhead	Maidenhead	Included as a housing commitment in 2015/16 Planning Permission	1.85	1.85	15	Planning permission granted	<p>15/01809 - permission for up to 52 dwellings.</p> <p>Under Construction - agent confirmed that 32 units have been completed. Anticipated completion date of July 2019 (including recent consent for 4 detached units) - 19/10/2018</p> <p>Monitoring info would suggest 37 units have now been completed.</p>	Planning permission granted	15		
00317a	Former Park and Ride Car Park Land, Stafferton Way, Maidenhead	Maidenhead	Included as a housing commitment in 2015/16 Planning Permission - 14/03765/FULL, 17/02305/VAR and 19/00384/VAR 271 units	3.85	3.85	126	Permission granted for 271 units, 145 complete and occupied. 126 units remaining	14/03765/FULL - permission granted for 271 dwellings - page 32 of planning statement confirms that development could be completed in short time frame	Planning permission granted	126		
00118	Clivemont House (Spectrum House), Clivemont Road, Maidenhead	Maidenhead	Call for Sites 2015 Planning Applications	0.41	0.41	75	?	<p>Previous planning permission, although refused agreed the principle of re- development for residential. The LPA are currently working with the applicant under this application to overcome previous concerns about design to work towards a recommendation to permit for the next available planning committee after the pre-election period. Due to the need for a full decision to be issued and construction timeframes (for instance as parking would be contained in the basement) the delivery is suggested in yr 3-5 of the supply. The site is in full ownership of applicant.</p>	Located in designated employment site.	75		

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00446	The Lawns Guest House 6 Boyn Hill Avenue Maidenhead SL6 4ER	Maidenhead	Planning application	0.09	0.09	8	Planning permission granted	Planning permission granted 16/02277/FULL but since then, further permission granted for CLASSM change of use from Guest House to Nursery - development ongoing	Planning permission granted	8		
00449	20 And 24 Braywick Road Maidenhead	Maidenhead	Planning application - 17/02910/FULL	0.39	0.39	8	Planning permission granted	Variation application received 18/02647/VAR - construction of x 9 dwellings with access, parking and amenity space following demolition of the existing dwelling approved under 17/02910. Development not complete - commencement notice 12/06/2018	Planning permission granted	8		
00455	Chapel Arches Phase III, High Street, Maidenhead	Maidenhead	Planning application	0.71	0.71	182	Planning permission granted	Planning Permission Approved for total net units shown Building A (eastern side of the waterway) of 86 units Building B (building located where the car park used to be) of 80 units Building C (building located where the Colonnade used to be) of 16 units	Planning permission granted	182		
00458	Atos Maiden House Vanwall Road Maidenhead SL6 4UB	Maidenhead	Planning application CLASSO - 18/03088/CLASSO 19/00064/FULL	0.34	0.34	39	Prior approval granted	Prior approval granted - 18/03088/CLASSO - Change of use from B1(a) (offices) to C3 (39 no. apartments) - not commenced	Planning permission granted	39		
00459	Whitchurch House 2-4 Albert Street Maidenhead SL6 1PR	Maidenhead	Planning application CLASSO	0.05	0.05	6	Prior approval granted	Prior approval granted - 17/02849/CLASSO - Change of use from B1 (office) to C3 (x6 apartments) - Not yet commenced	Planning permission granted	6		
00464	27 - 29 Norfolk Road Maidenhead SL6 7AU	Maidenhead	Planning permission 18/02649	0.86	0.86	8	Planning permission granted	Permission granted - 18/00466/VAR and 18/02649/VAR Works commenced on 01.07.2017- not yet complete	Planning permission granted	8		
00465	30 - 32 Forlease Road Maidenhead	Maidenhead	Planning permission 18/00421/FULL	0.18	0.18	5	Planning permission granted	Permission granted - 18/00421/FULL - Erection of 7 flats following the demolition of the existing semi-detached houses - not yet commenced - net 5 units	Planning permission granted	5		
00466	48 - 52 St Marks Crescent Maidenhead	Maidenhead	Planning permission 18/01392	0.29	0.29	6	Planning permission granted	Permission granted - 18/01392/FULL - Construction of 2 x 4-bed detached houses, 3 x 3-bed and 1 x 2-bed semi-detached houses with parking and access works have commenced not complete	Planning permission granted	6		
00108b	Clean Linen, Furze Platt, Maidenhead	Maidenhead	Promoted in 2016 Call for Site 2017 Planning Permission 18/01269/FULL	0.76	0.76	61	Planning permission granted	18/01269/FULL - Demolition has already started and pre-construction conditions are being discharged. The developer has confirmed works will likely start in Summer 2019 and assumed a build out period of circa 18- 24 months. It is understood that works will start at the north end of the site where there is less contamination and progressed to the southern end. Therefore the build out rate assumed Blocks D, E and F will come though in the first two years an blocks A, B and C in three years from commencement	Planning permission granted	61		
00468	First And Second And Third Floor Offices Blandy House King Street Maidenhead	Maidenhead	Planning Permission Class O - 18/02375/CLASSO	0.04	0.04	6	Prior approval granted	Prior approval granted - 18/02375/CLASSO - Class O; Change of use from B1 (a) (office) to C3 (dwelling) to create x6 1-bed apartments.	Planning permission granted	6		
00313	Land Including Thames Auto Sales And The Amber Centre And Former Unit 5 Oldfield Road Maidenhead	Maidenhead	Outline planning application permitted	0.55	0.55	67	Planning permission granted	Outline permission granted - 17/02812/OUT Demolition of buildings on site has taken place and all conditions have been discharged. Shanley have confirmed they will aim to finish by August 2020 (assumes a ave build out rate of 33 homes per annum)	Planning permission granted	67		
00471	Marandaz House Clivemont Road Maidenhead SL6 7BU	Maidenhead	Planning application CLASSO - 18/03372/CLASSO	0.31	0.31	34	Prior approval granted	Prior approval granted - 18/03372/CLASSO - Change of use of a building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) to create x34 apartments - not yet commenced	Planning permission granted	34		
00472	The Farmers Boy 2 Harrow Lane Maidenhead SL6 7PE	Maidenhead	Planning permission - 18/01311/FULL	0.10	0.10	11	Planning permission granted	Planning permission - 18/01311/FULL - Construction of a three-storey building comprising x6 two-bed and x5 one-bed flats with on site parking and access off Harrow Lane. Not yet commenced	Planning permission granted	11		

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00312	Exclusive House, Oldfield Road, Maidenhead	Maidenhead	Promoted in 2016 Planning Application 2017	0.27	0.27	39	Planning application for 37 units - 17/02698 - equates to 137dph. Works have commenced and a revised application for 39 dwellings (ref:19/00016) permitted. Small site, character of area and site type leads would mean that such a density would be more associated with high rise flats, in this case, the development would accommodate 37 units in three stories.	The site currently forms part of the Reform Road/Oldfield Road Industrial Area, although parts are now in residential use. Large parts of the site are located in Flood Zone 3a, and it is close to services and facilities in Maidenhead Town Centre	Planning permission granted	39		
0323	25 - 27 Braywick Road	Maidenhead	Planning permission - 18/00263/FULL allowed on appeal	0.16	0.16	14	Planning permission granted	Planning permission granted	Planning permission granted	14		
00070	95 Straight Road Old Windsor	Old Windsor	Call for Sites 2015 & Planning applications	0.26	0.26	11	Assumed capacity based on Planning Permission 15/03843/FULL which would equate to 42dph	Planning Permission for 11 units was granted in 2016. It is anticipated that the site will deliver the proposed units within 5 years. Site is available and considered deliverable in 5 years.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.	11		
00036	Sunningdale Park Civil Service College Silwood Road Ascot (Option 1)	Sunningdale	Call for Sites 2015 Planning Applications 2017 Call for Sites 2019	31.90	3.65	[230]	Planning permission granted	Planning permission granted	Planning permission granted	230		
0388	Sunningdale Park Civil Service College Silwood Road Ascot (Option 2)	Sunningdale	Planning Applications Call for Sites 2019 Call for Sites 2017 RBWM Property Company	4.83	4.83	230	Planning permission granted	Suitable Planning application - 18/00356/FULL Developer is Berkley Homes. The resolution to grant took place on this site in Nov 2018. The Head of Terms has been agreed and the Section 106 is being finalised. Green Belt - Site is currently within the green belt of an unknown classification Trees - The majority of the site is within a TPO area, including most of the south of the site and the northern tip Priority Habitat - A smaller section of deciduous woodland extends down the eastern edge of the site Ancient Woodland - A small section borders the site to the east and should be considered Heritage - There is a nearby listed building to the east, further into the rest of the promoted area	Ownership - The site has been promoted in the 2019 Call for Sites on behalf of the sole landowner of the site. There is also a current pending application for the site Tenancies - None on site according to proforma	230		
0322	The Little House Charters Road	Sunningdale	Planning permission - 16/01680/FULL	0.26	0.26	5	Planning permission granted	Planning permission granted	Planning permission granted	5		
00467	Bluebells Restaurant And Bar London Road Sunningdale Ascot SL5 0LE	Sunningdale	Planning permission 17/02204	0.69	0.69	8	Planning permission granted	17/02204/FULL - Construction of a building to provide x 8 two bed flats, together with access to London Road and landscaping, following demolition of the existing buildings. Works have commenced but not yet complete	Planning permission granted	8		
00416	Heatherwood Hospital , Ascot	Sunninghill and Ascot	Planning application	16.31	16.31	250	Outline permission granted	Outline permission - 16/03115/OUT - The residential element forms the outline element of the proposed development, which was 'enabling development' for wider works on site which were approved in full. The latter works have commenced and a development partner for the residential developer has been appointed (Taylor Wimpy). Pre-application advice has taken place and reserved matters application is anticipated by Summer 2019. Given the time to deal with such matters it is assumed this development would not come forward within first 3 years. Lichfields build out rate assumptions would indicate that around 120 units could be delivered in years 4 and 5.	Planning permission granted	120	130	
00142	National Grid Gasholder Site, Bridge Road, Sunninghill	Sunninghill and Ascot	Planning application - 18/02704/FULL	2.47	1.65	76	Planning permission granted	Planning permission granted	Planning permission granted	76		

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00144	Brockenhurst Hotel Brockenhurst Road, South Ascot	Sunninghill and Ascot	Included as a housing commitment in 2015/16 Planning Permission	0.44	0.44	12	Planning permission granted	Housing commitments: 12 apartments following demo of hotel Apr 14: not started Aug 2015: not started 15/01637/IND(MLM) acc 11.11.2015 17 June 2016 hotel still trading (Trip Advisor review May 2016 "this is a business about to close in a couple of weeks") 17/02712/VAR - Agent confirmed this is U/C with anticipated completion date of spring/summer 2019 - 19/10/2018	Planning permission granted	12		
00428	Kenilworth House and Elizabeth House, Windsor Road, Ascot, SL5 7LF.	Sunninghill and Ascot	Included as a housing commitment in 2015/16 Planning Permission 15/00846	0.52	0.52	11	Planning permission granted	15/00846/FULL - 12 apartments and 1 house following demo of 2 existing dwellings 18/00434/CONDIT - Approved Agent confirmed U/C with anticipated completion in 2 years - building control records indicate that works have started but no record of any completions.19/10/2018	Planning permission granted	11		
00127	Land at Oakfield Farm, Ascot	Sunninghill and Ascot	Call for Sites 2015 Planning Application Call for Sites 2017	2.12	1.48	12	Planning permission allowed on appeal 17/10/2017 for 12 units. This would equate to a density of 8dph.	15/02727/FULL - allowed on appeal 17/10/2017 - 12 dwellings No commencement as of January 2019 Site is in the green belt and back half of site is excluded from capacity due to ancient woodland present. The ancient woodland on site is also a designated local wildlife area. There is Priority habitat on site as well as the presense of TPO areas on the west side. Nearly the entire site is covered by expected contaminated land will which need to be considered.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.	12		
00140	Halfpennys Garage Kings Road Ascot Berkshire	Sunninghill and Ascot	Officer Identification Call for Sites 2019	0.25	0.25	12	48dph 12 houses would on 0.25ha would equate to around 48dph. According to Studio Real density assumptions and in comparison to the surrounding area, this would be very high for housing. This type of density would be more in line with low/medium rise flats. At a more suitable density of 35dph, this site could theoretically provide for 8 units. However that would not account for the proposed mixed use on site of 0.06ha, which when reduced from the total site area would reduce the area available for housing to 0.19ha. At 35dph, this would reduce the potential amount of housing further to around 6 units.	Mixed use promotion for 12 houses , 330m employment, 330m shopping. Site is available - promoter states that there are no tenancies issues. Site is suitable as there are no serious constraints on site. Access - existing access from Kings Road FZ - Entire site is Flood Zone 1 Utilities - Promoter states that all major utilities are available on site. Viability - Promoter states that promoted use is viable.	Deliverable dependent upon densities / amount of housing that could be accomodated and the suitability of use in such close proximity to housing. Mixed use promotion for 12 houses , 330m employment, 330m shopping.	12		
00212	Windsor Fire Station, St Marks Road, Windsor	Windsor	Planning Permission - 15/01889/FULL - 5 townhouses, 9 flats	0.20	0.20	14	Planning permission granted	Housing commitments 15/01889/FULL - 5 townhouses, 9 flats 15/00957/KO acc 20.08.2015 16/00227/IND (Premier) acc 24.02.2016 address made Former 13.05.2016 Sep 16: site cleared The site has been acquired by Spitfire Bespoke Homes Ltd and commenced works on the 02.04.2018. Construction ongoing	Planning permission granted	14		
00447	The Queen 282 Dedworth Road Windsor SL4 4JR	Windsor	Planning application - 16/00043	0.07	0.07	9	Planning permission granted	17/02911/FULL - 10 flats - Development allowed on appeal on the 28.09.2018, has not commenced	Planning permission granted	9		
00473	Threeways And D M Kitchens Dedworth Road Windsor	Windsor	Planning permission - 17/03205/FULL	0.11	0.11	8	Planning permission granted	Planning permission - 17/03205/FULL - Redevelopment of existing residential dwelling to provide 4 no. one bedroom flats, construction of 5 no. one bedroom flats following the demolition of retail/residential building along with associated landscaping, parking and cycle parking. Development ongoing	Planning permission granted	8		
00474	9 Park Corner Windsor SL4 4DR	Windsor	Planning permission - 16-01632	0.10	0.10	8	Planning permission granted	16/01632/FULL - 4 No. 1 bedroom and 5 No. 2 bedroom flats, parking and cycle facilities and new access following demolition of existing dwelling and outbuildings. Allowed on appeal, has commenced and new access following demolition of existing dwelling and outbuildings.	Planning permission granted	8		

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0360	67 Alma Road (Imperial House)	Windsor	Planning application - 18/00095	1.88	1.88	217	18/00095/FULL - Appeal allowed Demolition of the existing basement and concrete plinth above and erection of a building of between 1 and 7 storeys containing 217 residential apartments (Use Class C3), including a cafe (Use Class A3) measuring 146 sqm (GIA), car and cycle parking, plant enclosures, access improvements, service bay, drop off spaces, substation, and associated landscaping and open space; and a five storey building to provide 16,389sqm (GIA) of office floorspace (Use Class B1), together with ground level and basement car and cycle parking, service bay and associated landscaping	Planning permission granted - 217 units Lichfields build out rates state that around 300 units could be delivered in 5 years on a site of this size with planning permission already in place.	Planning permission granted - 16,389m office and 146m café	217		
0310	Vale House, 100 Vale Road, Windsor	Windsor	Planning permission - 16/02737/FULL	0.57	0.57	14	Planning permission granted	Planning permission granted	Planning permission granted	14		
0356	32 Peascod Street Windsor SL4 1EA	Windsor	Planning application - 16/02967/FULL	0.12	0.12	13	Planning Application permitted	Planning Application permitted	Planning Application permitted	13		

Developable Sites

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0314b	Reform Road, Maidenhead	Maidenhead	Call for Sites 2015 Call for Sites 2017 RBWM Property Company	1.17	1.17	317	Capacity calculated based on surrounding area and lower end of high rise density of 120dph Site promoted for 325 dwellings which would result in density per hectare of 380. I 317 units would be at a density higher than that recommended by the Studio Real density assumptions. This level of development would need to be assessed further at Development Management stage but would likely be considered too high.	The site is owned by RBWM. The site is located in close proximity to Maidenhead Town Centre, services and the railway station. Flood Zone 3a across most of the site - no FZ3b. The site is located in the designated employment area of Reform Road/Oldfield Road. Work on site estimated to potentially begin in 2022/23. Working on build out rate assumption of 60 dwellings per annum for site of this size, it has been estimated that 60units could come forward in year 5 with remainder being delivered in following year. For the purposes of this HELAA, it has been assumed that all units will be delivered in 6-10 year period. Safeguarding - Restriction on works exceeding 90m in height	The site is currently in employment use and has been promoted for residential use as part of the redevelopment of the site. The site is in close proximity to Maidenhead Town Centre and adjacent to a water course that could increase land values.		317	
0337	Nicholsons Centre	Maidenhead	Call for Sites 2019	2.31	2.31	500	Site is promoted for 500 flats and 300 residential care units. This mix may alter the possible delivery rates but a conservative estimate has been employed here.	Conservation Area - small part of site is within Maidenhead Town Centre Conservation area. Most of the North and East boundaries of the site also adjacent to that same Conservation Area. Safeguarding - Restriction on works exceeding 90m in height Access - Access could be provided from existing road network Utilities - Promoter claims all available Viability - Promoter claims viable Phasing - TBC - however, Lichfields assumptions would indicate that development of this size would have a lead in time of around 5 years. Therefore, not likley that this development could provide units within the first five years. Within 6-10 years, reasonable to assume delivery of around 335 units (around 67 per year). Site is promoted for 500 flats and 300 residential care units. This mix may alter the possible delivery rates but a conservative estimate has been employed here. Ownership - Promoter owns most of site with Council owned car park also included within the red line. All land onwers are aware of the promotion. Tenancy - Potentially multiple tenancy issues on existing site			335	165
00417	Minton Place Victoria Street Windsor	Windsor	Call for Sites 2015 Call for Sites 2019	0.53	0.53	100	Promoted for 150-200 units, 150 units would equate to 283dph. This would be higher than density assumptions outlined by Studio Real. The suitability this density in this location would need to be assessed more closely at Development Management stage.	Royal London promoted site in HELAA 2019: approx 0.5ha, still estimating between 150-200 units. Proposed mixed use scheme potentially including Employment (offices), Retail, Assembly/Leisure, Tourism - all to be confirmed by Developer. Ownership - Promoter is sole landowner Tenancy - Various tenancies on the site, summarised as follows: Minton Place offices/leisure expiring at dates up to 2029, save one long lease on part expiring 2103; many licences on car spaces in Minton Place and James Street. William Street commercial expiring in the main up to 2022; William Street residential units held mainly on AST's; The site forms a suitable location close to services and the transport network. Some existing retail uses on the ground floor. Development anticipated from year 11 onwards due to the comprehensive nature of the scheme and information from the landowner.	The site is considered to be a suitable location for mixed use development, with retail on the ground floor, and a mixture of employment and residential uses above. Employment and retail proposed to be provided on site in addition to flats.			150
00450	9 Imperial Road Windsor SL4 3RY	Windsor	Planning permission 17/01296/FULL for 18 units. Outline planning application permitted 18/02637/OUT for 16 units.	0.22	0.22	14	Planning permission granted. Outline permission approved.	"Planning application permitted 17/01296/FULL for 18 units. Outline permission approved 18/02637 for 16 units. Site has 2 existing units. The applicant is a speculative builder, considered more cautious to include as a Developable site."			14	
01299b	St Edmunds House, Ray Mill Road West, Maidenhead, SL6 8SB	Maidenhead	RBWM Property Company	0.18	12	0.15		No significant policy constraints - approx 0.03ha of site within 10m TPO area buffer Safeguarding - Restriction on works exceeding 90m in height An assumption for low-rise flats given the surrounding area at a density of 80dph would allow for 12 units, to be confirmed at development management stage Owned by RBWM. Existing Vacant Building and Car Park, Owned by RB. Access Issues - to the rear of the adjacent St Lukes School, and an existing residential property owned by housing Solutions. The site is located adjacent to an established residential area and is considered to more suitable for residential development.			12	

Potentially Developable Sites

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
0318	Stubbings Nursery	Bisham	Call for Sites 2019	2.30	2.30	11	Proposed unit capacity Of 11 units would equate to a density of 5dph. A minimum methodology density of 22dph would allow for 50 units on site, although it may be hard to achieve housing on site due to the site's isolation within the green belt	<p>Availability Unknown</p> <p>Ownership - Promoted by a developer with an option on the site</p> <p>Tenancies - Tenants occupy buildings on part of the site, but will not impact on delivery.</p> <p>Legal - Terms are in the process of being agreed.</p> <p>Potentially Suitable</p> <p>Green Belt - entire site is green belt but not included within EOS</p> <p>Agriculture - Entire site is located within grade 2 land</p> <p>Heritage - Listed building immediately to the east of the site</p> <p>PDL - Majority of site is located on previously developed land</p> <p>Airfield Safeguarding - Northern half of site is within a zone of restricted development at 10m in height. South half is in a 15m zone</p> <p>Achievable</p> <p>Access - Available via a side road</p> <p>Utilities - All expected to be present on site</p> <p>Viable - Promoter claims site is viable</p>		11		
0006	Challen's Chickens Land Adjacent Honey House Winter Hill Road Cookham Maidenhead	Bisham	Previous SHLAA Planning applications Call for Sites 2019	0.49	0.49	10	At low end of density assumption, 22dph could potentially provide 10 units. However, constraints on site could prove difficult to overcome. Planning application for 3 units was refused 17/00129/FULL	<p>Available</p> <p>Ownership - Site has been promoted in the 2019 CFS and is done so by one of three family members who own the land, all in agreement to promote it</p> <p>Tenancies - None on site</p> <p>Potentially Developable</p> <p>Green Belt - Site is in an unclassified section of the green belt</p> <p>Agriculture - East half of the site is classed as grade 2 agricultural land</p> <p>Common Land - Front of the site (west) borders Cookham Dean common land</p> <p>Potentially Achievable</p> <p>Access - Site has reasonable access via a dirt road found shortly off of a main road. Site may have potential access to services issues as the nearest areas (Bisham and Cookham Dean) are still a moderate distance away</p> <p>Utilities - Most infrastructure is available to the site, but mains gas and sewerage are not at the current time</p> <p>Viability - Promoter claims that the site is viable</p> <p>Phasing - Proforma suggestion for under five years is matched by build-out rates</p>	The site is located adjacent to an area of residential use and is considered to be more suitable for residential development.	10		
0004	Off A404 Henley Road Maidenhead SL6 6QW	Bisham	Previous SHLAA Call for sites 2017 Call for Sites 2019	1.63	1.63	35	Promoted number of units would equate to density of 41dph, which was previously deemed not acceptable at DM stage (17/03010/FULL Conservation stated that the objection was with the height, scale, mass etc). A more conservative density assumption of 30dph could provide 23 units in line with StudioReal rates. However, 17/03010/FULL for 12 units was not considered too many. Unit numbers would have to be assessed at DM stage.	<p>Available</p> <p>70-72 High Street (17/03010/FULL for 12 units - appeal withdrawn)</p> <p>Potentially Suitable</p> <p>Heritage - Site is fully located within the Maidenhead Town Centre Conservation Area. It has important non-listed buildings on site and is surrounded by others off site of the same designation</p> <p>Achievable</p> <p>Access - Site has clear access both from the high street itself and and a smaller road behind the site. There would be clear access to services as the site is located in the town centre</p> <p>Phasing - A site of this size would typically take under five years to complete, according to the build-out rates</p>	The site is located adjacent to an area of residential use and is considered to be more suitable for residential development. There is the possibility for retail usage at ground level	35		

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
0005	Stubbings Compound, Henley Road, Maidenhead, SL6 6QL	Bisham	Previous SHLAA Call for sites 2017 Call for Sites 2019	1.20	1.20	30	Promoted in proforma for 30 units which would equate to a 25dph. This should be an acceptable assumption given the rural location of the site but would have to be confirmed at development management.	Potentially Available Ownership - Site has been promoted in the 2019 Call for Sites. Latest proforma suggest site is available subject to developer securing an option on the site, which is in progress. Tenancies - None on site Potentially Suitable Green Belt - Site is fully within an unclassified section of the green belt Agriculture - Site is completely covered by grade 2 agricultural land Protected Species - Possibility of nearby Eurasian Badgers Airfield Safeguarding - In a zone of restrictions for development over 10m in height Potentially Achievable Access - Access onto the site via a paved road found immediately off of a main road. Site would have moderate access into Maidenhead for services. Utilities - Most infrastructure is available to the site apart from mains gas and sewerage Viability - Promoter claims that the site is viable Phasing - Proforma claims either option would be completed within five years, matching the presumption of the used build-out rates	Option B on site is for the provision of housing and this could potentially be acceptable given the sparse housing to the north of the site. Option A is for a Green Waste Processing station that could possibly be better suited for the site than the previous proposal	30		
00231b	Land to North and South of A308, Windsor	Bray	Call for sites 2019	22.76	22.76	450	Calculated based on the site proforma, a density of 22dph could be suitable considering the sites location on the edge of a residential settlement with several smaller constraints on site. Promoted for housing / special needs education school	The site has been promoted and is considered to be available. The site is located in the Green Belt and is constrained by the possible presence of protected species, the setting of the Grade II* Listed Old Farmhouse, and impact on landscape to the south. The centre of the site also contains a section of priority habitat (0.45ha). The westernmost edge contains a small area of Flood Zone 3a and the land to the north borders a Flood Zone 2 area at several edge boundaries. Repromoted in CFS 2019 as one submission: 'Land to North and South of A308, Windsor': 21.26ha in total, currently housing, garden centre and open space is in use, promoting 450 new housing units, with 225 in years 1-5 and 225 in years 6-10. Formerly split into 4 sites, including current ID (Land at Oakley Green (south of A308) Windsor); 00231a (Wyevale Garden Centre, Dedworth Road, Windsor), 00418 (Land at Oakley Green (North of A308), Windsor). Neighbouring site 00224 (Squires Garden Centre) has been added to this parcel.	The site is located adjacent to an established residential area and is considered to more suitable for residential development. two parts of the site were formerly in use as garden centres and has only been promoted for residential use which is considered to be the most appropriate type of development	150	300	
00224	Squires Garden Centre Maidenhead Road Windsor	Bray	Call for Sites 2015 Contact from agent 2016 Call for Sites 2019	0.74	0.74	39	Promoted for 39 units. Included in draft allocation for 40 dwellings in 2015 draft Local Plan. 39 units on 0.7ha would equate to density of 56dph which would fall within mid range of low range flats in HELAA methodology	The site has been promoted and is considered available. The site is located on the edge of the Green Belt close to existing residential areas, with just a small area in the north-east located within Flood Zone 2 (0.06ha)		39		
00261	Land between Windsor Road and Bray Lake, Bray	Bray	Call for Sites 2017 Call for Sites 2019	4.06	3.80	100	Capacity calculated based on proforma, assuming around 27dph, with a proposal of larger detached housing.	The site has been promoted and is considered available. Green Belt - Site is in the green belt, but is located inside an EOS parcel designated as making a lower-moderate contribution towards the green belt. ALC - Part of the site is grade 1 agricultural land, other areas are grade 3a. Agricultural Land Classification report submitted stating 15% of site Grade 1, and 85% Grade 3a. FZ - Small areas on the north eastern edge of the site are located in Flood Zone 3b. FZ2 extends into a larger part of the site (around 1ha) Priority Species - Eurasian Badgers and Stag Beetles found on site. Access - The site provides good access to Windsor and Maidenhead, and the M4. FURTHER JUSTIFICATION FOR TRAJECTORY REQUIRED?	The site is located adjacent to residential areas, and is considered to be more suitable for residential use.	54	46	

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
0019a	Bishops Farm Lodge Oakley Green Road Windsor SL4 4PY	Bray	Call for Sites 2017 Call for Sites 2019	0.58	0.52	13	Capacity calculated based on proforma, assuming a density of 25dph is suitable for larger, detached housing that would need to be built based on the surrounding area.	Available Ownership - Site has been promoted by landowner and is considered available for development Potentially Suitable Green Belt - Site is located within an unclassified section of the green belt, but adjacent to both a passed and rejected EOS parcel. Flooding - Nearly the entirety of the site is within flood zone 3a, with just a small section at the south-east with zone 2. Heritage - There is a listed building approximately 20m from the north-west edge of the site that may need to be considered. Potentially Achievable Access - There is good access onto the site from an adjacent main road and side road to the back Utilities - Promoter claims all are readily available on site Viable - Promoter claims that the site is viable Other - Small pond on the site would have to either be excluded from the available area or taken into account in terms of achievability.	The site is located adjacent to residential areas, and is considered to be more suitable for residential use.	13		
00423a	Oakley Green Mushroom Farm Oakley Green Road Oakley Green Windsor SL4 5UL - Option A	Bray	Call for Sites 2015 Call for Sites 2019	1.10	1.10	28	Capacity calculated based on proforma, assuming a density of 26dph is suitable for larger, detached housing that would need to be built based on the surrounding area.	Available Ownership - Site has been promoted in the 2019 Call for Sites on behalf of the sole landowner alongside a developer with an option on the site Tenancies - Yes, but only six months notice for vacant possession Potentially Suitable Green Belt - Site is located in an unclassified section of the green belt, but is previously developed land Flooding - Approximately half of the site is located within flood zones 3a and 2 Achievable Access - Site has reasonable access off a dirt road found immediately off of a side road Utilities - Proforma claims infrastructure is already available on site Viability - Promoter claims site is viable Phasing - Proforma states a time period of under five years, which is in line with that of the used build-out rates	The Site is currently located in the middle of the green belt, but is next to HA11 and therefore could be adjacent to other residential units in the coming future. The Site is considered to be more appropriate for residential use.	28		
00423	Oakley Green Mushroom Farm Oakley Green Road Oakley Green Windsor SL4 5UL - Option B	Bray	Call for Sites 2015 Call for Sites 2019	2.00	2.00	40	Capacity calculated based on proforma, assuming a density of 20 dph is suitable for larger, detached housing that would need to be built based on the surrounding area.	Available Ownership - Site has been promoted in the 2019 Call for Sites on behalf of the sole landowner alongside a developer with an option on the site Tenancies - Yes, but only six months notice for vacant possession Potentially Suitable Green Belt - Site is located in an unclassified section of the green belt, but is previously developed land Flooding - Approximately half of the site is located within flood zones 3a and 2, including the extension that is northward of option A Achievable Access - Site has reasonable access off a dirt road found immediately off of a side road Utilities - Proforma claims infrastructure is already available on site Viability - Promoter claims site is viable Phasing - Proforma states a time period of under five years, which is in line with that of the used build-out rates	The Site is currently located in the middle of the green belt, but is next to HA11 and therefore could be adjacent to other residential units in the coming future. The Site is considered to be more appropriate for residential use.	40		
0003a	Grove House, Harvest Hill Road, Maidenhead, Berkshire SL6 2QS	Bray	Call for sites 2017	0.68	0.68	Potentially 23 (don't double count)	Parcel drawn incorrectly in previous iterations of the HELAA - boundary has now been amended to reflect previous Call for Sites 2017 information. Density assumption of 35 dph considered appropriate relative to the nature of the surrounding area and nearby housing .	The site has been promoted and is considered available. Site is within wider 00152a promotion Green Belt - Site entirely within Green Belt. EoS Study considered site to offer moderate/lower contribution to the purposes of the Green Belt. Site is previously developed, although as site is in build up area, garden cannot be included as per NPPF. Priority Habitat - 0.36ha of site is 'traditional orchard' Trees - several individual TPOs on site.		23 (Do not double count)		

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
0026a	Harvest Hill House, Harvest Hill Road. Maidenhead. SL6 2QS	Bray	Call for sites 2017	0.57	0.57	Potentially 19 (don't double count)	Density assumption of 35 dph considered appropriate relative to the nature of the surrounding area and nearby housing . Parcel within other promoted parcels (00152a, 0003a), therefore the potential number of housing units for this parcel have not been included in order to avoid double counting.	The site has been promoted and is considered available. Site is within wider 00152a promotion. Green Belt - Site entirely within Green Belt. EoS Study considered site to offer moderate/lower contribution to the purposes of the Green Belt. Site is previously developed, although as site is in build up area, garden cannot be included as per NPPF. Priority Habitat - Majority of site has been mapped as being within the Priority Habitat Inventory as being 'Deciduous Woodland', however, site has mostly been cleared of any woodland and is previously developed as above. RBWM Protected Native Species - Eurasian Badgers on site Trees - several individual TPOs on site.		19 (Do not double count)		
01314	Land adjacent to Braywood Farm	Bray	Call for Sites 2017	0.53	0.53	13	Whole site within Green Belt Poorly related to the built up area Density assumption of 25dph considered appropriate for rural setting and would equate to 11 units	Housing - no build out rate estimation provided but assumptions on build out rates in methodology suggest that 13 units could be provided within 5 years		13		
00294	Land at Hawthorn Hill, part of Braywood Farm (Land North of Braywood Farm, Ascot Road, Maidenhead)	Bray	Promoted in 2014 Call for Sites 2017 Contact with Landowner 2019	2.47	2.47	61	Lower density of 25dph assumed given nature of surrounding area	Available Ownership - Confirmed by landowner in email to be re-promoted for the 2019 CFS, and the landowner is the single holder of the site Tenancies - No information given but site is vacant of development currently Potentially Suitable Green Belt - Site is in an unclassified section within the green belt Potentially Achievable Access - Available to the site via an adjacent main road. However there is a large distance between the site and its nearest access to services in either Bracknell or Maidenhead Utilities - Half is available to the site. Mains sewerage, gas and broadband are currently not available Viability - Promoter claims the site is viable Phasing - No build out rate estimation provided but assumptions on build out rates in methodology suggest that 61 units could be provided within 6-10 years	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.	58	3	
00234	Land at Oakley Green Lodge	Bray	Call for Sites 2015 Call for sites 2017	9.83	9.83	300	Promoted for 300 units which would equate to 30dph. This could be considered to be appropriate for the surrounding area.	Potentially Available Ownership - Last promoted in the 2017 CFS by the sole landowner Tenancies - None on site Potentially Suitable Green Belt - Site is located fully within an unclassified section of the green belt. Whilst there are no further constraints on site, there is a rejected EOS parcel between the site and urban Windsor, meaning the land is unlikely to pass an EOS assesment itself Achievable Access - Site has good access via a main road to the north and a smaller country lane extending down the east side. The location would provide good access into Windsor for services. Utilities - Promoter claims that all infrastructure is available to the site Viability - Promoter claims that the site is viable Phasing - Proforma states that the development would be finished within five years. Build-out rates suggest this time frame is highly unlikley, and that only 54 units would come forward in this time with the final completion towards the end of 6-10 years		54	246	

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
0061a	R/O Holyport Street, Holyport, Maidenhead (Site A)	Bray	Call for sites 2017 Call for Sites 2019	0.89	0.89	30	Promoted for 30 units which could equate to 33dph, could be considered acceptable in the surrounding area	Available Ownership - Site has been promoted in the 2019 CFS on behalf of the sole landowner Tenancies - None on site Potentially Suitable Green Belt - Site is fully located within an unclassified section of the green belt Heritage - The site is entirely located within the Holyport Conservation Area, and has several listed and important non-listed buildings nearby that may be affected by development Achievable Access - Site is accessible via a road on the south side. There would be access to services within Holyport and Maidenhead is close by as well Utilities - Proforma states most infrastructure is available to the site apart from mains gas and broadband at the moment Viability - Promoter claims that the site is viable Phasing - Proforma states development would be completed within five years, matching that of our used build-out rates	Site would be considered to be more suitable for residential development considering the surrounding types of development.	30		
0061b	R/O Holyport Street, Holyport, Maidenhead (Site B)	Bray	Call for sites 2017 Call for Sites 2019	0.59	0.59	30	Promoted for 30 units, which would equate to 53dph, which could be more appropriate for low rise flats. Density assumption of 35dph would be more appropriate to the surrounding area and would equate to 18 dwellings	Available Ownership - Site has been promoted in the 2019 CFS on behalf of the sole landowner Tenancies - None on site Potentially Suitable Green Belt - Site is fully located within an unclassified section of the green belt Heritage - The site is entirely located within the Holyport Conservation Area, and has several listed and important non-listed buildings nearby that may be affected by development TPO - Site slightly overlaps into a TPO area on the eastern side Achievable Access - Site is accessible via a road on the south side. There would be access to services within Holyport and Maidenhead is close by as well Utilities - Proforma states most infrastructure is available to the site apart from mains gas and broadband at the moment Viability - Promoter claims that the site is viable Phasing - Proforma states development would be completed within five years, matching that of our used build-out rates	Site would be considered to be more suitable for residential development considering the surrounding types of development.	30		
00034a	Coningsby Farm, Coningsby Lane, Fifield, Maidenhead, SL6 2PF	Bray	Call for sites 2017	9.90	9.90	217	Promoted for 70 units which would equate to 7dph. A low end density assessment of 22dph could provide 217 dwellings.	Potentially available - previously promoted. Green Belt - Isolated site, entirely within the GB. Site is not in EoS assessment. Part of site in North of parcel is previously developed (around 1.04ha) with agricultural sheds/buildings. Protected Species - Great Crested Newt eggs found on site by Ecology survey. Heritage - Close proximity to several Listed Buildings in North East of the site (Grade II Barn at Grove Farm, Grade II Grove Farmhouse, Grade II Stables at Grove Farm, Grade II* Yew Tree Cottage.	Site would be considered to be more suitable for residential development considering the surrounding types of development.	54	163	
00260	Land North and East of Tithe Barn Drive (Land Rear of 55 To 65 Windsor Road Maidenhead SL6 2DN)	Bray	Promoted in 2014 Call for sites 2017	1.18	0.80	17	Promoted for 12 units which would equate to 15 dph. At 22dph, the site could accommodate 17 units.	Assumed build out rates would imply that only 17 units could be delivered on a site of this size in first five years Green Belt - Site is partly within the Green Belt but a small section to the north overlaps into an EOS parcel which is considered to offer moderate contribution to the purposes of the Green Belt. FZ - Approximately half of the site is in Flood Zone 3a and 2. Priority Habitat - 0.51ha of site is deciduous woodland Trees - there is a small TPO area in the south east corner.	Site would be considered to be more suitable for residential development considering the surrounding types of development.	17		

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
00421	Willow Manor, Fifield Road, Fifield, Maidenhead, SL6 2PG	Bray	Call for Sites 2015 Call for sites 2017 Call for Sites 2019	0.60	0.60	16	Promoted for 16 units which would equate to 27dph this could be considered to be appropriate in this rural setting. Promoter claims possible self build.	Lichfields assumed build out rates would suggest that 16 units could be delivered on a site of this size in first five years. Green Belt - Entire site is within the GB but not within the EoS assessment. There is a dwelling on site, as such, this part of the site could be considered to be previously developed as the site is an isolated site. Trees - Site contains two individual protected trees. Utilities - Promoter suggests access to all main utilities.	Site would be considered to be more suitable for residential development considering the surrounding types of development.	16		
00154	Land adjacent to Fifield Road, Fifield	Bray	Call for sites 2017	1.88	1.88	41	Promoted for 15 units, which equates to 7dph. Lower end Studio Real Density assumption of 22dph could provide 41 units	Lichfields assumed build out rates would imply that 41 units could be delivered on a site of this size in first five years Green Belt - Site is entirely within the GB but not within the EoS.		41		
0030a	The Old Orchard, Dedworth Road, Windsor	Bray	Call for Sites 2017	0.57	0.36	12	Capacity calculated based on around 35dph and assuming predominantly medium/larger style housing	Potentially available Green Belt - The entire site is within the green belt and within in an EOS parcel that is considered to offer a lower/moderate contribution to the purposes of the Green Belt. FZ - Around 0.18ha of site within FZ3a and 0.015ha within FZ2 TPO - Around 0.059ha of site is within TPO area (along Southern and Western boundary).	The site has been promoted for housing	12		
270	Tectonic Place, Holyport Road, Maidenhead, Berkshire	Bray	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	0.65	0.65	30	Promoted for 30-50 houses. 30 units would equate to a density of 46dph; 50 units would equate to 77dph. Whilst promotion states a housing/flats mix, the higher figure is unlikely to be suitable given the surrounding area . Therefore, lower estimate has been employed here.	Employment - Existing site is in Office use (2,080m) - any loss would have to be carefully considered at development management stage. ALC - Considered to be within grade 1 agricultural land. However, so is much of the surrounding land and this is all no longer used for agricultural purposes. The site is previously developed land. Previously considered to be deliverable but re-classified due to changes to NPPF definition of 'deliverable'.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.	30		
0244	Fifield Polo Club	Bray	Call for Sites 2019	22.12	22.12	630	Site promotion for 630 units would equate to a density of 28dph. Whilst this matches the size and density of the surrounding area, the size of the site itself and location in the green belt suggest a 22dph may be best in a cautious approach. If this were the case it would equate to 486 units.	Available Ownership - Promoted by owner Tenancies - On site (One year rolling lease with one year notice period) Potentially Suitable Green Belt - entire site is green belt but not included within EOS Heritage - Small listed building to south west of site PDL - Small section of site promoted also as 0245 is previously developed Achievable Access - Adjacent to main road and side roads on site Utilities - All currently provided on site Viable - Promoter claims site is viable Phasing - Build out rates by Lichfields suggest the site would be completed after 11 years, contrary to the 5 years suggested by the promoter. With an approval time limit of 5.3 years, this estimates 314 houses to come forward in 6-10 years with the remaining 316 to follow.	Promoter claims 5 years for 630 units and 20,000sq m floorspace		314	316
0245	Fifield Polo Club Yard and Buildings	Bray	Call for Sites 2019	2.10	2.10	58	Promoted for a capacity of 73 units on site, this would allow for a density of 35dph. This is likely too much in comparison to the surrounding area, with an estimate of 28dph to match allowing for a capacity of 58 units.	Available Ownership - Promoted by owner Tenancies - On site (One year rolling lease with one year notice period) Potentially Suitable Green Belt - entire site is green belt but not included within EOS Heritage - Small listed building to south west of site PDL - This section of the site is previously developed and is a smaller section of the south end of 0244. Achievable Access - Adjacent to main road and side roads on site Utilities - All currently provided on site Viable - Promoter claims site is viable Phasing - Build out rates suggest that 58 units would just be competed within a five year period		58		

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
0246	Land to the rear of The Queens Head, Windsor Road, Water Oakley, Windsor, SL4 5UL	Bray	Call for Sites 2019	1.69	1.69	37	35 dwellings per hectare or park homes 35 units per hectare as suggested in the proforma would equate to 59 houses. This could be too high given the site surroundings, and a more cautious density of 22dph would allow for 37 units.	Available Ownership - Promoted by landowner Potentially Suitable Green Belt - entire site is green belt but not included within EOS Agriculture - South half of site is in grade 1 land Entire site is previously developed land Achievable Access - Located adjacent to a main road. Utilities - All currently available on site Viable - Promoter claims site is viable Phasing - The used build-out rates suggest that a capacity of 37 units on site would be completed in under five years		37		
0269	Ledger Farm, Forest Green Road, Fifield	Bray	Call for Sites 2019	4.56	4.56	114	Proposed housing figure of 175 units would equate to a density of 39dph. Whilst this matches the density of housing at a small area in Fifield to the north, this unlikely to be suitable for the site and a more conservative density of 25dph would equate to 114 dwellings.	Available Ownership - Promoted by owner with sole ownership Tenancies - Annual/season meadow licence Potentially Suitable Green Belt - entire site is green belt but not included within EOS TPO - South edge of site borders TPO area. Potentially Achievable Access - Available via a main road around the site and access through the middle of the site Utilities - Majority available but no current mains gas or sewerage Viable - Promoter claims site is viable Phasing - Lichfield build out rates suggest that for a development between 100-499 dwellings 60 can be built per annum, with a delay of up 4.1 years for the first completion, leaving 54 units in the first 5 years. Build out rate assumption would indicate that around 58 units could potentially be delivered in first 5 years		54	60	
0327	Land off Bartletts Lane, Holyport (also known as Moneygrow Green (Land rear of 4 Dairy Court)	Bray	Call for Sites 2019	2.27	2.27	85	85 homes would equate to 37dph which would be at upper end of Studio Real density assumptions for a site of this type in this type of location.	Available Ownership - Promoter has a option on the site year Tenancy - Approximately 0.7ha is used by HEROeS Farm, an educational centre in Berkshire for children who are being home educated or who are not currently involved in the main stream schooling system. The agreement is terminable on short notice. Potentially Suitable Green Belt - entire site is Green Belt but not included within EoS Study. Achievable Access - Access can be obtained from The Fieldings Utilities - Promoter claims available Viability - Promoter claims viable Phasing - TBC Promoter claims that 85 homes could be delivered in first five years. However, Lichfield's lead-in time and build out rate assumptions would indicate that around 58 units could potentially be delivered in first 5 years.		58	27	
0375	Land fronting Windsor Road	Bray	Call for Sites 2019	0.63	0.63	13	Proposed housing figure of 5 units would create an on site density of 8dph. A minimum methodology assumption of 22dph could be acceptable given the surrounding area and would allow for 13 units.	Available Ownership - Confirmation from Trustees of site that the land would be available Tenancy - land is undeveloped and no suggestion of tenancies on site Potentially Suitable Green Belt - Site is undeveloped Green Belt land but not included in EoS study Potentially Achievable Access - Access could be provided from Windsor Road Utilities - availability unknown Viability - unknown Phasing - TBC		13		

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
00074a	Adam Cottage, Harvest Hill Road, Maidenhead, SL6 2QS	Bray	Call for sites 2017	0.62	0.62	Potentially 21 (don't double count)	Density assumption of 35 dph considered appropriate relative to the nature of the surrounding area and nearby housing . Parcel within other promoted parcels (00152a, 0003a), therefore the potential number of housing units for this parcel have not been included in order to avoid double counting.	The site has been promoted and is considered available. Site is within wider 00152a promotion. Green Belt - Site entirely within Green Belt. EoS Study considered site to offer moderate/lower contribution to the purposes of the Green Belt. Site is previously developed, although as site is in build up area, garden cannot be included as per NPPF. Priority Habitat - Almost entire site has been mapped as being within the Priority Habitat Inventory as being 'Deciduous Woodland', however, site has mostly been cleared of any woodland and is previously developed as above. Trees - several individual TPOs on site.		21 (Do not double count)		
0326	Land at Queens Acre Cottage, Windsor Road, Berkshire, SL4 5UJ	Bray	Call for Sites 2019	0.27	0.27	6	Proposed figure of 20 units would equate to a density of 74 dph on site for low-mid rise flats, which would not be acceptable given the lack of housing in the surrounding area. The site is set back in the green belt a distance away from the housing in Bray, and a more acceptable density of 23dph would allow for 6 units on site	Available Ownership - Site promoted by land owner Tenancy - No tenancy issues Potentially Available Green Belt - Entire site within Green Belt but not included within the EoS Study Achievable Access - Yes - existing road network Utilities - Promoter claims available Viability - Promoter claims viable Phasing - Promoter claims 20 units in 1 year		6		
0328	Land at Tarbay Farm, Tarbay Lane	Bray	Call for Sites 2019	8.52	8.52	100	The suggested 100 units promoted on this site would create a density of 12dph. The site is currently isolated within the green belt and a minimum density would have to be assumed.	Available Ownership - Site promoted by land owner Tenancy - No tenancy issues Potentially Suitable Green Belt - Entire site within Green Belt but not included within the EoS Study Airfield safeguarding - Within area where no buildings can exceed 45m in height Achievable Access - Yes - existing road network Utilities - Promoter claims available Viability - Promoter claims viable Phasing - Promoter claims 40 units by year 3 Promoter claims that 50 units could be delivered in 3 years with following 50 in subsequent 2 years (100 in 5 years). However, lead-in / build-out rate assumptions would indicate that only around 54 units could potentially be delivered in first 5 years.		54	46	
0342	Oakley Green Lodge (West)	Bray	Call for Sites 2019	0.70	0.70	15	Promoted for 15 units which would equate to 21dph. This density could be considered acceptable as per StudioReal assumption and surrounding area.	Available Ownership - Promoteer has option on site, landowner is aware of the promotion for housing Tenancy - No tenancy issues Potentially Suitable Green Belt - site is previously developed Green Belt, not included within the EoS study. Site currently used for repair, storage and resale of commercial vehicles. Potentially Achievable Access - Existing access from Oakley Green Road Utilities - unknown availability Viability - Promoter claims viable Phasing - 15 units in first three years		15		

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00031d	Land north of Lower Mount Farm Long Lane Cookham Maidenhead	Cookham	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	8.78	8.78	200	Promoted for 200-230 units. Capacity calculated based on proforma, 230 units would equate to around 26dph. 200 units would equate to 22dph. This could theoretically be suitable for the surrounding area as per Studio Real assumptions.	Available Ownership - Site has been promoted in the 2019 Call for sites by a developer with an option on the site Tenancies - None on site Potentially Suitable Green Belt - Entire site is located within the green belt, in a parcel of land described in the EOS as part of making a moderate contribution towards the green belt Agriculture - Site is currently about 2.64ha grade 2 agricultural land that would be excluded, however if site is removed from the green belt this classification may change Achievable Access - Site has clear access from a main road to the east and several side roads from the north Utilities - Proforma states all utilities are currently available on site Viability - Promoter claims the site is viable Phasing - Proforma states the development would be finished in five years, but Lichfield's build-out rates suggest this is unlikely and that 54 units would be available within 5 years, with the rest to fall into the 6-10 bracket	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.	54	146	
00413	Land East of Strande Park, Strande Lane, Cookham, Maidenhead	Cookham	Call for Sites 2015 Reg 19	0.90	0.90	20	Density of 23dph would equate to a number of 20 units, which could be suitable in this environment on the edge of a settlement.	Available Ownership - The site has been promoted in 2019 and is considered available for an extension to the existing mobile homes site by the sole landowner Tenancies - None on site Potentially Developable Green Belt - Site is within Green Belt and within a parcel of land which is considered to offer a lower contribution to the purposes of the Green Belt Flooding - Flood Zone 3b is located adjacent to the eastern boundary. Protected Species - Common Toad likely to be on site Achievable Access - Site has reasonable access via a paved small road to the north and a dirt track extending down the east side of the site Utilities - All infrastructure would be available from the existing site Viability - Promoter claims the site is viable Phasing - Proforma suggests completion within five years, which would be in-fitting with the used build-out rates	The site is considered to be more suitable for residential use as an extension to the adjacent park homes site.	20		
0031a	Land Rear of 99 To 119 Whyteladyes Lane Cookham Maidenhead (Land West of Whyteladyes Lane)	Cookham	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	2.77	2.77	75	Promoted for 75 units - would result in 27dph which could be appropriate considering the density of the surrounding area	Available Ownership - Site has been promoted in the 2019 CFS on behalf of the sole landowner Tenancies - None on site Potentially Suitable Green Belt - Site is almost fully located within an EOS parcel deemed to be making a very strong contribution towards the belt. However, the site did have a slight distinction from the rest of the parcel Agriculture - Very north of site and adjacent access route overlaps into grade 2 agricultural land Protected Species - Stag beetles found on the site, and possibility of nearby House Sparrows with possibility of 6 different moth variants as well Achievable Access - Site is located behind housing away from the existing road, but shape of promotion does show where access would be available. The site would allow for easy access into Cookham and Cookham Dean Utilities - Proforma states that all infrastructure is available to the site Viability - Promoter claims the site is viable Phasing - Promoter suggests 75 houses could come forward within 4 years, although build out rates may dispute this and suggest 6-10 years for completion	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.	58	17	

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
77	Gasholder Station Whyteladyes Lane Cookham Maidenhead	Cookham	Call for Sites 2015 Call for Sites 2017	1.23	1.23	50	A figure of 50 units would equate to a 40dph, which could be suitable given the the proposal is in a residential area of similar smaller housing, and would need confirmation at the development management stage.	Potentially available - the site has been cleared and has previously been promoted but was not repromoted in Call for Sites 2019. No significant environmental constraints on site. Utilities - Some gas infrastructure may need to be retained on site.	The site is located adjacent to an established residential area and is considered to more suitable for residential development.	50		
0320	Philo Field, Cookham	Cookham	Call for Sites 2019	1.30	1.30	17	The suggested capacity of 17 units on site would equate to a density of 13dph. This is below the minimum methodology density of 22dph but with the nearby constraints and stated open space in the proforma this may be acceptable.	Available Ownership - Promoted by landowner Potentially Suitable Heritage - Inside the Cookham High Street conservation area and borders a listed building to the east TPO - Three protected trees at the south of the site and borders TPO areas to the east and south Additional Note - Site was removed from the green belt in early 2000's following high court order Achievable Access - Located adjacent to several side roads Utilities - All currently available on site Viable - Promoter claims site is viable Phasing - Build-out rates suggest that the development could be completed within five years		17		
00031c	Lower Mount Farm South, Long Lane Cookham Maidenhead SL6 9EE	Cookham	Call for Sites 2019	6.13	6.13	134	No figure was suggested within the site proforma, but a density assumption of 22dph could be appropriate given the surroundings and mixed use proposal of the site. This would allow for 134 units on site in theory, but would have to be decided at development management stage and would also be dependant on the density of the north section of the farm.	Available Ownership - Promoted by landowner Tenancies - None on site Potentially Suitable Green Belt - entire site is green belt but not included within EOS Agriculture - Entire site falls under grade 2 land PDL - All of south field appears to be previously developed Achievable Access - Located adjacent to main road and side roads Utilities - All provided on site apart from sewerage at current time Viable - Promoter claims site is viable		54	80	
00123b	Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead (West)	Cox Green	Call for Sites 2015 Call for sites 2017 Call for sites 2019	8.00	8.00	300	Current proposed density works out at 17dph, but once Proposed open space has been specified this should be taken into account. Possibility remains for an increase in units proposed	Available Ownership - Site has been promoted in the 2019 CFS by a developer with an option on the site Tenancies - None on site Potentially Suitable Green Belt - The site is located in the Green Belt, in an EOS parcel described as part of making a lower-moderate contribution towards the belt. ALC - The site is constrained by its agricultural land value - proforma states recent evaluation of land claims it is agricultural class 3b rather than 2. Achievable Access - Site has great access from roads to the north and west, as well as a side road to the south. Site provides good access to services from Cox Green and Maidenhead from there Utilities - Proforma states all infrastructure is available to the site Viability - Promoter claims that the site is viable Phasing - Proforma suggests development would be completed within 6-10 years, which is infitting with the used build-out rates	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.	54	246	

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00045	Land at Riding Court Road and London Road, Datchet	Datchet	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	3.92	3.92	80	Site was originally promoted for 150 units which would equate to a density of 38dph on the site. The surrounding housing is of mid-larger style and on top of this a suitable buffer is needed to the M4 motorway adjacent to the site, and as such the unit count has been lowered to 80 to provide a density of 20dph on site, which is more realistic given the surroundings and constraints involved.	<p>Available</p> <p>The site has been promoted for housing - 150 units, 75 houses, 75 flats.</p> <p>Ownership - The site has been promoted in the 2019 Call for Sites by a developer with an option on the site</p> <p>Tenancies - None on site</p> <p>Potentially Suitable</p> <p>Green Belt - The site is constrained by the Green Belt, but has a very durable boundary of the M4 to the north and is in an EOS parcel described as making a moderate contribution towards the green belt</p> <p>Flooding - The site is fully located in Flood Zone 2</p> <p>Agriculture - Site is constrained by Grade 1 agricultural land across part of the site.</p> <p>Protected Species - Sainfoin located on the site (Plants)</p> <p>Heritage - Should consider the nearby Datchet Conservation Area approximately 40m away from the south-west of the site</p> <p>Noise/Air - The M4 results in noise and air quality constraints.</p> <p>Achievable</p> <p>Access - The site has good highways links, and access to services and facilities in Datchet.</p> <p>Utilities - Proforma states all infrastructure is currently available on site</p> <p>Viability - Promoter claims that the site is viable</p> <p>Phasing - Proforma states all housing would come forward within five years, but Lichfields build-out rates suggest only 54 could be completed within five years with the rest to be completed in 6-10 years</p>	Employment uses adjacent to the M4 would provide a suitable buffer to the residential development proposed.	58	22	
00046	Land north and east of Churchmead Secondary School, Priory Road, Datchet	Datchet	Call for Sites 2015 Reg 19 rep Call for Sites 2019	11.25	11.25	200	180-200 units would equate to around 17-18dph, however, density of housing likely to increase when other aspects of mixed use scheme are delivered. At present, there is no floorspace estimate on land required for mixed use aspects of the site	<p>Available</p> <p>The site has been promoted for housing and employment use.</p> <p>Ownership - Site has been promoted in the 2019 Call for Sites on behalf of the sole landowner</p> <p>Tenancies - None on site</p> <p>Potentially Suitable</p> <p>Green Belt - entirely within the Green Belt and within a parcel of land considered to offer a lower contribution to the purposes of the Green Belt in the EoS study. Very durable boundary of the M4 to the north.</p> <p>Noise/Air - The M4 results in noise and air quality constraints.</p> <p>Agriculture - The site is also potentially constrained by loss of Grade 1 agricultural land, although the site promoter claims that the land is actually class 2/3 - this would need to be investigated further at development management stage.</p> <p>Flooding - Approximately 4ha of the north west edge of the site is within flood zone 3a, with the remainder of the site entirely within flood zone 2.</p> <p>Achievability Unknown</p> <p>Access - The site has good highways links, and access to services and facilities in Datchet.</p> <p>Utilities - Access to all infrastructure on site is unknown at present</p> <p>Viability - Promoter claims the site is viable on condition that employment use acts as a buffer for residential use from the M4</p> <p>Phasing - Proforma suggests site could be completed within five years for all uses, but build-out rates suggest that a site of such size would realistically take 6-10 years to come forward for completion</p>	Employment uses adjacent to the M4 would provide a suitable buffer to the residential development proposed.	54	146	

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00202a	Land at Eton Road Datchet (St. Augustines Field, Eton Road, Datchet)	Datchet	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	2.50	2.50	35	Capacity calculated based on proforma and assuming around 14dph. Lower density assumption used due to large part of site currently including a church and possibility of a mixed development with a care home.	Available Ownership - Site has been promoted in the 2019 Call for Sites by a developer with an option on the site Tenancies - None on site Potentially Suitable Green Belt - The site is located in the Green Belt adjacent to an established residential area, close to services and facilities in Datchet. It is in an EOS parcel described as making a lower contribution towards the green belt. Flooding - Approximately 90% of the site is within flood zone 3a, with the remainder of the site falling under zone 2 classification Agriculture - Land within Agricultural Class 1 but agent/owner claims this to have been regraded. Protected Species - Bats found on site (Common Pipistrelle) Possible loss of community building (Church) Achievable Access - Site would be accessible via a main road to the south and side roads to the north-east. Site would provide reasonable access to Datchet services Utilities - Promoter claims all infrastructure is currently available on site Viability - Promoter claims site is viable subject to final scheme requirements Phasing - Proforma states completion to happen within five years, which is a realistic target once compare to our build-out rates	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.	35		
0999	Land to the rear of 204-284 Horton Road, Datchet	Datchet	Call for sites 2017	1.81	1.15	40	Previously promoted for 90 residential units – significant % to be affordable/social housing 10 G&T pitches Approx 30% on functional floodplain / Not included within EoS parcel but GB. 1.15ha at 35dph would allow for 40 units	Potentially available - Promoted in Call for Sites 2017 for 90 housing units. Green Belt - Entire site within the Green Belt but not within EoS assessment parcel. FZ - Around 0.54ha of site within FZ3b, around 1ha within FZ3a and the remainder of site within FZ2.	Existing use - manufacturing / industry Pallet storage, car mechanics and tyres – general B2 industrial. 17/00425 permitted construction of two B2 units - this permission does not seem to have yet been implemented - additional 214m of floorspace.	40		
00442	Land at White's Lane, Datchet	Datchet	Call for sites 2017 Call for Sites 2019	2.22	1.87	75	Promoted capacity of 75 units would equate to around 34dph.	Promoter claims the site is available and could be completed within 2-3 years, however Lichfields build out rate assumptions suggest this may take longer. The site contains some significant constraints. Green Belt - Site is entirely within GB and has been assessed in the EoS and considered to offer a lower contribution to the purposes of the GB. FZ - The site is completely within FZ3a. ALC - Around 90% of the site is Grade 1 land. Site is in very close proximity to M4 - a buffer of 10m would equate to 0.35ha.		59	16	

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00042b	Sopwith Court, 1-5 Slough Road, Datchet, SL3 9AU	Datchet	Call for Sites 2017	0.10	0.10	5	Site was last promoted for 10 units which would equate to density of 100dph for mid-rise flats. 5 units for low rise flats / small terraced housing may be more appropriate in comparison to the surrounding area.	Potentially Available Ownership - Last promoted in the 2017 Call for Sites on behalf of the sole landowner of the site Tenancies - None found on site Potentially Suitable Flooding - Site is entirely located within flood zone 3a TPO - A small strip of TPO area is found on the western side of the promoted site Heritage - The site is located approximately 15-20m away from the Datchet Conservation Area. Protected Species - Possibility of a protected species to be found on site. Achievability Unknown Access - Site has good access and is located adjacent to a main road Utilities - Site currently has access to most forms of infrastructure, telephone and broadband remain unknown Viability - Promoter claims that the site is viable Phasing - The site could come forward within five years according to both the proforma and build-out rates	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.	5		
0335	Land at Ditton Farm, Austen Way, Langley	Datchet	Call for Sites 2019	5.70	2.48	74	Studio Real density assumption of 30dph could be suitable for this area and density at that range would provide 74 dwellings.	Availability Unknown Ownership - Promoter has no legal interest in the site Tenancy - Not known. The site is promoted by Slough Borough Council who are not a landowner nor do they have a legal interest in the site. Potentially Suitable Green Belt - Entire site within parcel of land which offers a lower contribution to the purposes of the Green Belt as per the EoS Study. Also partly previously developed land. Listed Building(s) - Barn to SW of Ditton Farmhouse, Ditton Farm Road, Datchet (Grade II - 0.9ha); Granary 50y SW of Ditton Farmhouse, Ditton Farm Road, Datchet (Grade II); Ditton Farmhouse, Ditton Farm Road, Datchet (Grade II - 0.5ha) all within parcel. Agricultural Land Class - mostly Grade 1, but according to Post 1988 ALC grades states that 1.25ha of the site is Grade 2 and 0.57ha Grade 3a (South East of site) Potentially Achievable Access - Via Ditton Park Road and / or Riding Court Road Utilities - Unknown Viability - Promoter assumes viable Phasing - TBC Build out rate assumption would indicate that around 58 units could potentially be delivered in first 5 years.		58	16	
00210	Land at Crown Farm, Eton Wick (Common Gate Farm Crown Farm Eton Wick Road Eton Wick)	Eton	Call for Sites 2015 Call for Sites 2017	0.71	0.50	12	Capacity calculated based on proforma, and estimated 30dph due to on site constraints.	Potentially available - previously promoted/planning applications. Green Belt - The entire site is located in the Green Belt in between two excluded settlements, entire site is within EoS parcel considered to offer strong/very strong. Some of the parcel would appear to be previously developed. FZ - Entire site within FZ3a . ALC - North of site is Grade 1 (0.25ha). Priority habitat - Areas of deciduous woodland, small areas of traditional orchard.	Employment use would be more compatible with the flood risk identified, but would be less compatible with neighbouring residential development.		12	

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00410	Crown Farm, Eton Wick Road, Eton Wick (Site A)	Eton	Call for Sites 2015 Call for Sites 2017	1.68	0.80	16	Capacity calculated based on proforma, and estimated 30dph due to on site constraints.	Potentially available - previously promoted. Green Belt - The entire site is located in the Green Belt in between two excluded settlements, entire site is within EoS parcel considered to offer strong/very strong. Some of the parcel would appear to be previously developed. FZ - Entire site within FZ3a . ALC - North Eastern corner of site is Grade 1. Priority habitat - Areas of deciduous woodland, small areas of traditional orchard. Common Land - Western section is common land (0.85ha).	Employment use would be more compatible with the flood risk identified, but would be less compatible with neighbouring residential development.		16	
0254	Nos. 31 – 50 Eton Square	Eton	Call for Sites 2019	0.39	0.39	5	Proposed gross unit capacity of 25 dwellings equates to a density of 64dph for low rise flats. This could potentially be acceptable given the large mix of housing in the surrounding area. (20 Existing, 25 Proposed)	Available Ownership - Promoted by Savills with client sole landowner Tenancies - Yes, but they are breakable Potentially Suitable FZ - Majority of the site is within FZ3a Heritage - Entire site is within Eton Conservation Area and site also includes the New Inn (Grade II listed building) Achievable Access - Existing access can be utilised from Eton Square Utilities - majority all available to site Viability - Promoter claims viable		5		
0255	Land at Church Field, Eton	Eton	Call for Sites 2019	3.30	3.30	99	RealStudio density assumption of 30dph would equate to 99 dwellings. Build out rate assumption would indicate that around 58 units could potentially be delivered in first 5 years	Available Ownership - Promoted by Savills with client sole landowner Tenancies - None on site Potentially Suitable Green Belt - Parcel is Green Belt but not included within EoS. That said, the land borders a piece of land that was included within the EoS and assessed as very strong FZ - Entire site is FZ3a Achievable Access - Access could be provided from Eton Wick Road Utilities - availability unknown Viability - Promoter claims viable Phasing - TBC but suggestion that could be delivered in/by year 4.		58	41	
90256	Land South of Eton Wick Road and adjacent to Railway Viaduct	Eton	Call for Sites 2019	7.00	3.41	102	RealStudio density assumption of 30dph would equate to 102 dwellings. Build out rate assumption would indicate that around 58 units could potentially be delivered in first 5 years	Available Ownership - Promoted by Savills with client sole landowner Tenancies - None on site Potentially Suitable Green Belt - entire site is Green Belt but not included within EoS work FZ - Land outlined in red to the West of the main part of the site is almost entirely in FZ3b (0.61ha) Main part of the site - FZ3b (0.33ha); FZ3a (2.65ha) with remainder entirely within FZ2. Potentially Achievable Access - Access could be provided from Eton Wick Road or the A332 Utilities - availability unknown Viability - Promoter claims viable Phasing - TBC but suggestion that could be delivered in/by year 4.		58	44	
00194	Land adjacent to Coppermill Road, Horton (Land To The Rear of 80 Adjacent Wraysbury Reservoir Coppermill Road Wraysbury)	Horton	Call for Sites 2015 Call for Sites 2017	1.10	1.10	27	Promoted for 27 units including 6 flats Would equate to around 25dph, could be considered acceptable for surrounding area	The site has been promoted and is available. The site is located in the Green Belt in a gap between existing residential development. The site is constrained by the neighbouring SSSI	The site is located in a break between a row of houses, and is considered to be more suitable for residential development.	27		

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
00199	Land to East of Queen Mother Reservoir	Horton	Call for Sites 2015 Call for Sites 2019	4.40	3.18	100	Around 1.22ha of site within FZ3b Capacity assumed around 30dph consisting of a mixture of housing types and flats	Available Ownership - Site has been promoted in the 2019 CFS and is done so on behalf of the sole landowner Tenancies - None on site Potentially Suitable Green Belt - The site is located within the Green Belt and is considered to offer Lower contribution to the purposes of the Green Belt according to the EoS Assessment. FZ - Around 1.22ha of site within FZ3b at the southern edge and is excluded. A further 0.16ha of the land at the same area is within flood zone 2. Heritage - There is a listed building bordering the southern edge of the site that should be considered Potentially Achievable Access - Close to services and facilities in Colnbrook. There are potential issues surrounding safe access and egress from South of the site. Southern sections of the site are constrained by flood risk and the Grade II Listed Mildridge Farm House. Utilities - Promoter claims infrastructure would be available to the site Viability - Promoter claims that the site is viable Phasing - Proforma states that 100 units would be able to be completed within five years. Build-out rates suggest that this would take 6-10 years with approximately half completed at the end of five years	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.	54	46	
00014a	Land at Park Lane, Horton SL3 9PR	Horton	Call for sites 2017 Call for Sites 2019	0.95	0.20	6	Site has been promoted for 20 smaller houses in proforma. Promoted development zone attached to proforma is only 0.32ha in size 0.06ha of the land is not developable as the stream on site creates a small section of Flood Zone 3b This would mean 20 houses on an area of 0.20ha, at a density of 100dph, unsuitable for the area. A 30dph for the site would allow for only 6 units, and this would need to be fully assessed at the development management stage.	Available Ownership - Site has been promoted in the 2019 CFS by a part landowner of the site, but with an apparent agreement by all to promote the site Tenancies - None on site Potentially Suitable Flooding - 0.10ha of the site is excluded due to either its location within flood zone 3b or the separation from the rest of the site that this causes. Approximately a quarter of the remaining site is within flood zone 2 or 3a Green Belt - Site is within an unclassified section of the green belt Wildlife - Back of the site borders a designated Local Wildlife Area Priority Habitat- South side of the site borders a section of deciduous woodland Achievability Unknown Access - The site is constrained in this factor, as it is located down a smaller paved road and access onto the site is a small bridge within flood zone 3b. Regarding services there is a fair distance between the site and any major or minor settlement, the closest being the outskirts of Slough or Datchet. Utilities - Water, Electricity and Telephone lines are available to the site. However, access to Gas, Sewerage and Broadband remain unknown Viability - Promoter claims the site is viable Phasing - Build-out rates suggest the site would complete within five years	The site is considered to be more suitable for residential use.	6		

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00081a	Land south of Stanwell Road Berkyn Manor Farm, Stanwell Road, Horton, Slough, SL3 9PQ	Horton	Call for sites 2017 Call for Sites 2019	0.28	0.25	8	A density assumption of 35dph would provide 8 units. 0.035ha of land is undevelopable Flood Zone 3b No build out rate estimation provided but assumptions on build out rates in methodology suggest that 8 units could be provided within 5 years.	Available Ownership - Site has been promoted in the 2019 CFS on behalf of the sole landowner Tenancies - None on site Potentially Suitable - 0.035ha of the land is excluded due to its location within flood zone 3b. The remainder of the site is mainly in zone 3a with some of the edges found within zone 2 Green Belt - Site is located within an unclassified section of the green belt Wildlife - Southern side of the site and eastern edge overlap into a Local Wildlife Area SPA - Any development should consider any potential impact to the integrity of the SPA nearby Potentially Achievable Access - Site has reasonable access as it is located adjacent to two main roads. The site is next to other residential units but is still a fair distance away from the nearest settlement Utilities - All infrastructure is reportedly available to the site Viability - Promoter claims that the site is viable Phasing - Build-out rates suggest the site would complete within five years	The site is considered to be more suitable for residential use.	8		
00082	Land adj Foundry Lane	Horton	Call for Sites 2017	0.28	0.22	6	RealStudio assumption of low end density of 30dph could theoretically provide 6 units.	Potentially available - previously promoted for 60 units. Green Belt - Site is entirely within GB ALC - Site is entirely Grade 1 FZ - Part of site is within flood zone 2 (0.017ha) Trees - TPO area in the south west corner (0.031ha)		6		
00196b	Berkyn Manor House, Stanwell Road, Horton	Horton	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	3.70	3.60	60	0.1ha of site is excluded due to the north eastern edge overlapping into Flood Zone 3b. Proposed 60 units would create a density of 17dph. This is below the Studio Real density assumptions but may be acceptable when factoring in the employment usage on site with the number of constraints.	The site is available and has been promoted, and the proforma suggest it could be completed within 6 years which is realistic in comparison to build out rates. GB - Entire site is within the Green Belt but not on the EoS. Partly Previously Developed Land. FZ - Flood Zones 3a and 2 covering about 1.1ha of the Southern part of the site. Trees - A TPO area also covers the southern half of the site. Priority Habitat - The western edge is overlapped by a section of Heritage - Grade II Listed building - Dairy at Berkin Manor, NE corner of house, Stanwell Road, Horton - on site Name changed to avoid confusion with 00103a 'Berkyn Manor Farm'	Part of the site is in commercial/agricultural use that could continue on site, but further expansion is potentially constrained by suitability criteria.	45	15	
0198	Broom Lodge Stanwell Road Horton Slough	Horton	Call for Sites 2015 Call for Sites 2017	0.53	0.25	8	Capacity estimate based on density of around 30dph, which is considered acceptable in relation to the surrounding area and which would equate to around 8 units.	Not repromoted Call for Sites 2019. Green Belt - The site is located in the Green Belt and is largely previously developed land. FZ - Around 0.11ha of the site is within FZ2. Airfield safeguarding - all development except the construction, extension or alteration of up to 3 residential dwellings not exceeding two storeys in height will need to be assessed at development management stage. Heritage - Close proximity to Grade I Listed building - Church of St Michael, Stanwell Road, Grade II Listed Churchyard wall west of Church of St Michael, Stanwell Road, Horton and Grade II Listed Lych Gate North of Church of St Michael, Stanwell Road, Horton. Minerals - Unclear if there is any impact from the minerals workings north of the site but anticipated that this would have an impact on potential residential densities.	Part of the site is in commercial/agricultural use that could continue on site			8

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00196a	Land adjoining Eric Mortimer Rayner Memorial Lakes	Horton	Call for Sites 2015 Call for sites 2017 (promoted twice - 007 008 0111) Call for Sites 2019	10.00	3.10	68	Site has been repromoted in the CFS 2019 as 10.00ha in size, but initially is 21.80ha, assuming only 10ha as the developable area. Upon Exclusion of flood zone 3b and agricultural class 1, the proposed density works out at 65dph for low rise flats. A more conservative and realistic approach of a 22dph would allow for up to 68 units.	Available Ownership - Promoted in the 2019 Call for Sites on behalf of the sole landowner Tenancies - None on site Potentially Suitable Agriculture - Majority of the site falls under agricultural class 1 land and is therefore excluded Flooding - Further sections of the site are excluded due their location within the functional flood plain (zone 3b). Small remainders of the site are found within zone 2 Green Belt - The entire site is located within an unclassified section of the green belt Potentially Achievable Access - There is a small dirt track leading up one side of the site. Site itself is approximately 350m away from the nearest paved road and this may affect build-out rates Utilities - No infrastructure is currently available on the site Viability - Promoter claims site is viable phasing - Proforma claims completion would lie within 6-10 years on the site. Build-out rates suggest 68 units would fall into this period		58	10	
0329	Hurford House, Hurley	Hurley	Call for Sites 2019	0.79	0.79	5	The promoted unit figure of 5 would equate to a density of 6dph on site. This is only slightly below the density of the surrounding area, but a minimum 22dph according to the methodology would give a capacity of 17 units, but this would likely be lowered again at development management stage	Available Ownership - Site promoted by land owner Tenancy - No tenancy issues Potentially Suitable Green Belt - Entire site within Green Belt but not included within the EoS Study Agricultural Land Classification - Entire site within Grade 2 land Conservation Area - Entire site within Hurley Village CA Airfield safeguarding - Within area where no buildings can exceed 45m in height Achievable Access - Yes - existing road network Utilities - Promoter claims available Viability - Promoter claims viable Phasing - 5 units within 2 years		5		
00412	Maidenhead Retail Park, Stafferton Way, Maidenhead, SL6 1AA	Maidenhead	Promoted in 2016	1.89	1.89	350	Figure of 350 units on the site would equate to a density of approximately 185dph. This is higher than the recommended maximum density suggested in the methodology but wouldn't necessarily be out of place in comparison to other developments in Maidenhead Town Centre	Potentially available - the site has previously been promoted but is unlikely to become available until the end of the plan period as existing retail units operate on long leases. FZ - 0.53ha of western part of the site is within FZ2. Airfield Safeguarding - Site is in a zone where development is restricted at 90m in height The site is located close to Maidenhead Railway station and other town centre uses.		54	296	

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00087	High Street Methodist Church and ancillary buildings incl. Kingsway Chambers	Maidenhead	Call for Sites 2015 & 2017	0.20	0.20	50	Site was originally promoted at a capacity of 75-100 flats which would of given a density of 375-500dph. Which would have been well above the HELAA methodologh rates. A figure of 50 units would provide a density of 250dph, which is more acceptable and would be further infitting with other town centre proposals	Potentially Available Ownership - Last promoted in the 2017 Call for Sites by the sole landowner of the site Tenancies - For commercial properties on site, with break clauses around 3-5 years Potentially Suitable Heritage - Site is almost fully located within the Maidenhead Town Centre conservation area, as well as having an important non-listed building on site, with other non-listed and listed buildings nearby TPO - There is a single protected tree on the north-eastern edge of the site Achievable Access - Site has great access, surrounded my main roads with links into the high street Utilities - Proforma states all infrastructure is currently available on site Viability - Promoter claims that the site is viable Phasing - No figure or time-frame is given, although build-out rates suggest a site if this size and capacity could come forward within five years	The site would mainly be used for residential use, but is open for discussion with regards to the ground floor for employment / retail / community use that would fit within the rest of the area.		50	
00090	Maidenhead Golf Course, Shoppenhangers Road, Maidenhead	Maidenhead	Call for Sites 2015 Call for Sites 2017 RBWM Property Company	53.18	28.00	[2000]	Calculated based on site proforma and RBWM Property information. Assumes a mix of housing and flats of various types, with significant areas required for open space and other infrastructure. Would equate to 71dph which could be acceptable in urbran setting but would usually be more associated with medium rise flats	The site is close to Maidenhead Town Centre and the railway station. The site is constrained by the Green Belt, and highways access. Significant on and off site infrastructure would be required. Build out rate assumptions would suggest potential 161 units per annum on a site of this size. That would suggest that 483 units could be delivered in the next five years - as property company suggest start on site date of late 2021. However, property company estimate site to take ten years to build out at 200 units per annum, with first completion on site potentially end of 2022. As per Lichfields and other studies, build out rates of over 200 units per annum are not unusual - entire scheme expected to be delivered before the end of the plan period. (DO WE MAKE AN EXCEPTION FOR THIS SITE AND USE PROPERTY COMPANY EXPECTATIONS?) Airfield Safeguarding - Site is approximately 50% in a zone towards the south-west that has restrictions on development over 45m in height. The rest of the site lies within a 90m zone	The scale of the development proposed would likely result in small Local Centre type retail provision. Significant employment use is not considered suitable on site given proximity to Maidenhead Town Centre.			
00112	Maidenhead Lawn Tennis Club, All Saints Avenue, Maidenhead	Maidenhead	Call for Sites 2015 Call for Sites 2019	0.76	0.76	34	Estimated density of around 45dph to reflect character of surrounding area and assuming small/medium style houses.	Potentially available - The site is has been promoted, but is only available subject to the identification of an alternative site for the club to move to. The site is located in an established residential area which is suitable for housing. Airfield Safeguarding - In a zone where development is restricted at 45m in height	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.	34		
00115	School on College Avenue, Maidenhead	Maidenhead	Promoted in response to BLP First Preferred Options consultation Call for Sites 2019	1.63	1.63	53	Capacity suggested by proforma would result in a 38dph, for medium to small housing which could be deemed suitable in comparison to the surrounding area.	Previously promoted by a third party, now promoted by the sole landowner. There is a note stating "Existing facilities relocated to Ridgeway Site, Maidenhead" The site is located in close proximity to Maidenhead Town Centre in an established residential area. Does this mean facilitites have been relocated which were previously stated as necessary?	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.	53		
00117	DTC Research, Belmont Road, Maidenhead	Maidenhead	Promoted in 2015 Call for Sites 2017	2.09	0.55	16	Calculated based on information from promoter, involving development of small style housing on previously undeveloped areas. 30dph would equate to around 16 units although this may be difficult to achieve on this site and would need to be subject to closer assessment depending on proximity to employment use.	The site has previously been promoted for mixed use, presumed that the existing employment use would be retained. Further specifics on the delivery of the site would be required. Site was refurbished in 2018 but no update of availability since then. The fact that the site is currently in employment use would likely mean that any proposed development that would lead to any loss in employment floorspace would not be supported.	The site is currently in employment use, which is anticipated to be retained should the site be partially redeveloped for residential use.		16	

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00066b	Boyn Valley Rd/Kings Grove Industrial Area (northern section)	Maidenhead	Officer identification 2017	1.07	0.85	102	Capacity calculated to reflect neighbouring site, assuming 100dph for low to medium rise flats.	Availability not known - The site has not been promoted, but was identified by planning officer and forms part of an existing designated employment area of Boyn Valley/Kings Grove Industrial Area. The site is suitably located close to Maidenhead Town Centre. Airfield Safeguarding - In a zone where development is restricted at 45m in height	The site is currently occupied by low rise industrial/warehousing units that could be retained on site, or redeveloped for more intensive use.			102
00109	Spencer's Farm, Maidenhead	Maidenhead	Call for Sites 2015 & 2017 Call for sites 2019	13.40	13.4 (8.00ha with School)	330	Calculated based on site proforma and assuming large land take for education provision and predominantly housing development with a small number of flats. Would assume a density of 42dph for low rise flats and houses	Available Ownership - The site has been promoted in the 2019 CFS and is done so by a developer with an option on the site Tenancies - None on site Potentially Suitable Green Belt - The site is located in the Green Belt but has durable boundaries in the form of a watercourse to the east and wooded area to the north. Majority of site is within a parcel of land that is considered to offer a moderate contribution to the purposes of the Green Belt according to the EoS Assessment. Flooding - Smaller areas of the site to the north and south edges are deemed to be located within flood zone 2 TPO - A strip of TPO area extends down the western side of the site in front of the railway. There is also a smaller section extending from the top of the site southward through the middle. Several individual protected trees border the site to the south Protected Species - Shaded Broad-Bar Moth is expected on site, with possibility of Eurasian Badgers too Noise/Air - Some potential adverse impacts are from existing railway line. Potentially Achievable Access - There is limited access onto the site via a main road to the south. The site is constrained by highways access onto Cookham Road Utilities - Promoter claims all infrastructure would be available on site Viability - Promoter claims site is viable Phasing - Proforma states the development would be completed within 6-10 years. This matches build-out rates used in the HELAA which suggest 54 would come within five years with the rest to follow	Some small scale employment/retail could be accommodated on site, but it is located adjacent to an established residential area and is considered to be more suitable for residential development.	54	276	
0029b	Former Stiefel Laboratories (Ireland) Ltd Whitebrook Park 68 Lower Cookham Road Maidenhead	Maidenhead	Call for Sites 2015 Planning Application - 16/02557/OUT	1.55	1.55	34	Promoted in 2015 for 34 dwellings. Outline planning application submitted for 34 dwellings - still being considered. 34 dwellings would equate to around 21dph which would be on the lower end of the density assessment.	Available Land has been sourced through an application and is considered available. The application is currently pending. Potentially Suitable FZ - Majority of site within FZ3a with remaining 0.054ha within FZ2 Agricultural Land Classification - Grade 2 but site is developed land in employment use TPO - around 1ha of site within TPO area but the majority of these trees are on the perimeter of the site Achievable Access - Site would be accessible via the existing road through the Hitachi site to the west and onto Lower Cookham Road Utilities - All assumed available considering the site is already thoroughly developed Phasing - Lichfields rates suggest the sites proposed 34 units could realistically come forward within five years	If the site was developed for housing it would result in the loss of 3095m2 employment floorspace	34		

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0029d	Whitebrook Park 68 Lower Cookham Road Maidenhead	Maidenhead	Call for Sites 2015 Planning Application Call for Sites 2017	2.75	2.75	96	A density assumption of 35dph would provide 96 units on site. According to Lichfields' assumptions, a site of this size could deliver 59 units in first five years	Availability Unknown Site was last promoted in 2017 Call for Sites Potentially Suitable FZ - Majority of site within FZ2 with remaining 0.825ha within FZ3a Agricultural Land Classification - Grade 2, but the site is already developed land TPO - around 1ha of site within TPO area but the majority of these trees are on the perimeter of the site Achievable Access - Clear access via an existing road onto Lower Cookham Road. Utilities - All assumed available considering the site is already thoroughly developed Phasing - Lichfields build out rates suggests a site of this size could bring forward just over half its capacity within five years at 58 units, with the rest to follow after	Any development exclusively for housing/residential accommodation would involve loss of around 9250m of employment floorspace.	58	38	
00029e	Land east of Whitebrook Park, Lower Cookham Road, Maidenhead	Maidenhead	Contact with agent Planning Application 16/02557/OUT	3.93	2.73	34	Pending Outline Application suggests a capacity of 34 units. This would equate to a density of around 12dph, which is below the minimum recommended in the methodology of 22dph but may be more appropriate on site given the constraints, especially regarding flooding. This would be confirmed at the development management stage	Available Site currently has a pending application (16/02557/OUT) Potentially Suitable Flooding - 1.20ha of the site to the east is excluded due to its location within flood zone 3b. The rest of the site is almost entirely within flood zone 3a Green Belt - All of the non-excluded site falls under an EOS parcel deemed to be making a lower contribution towards the belt Agriculture - Approximately 1.02ha of the west side of the site is within grade 2 land, although the use of the land is not under agricultural purpose. Priority Habitat - Moderately sized section of deciduous woodland to the remaining east side of the site Protected Species - Possibility of Eurasian Badgers on site Potentially Achievable Access - No immediate access into the site, but it is only a short distance from paved roads to the west inside adjoining site 0029b. Site itself would potentially have good access to services within Maidenhead Phasing - A site of this size would be expected to finish within five years of submittal	The site is located east of an existing employment site, and an area with a commitment for office development. The site could therefore be suitable for employment use, which reduces the risk of flooding. However, as the adjacent site has not been developed market conditions mean employment use may not be deliverable.	34		
00095	Summerleaze Lake, Summerleaze Road, Maidenhead	Maidenhead	Call for Sites 2015 Call for sites 2017	5.99	1.50	33	Proforma suggestion of 37 units on site would lead to a density of 25dph. The description of the proposal of infill around the lake edges means that a lower number is likely to be needed at DM stage. For now a minimum assumption of 22dph would equate to 33 units	Potentially Available Ownership - Last promoted in the 2017 CFS on behalf of the sole landowner Tenancies - None on site Potentially Suitable Flooding - Entire site is located within flood zone 3a, inside a water body Protected Species - Site is expected to contain 5 variants of protected bird species, along with Stag beetles and the possibility of nearby bats Achievability Unknown Access - Site has smaller points of access from the south and north of the site but there is no infrastructure into the site, and it is unclear how construction would start. Service-wise there would be no problem if the site did commence as it is located within Maidenhead Utilities - Proforma claims all infrastructure is available to the site Viability - "Yes, in principle, subject to the completion of detailed viability calculations" Phasing - Build-out rates and proforma suggest completion in under five years. In reality, the nature of the site means the possibility that this could take much longer Other - The site itself is located on the lake, promoted for an infill of land around the edges with "Can-Float" buildings designed to counter flood risk. How long, viable or achievable this is highly uncertain at present. Site is classed as potentially developable but in reality is very unlikely to be developable on achievability grounds	The site is surrounded by residential uses, and is not considered suitable for employment or retail.		33	

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00096	School at Ray Mill Road East, Maidenhead	Maidenhead	Promoted in response to BLP First Preferred Options consultation Call for sites 2019	0.72	0.64	11	Proforma suggestion would create a density of approximately 18dph. It could be acceptable in this situation due the consideration of the flood zones that cover the site. 0.08ha Excluded due to flood zone 3b.	Potentially Available Ownership - The site has been promoted in the 2019 CFS by the sole landowner Tenancies - None on site Relocation - Proforma states on the relocation of the site "Existing facilities on this site will be relocated to Ridgeway Site, Maidenhead". Potentially Suitable Flooding - The site is located in an established residential area but is partially located in Flood Zone 3a (0.32ha), with the remainder in F22. Approximately 0.08ha is excluded on the east side due to its location within flood zone 3b. TPO - There is a single protected tree at the north edge of the site by the access inward Protected Species - Possibility of bats on site (Soprano Pipistrelle) Achievable Access - From a side road immediatley off of a main road. Great access to services within Maidenhead Utilities - Proforma states all infrastructure is available on the site Viability - Promoter claims site is viable and has undergone a viability assessment Phasing - Proforma states 11 houses could come forward within five years, matching the used build-out rates	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.	11		
00100	Summerleaze Office and Workshop site, Summerleaze Road, Maidenhead	Maidenhead	Call for Sites 2015 Call for sites 2019	6.20	6.10	140	Calculated based on site proforma at 23dph and assumes reduced developable area due to constraints on and around site.	Available Ownership - Promoted in the 2019 CFS by a developer with an option on the site Tenancies - None on site Potentially Suitable Green Belt - Site is entirely within the green belt. East half is unclassified in the EOS, whilst the west side is within a parcel deemed to be making a lower contribution towards the belt Flooding - Minimal section in north east corner (0.10ha) is excluded due to flood zone 3b. The remainder of the site is split between uneven areas of flood zones 2 and 3a across the site Waste/Minerals - Current use of the site involves minerals work Priority Habitat - Large section on the eastern side is deciduous woodland Protected Species - Bats likely to be found on site (Common Pipistrelle) Achievable Access - Site has access via a main road that leads onto several smaller, dirt roads on site. The site also has good links into Maidenhead and Slough nearby for services. Utilities - Proforma states all infrastructure is available to the site Viability - Promoter claims that the site is viable Phasing - Proforma suggests development would finish in five years, but build-out rates suggest this would overlap into the 6-10 year mark.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.		140	
00088a	Maidenhead Railway Station	Maidenhead	Maidenhead Town Centre AAP Contact with agent	3.11	1.50	150	Desnity assumption of 100dph based on medium to high rise flats. Build out rate assumption of site of this size of around 60 units per annum.	Potentially Available Ownership - The availability of the site will depend on discussions between land owners. Potentially Suitable Heritage - Listed building on site (Clock Tower outside station) Noise/Air - Constraints of noise and air pollution. Airfield Safeguarding - In a zone where development it restricted at a height of 90m Potentially Achievable Access - Easy access onto the site via several main roads. It is suitably located next to a transport node, and close to other services and facilities. Utilities - All infrastructure would currently be in place	The site forms a suitable location for employment development, and small scale retail.		150	

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00075	Land to the North of Summerleaze Road, Maidenhead SL6 8HZ - Formerly Maidenhead sailing club (as in Not Deliverable 2017)	Maidenhead	Call for sites 2017	1.33	1.24	25	Promoted for 25 houses, currently in assembly and leisure use. 25 houses equates to 20dph. This is on the low end of the density assumption employed by RBWM. A density assumption of 22dph could potentially provide 27 dwellings but flood issues may deem 25 dwellings more appropriate for this site 0.19ha of eastern side is excluded due to rejected green belt land	Availability Unknown Ownership - Last promoted in the 2017 CFS on behalf of the sole landowner Tenancies - The occupiers do have rights and tenancies which require to be considered in a process of relocations further to the north of the lake in order to maintain and improve the existing leisure facilities Relocation - Would be subject to detailed discussions on the relocation and improvement of existing leisure activities Potentially Suitable Green Belt - 0.19ha of eastern side is excluded due to rejected green belt land. The rest of the site is within a parcel deemed to be making a lower contribution towards the belt Flooding - Entirety of the site is located within flood zone 3a Wildlife - The site shares a long border to the north and smaller one to the east with a Local Wildlife Area Potentially Achievable Access - Site has access via a paved road to the south, but this shortly extends into a dirt road which leads onto the site itself. The site would have good access to services inside Maidenhead Utilities - Most infrastructure is available to the site, with exception of broadband Viability - Promoter claims that the site is viable Phasing - Promoter claims site could be finished within five years, which is infitting with the used build-out rates	Development of the site would result in a loss of community facility	25		
01290	The Brocket, Boyn Hill Avenue, Maidenhead SL6 4EY	Maidenhead	RBWM Property Company	0.19	0.15	5	5 units would equate to 33dph which could be considered appropriate to the surrounding area	Heritage - The Brocket, 15 Boyn Hill Avenue, Maidenhead, Grade II listed building. Further feasibility studies have been prepared based on the conversion for 5 flats to the house & 2 cottage style smaller houses to the rear.			5	
01292	12-22 Hampden Road, Maidenhead, SL6 5HQ	Maidenhead	RBWM Property Company - Development Programme Key Projects - site locztion plan received on 12/04/2018	0.17	0.14	6	A site density of 36dph could be appropriate given the nature of the surrounding area. This would equate to a capacity of 6 units on site, likely to be of terraced design.	Land adjacent to RBWM Shopping parade with flats over. Currently waste land/drying area. Not likely to come forward within the first five years - suitability still being investigated. Available - land owned by RBWM TPO - Small strip of TPO area along the eastern edge of the site (0.03ha). Protected Species - Also within protected species area (e.g. bullfinch). Viability - Viability and feasibility of development still need to be considered.		6		
00066a	Boyn Valley Rd/Kings Grove Industrial Area (southern section)	Maidenhead	Promoted in 2015 Call for Sites 2019	1.41	1.41	138	Proforma states site size is 2.4ha but GIS suggests an estimate of much closer to 1.4ha. Site has been promoted for 240 units of flats, which would cause a density of 170dph on Capacity calculated based on proforma and assuming around 125dph for low to medium rise flats	Potentially Available Ownership - Site has been repromoted in 2019 by a part landowner. However, there is no confirmation of an agreement on behalf of all landowners Tenancies - Are found on site but are all at leases of a year or less Potentially Suitable Employment Area - Site is a designated employment site and may be chosen for its employment purposes to be retained Airfield Safeguarding - Vast majority of site is within a zone where development is restricted at 45m of height, with a very small section to the east restricted at 90m Achievable Access - Site has good access available via main roads Utilities - Promoter has confirmed that all infrastructure is currently available on site Viability - Promoter claims that the site is viable Phasing - Site size would suggest that it would come forward in the six to ten year bracket, according to build out rates	The site is currently occupied by low rise industrial/warehousing units that could be retained on site, or redeveloped for more intensive use.	54	84	

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
00102	Fullers Yard, Sheephouse Road, Maidenhead	Maidenhead	Call for Sites 2015 & Call for Sites 2017 Call for Sites 2019	0.27	0.27	7	Site has been promoted for between 5-10 units. A middle figure of 7 units could be optimal for the site at a density of 26dph, matching the larger housing of the surrounding area.	Available Ownership - Site has been promoted by the sole landowner of the site in the 2019 Call for Sites Tenancies - On site but proforma states this would not last longer than three years Potentially Suitable Green Belt - Site is currently located within a rejected EOS parcel and may be difficult to overcome, however the site is small and is fully located upon previously developed land Flooding - The majority of the site is located within flood zone 3a, with a small section in the centre found to be zone 2. Agriculture - Site is mostly located upon grade 2 agricultural land, but as mentioned before the land is previously developed Achievable Access - Site has good access as it is located adjacent to a main road Utilities - Promoter claims all infrastructure is available on site Viability - Promoter claims that the site is viable Phasing - Proforma states that 5-10 houses could come forward within five years, which is reasonable when compared to the used build-out rates	The site is located adjacent to an established residential area and is considered to more suitable for residential development.	7		
0286	17 Castle Hill, Maidenhead	Maidenhead	Call for Sites 2019	0.0.15	0.15	9	Proposed 9 units on the site would equate to a density of 60dph for low rise flats. This could be questioned when compared to other housing within this conservation area which is at a much lower density despite its location within Maidenhead, but would have to be decided at the development management stage	Availability Unknown Ownership - Promoted by Woolf Bond Planning on behalf of sole landowner Tenancies - No information given Potentially Suitable Heritage - Site is within the Castle Hill conservation area, and opposite the road are several listed buildings Airfield Safeguarding - Site is in a location where development is restricted at a height of 45m Achievable Access - Site is available via side roads leading off a main road Utilities - Site is already provided with all utilities Viable - Promoter claims site is viable		9		
0297	Moorbridge Court, 29-41 Moorbridge Road, Maidenhead	Maidenhead	Call for Sites 2019	0.36	0.36	41	Promoted figure of 41 units on site would equate to a density of 114dph for mid-high rise flats. This could be acceptable given the sites close proximity to Maidenhead town centre but we need to be confirmed at a later stage	Available Ownership - Site promoted by landowner Tenancy - No tenancy issues Potentially Suitable FZ - Entire site is within FZ2 Listed Building - 27 Moorbridge Road, Maidenhead (Grade II) Airfield Safeguarding - Site is in a location where development is restricted at a height of 90m Achievable Access - Promoter claims access achievable Utilities - Promoter claims available Viability - Promoter claims viable Phasing - No phasing information provided but promoted for 41 units, this would equate to density of around 113dph. This would be at the upper end of the Studio Real density assumption but could be acceptable. Would need further consideration at development management stage.		41		
0298	Liberty House, 43-53 Moorbridge Road, Maidenhead	Maidenhead	Call for Sites 2019	0.23	0.23	30	No phasing information provided but promoted for 30 units, this would equate to density of around 125dph. This would be at the upper end of the Studio Real density assumption but could be acceptable. Would need further consideration at development management stage.	Available Ownership - Site promoted by landowner Tenancy - No tenancy issues Potentially Suitable FZ - Entire site is within FZ2 Airfield Safeguarding - Site is in a location where development is restricted at a height of 90m Achievable Access - Promoter claims access achievable Utilities - Promoter claims available Viability - Promoter claims viable Phasing - Build-out rates suggest that a site of the current size would be completed in under five years		30		

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
0343	1-2 Reform Road (Jewson's site)	Maidenhead	Call for Sites 2019	0.65	0.65	100	100 homes would equate to 153dph which would be over and above high end of Studio Real density assumptions. Further consideration for suitability of such high density would need to take place via development management process.	Ownership - Site owned by RBWM and under long term leasehold to promoter until 2123. Tenancy - Yes, as above Potentially Suitable FZ - 0.23ha of site is within FZ3a, the remainder of the site is within FZ2. Site previously developed with development in the FZ3a area. Airfield safeguarding - Within area where no buildings can exceed 45m in height Achievable Achievable Access - Yes Utilities - Promoter claims available Viability - Promoter claims viable Phasing - 100+ in 6-10 years Promoter claims that 114 homes could be delivered in first five years. Build-out rates suggest the first 54 units only could come forward within five years with the rest to follow		54	46	
0380	Desborough, Harvest Hill Road, South West Maidenhead	Maidenhead / Bray	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	88.94	88.94	2600	Allocation figure of 2,600 units would equate to a density of 29dph, which could be suitable considering there a large variety of mixed use and housing types proposed on the site from flatted development in the north, to family homes further southward.	Parcel consists of 9 separate HELAA promotions Available Of the previous 9 promoted sites, 8 are considered available and the other is potentially available. The site as a whole should be considered available and the potentially available land is likely to come forward with the rest of the site Potentially Suitable All 9 promotions are considered potentially suitable and the wider site as a whole should be considered the same. This the cause of a variety of non-critical constraints on the allocation Achievable Of the 9 promoted sites, 8 are considered achievable with the other considered to be of unknown achievability. This is due to the unknown availability of utilities on the site, which is likely to be okay considering the surrounding sites all have available infrastructure	Any employment use on this HA?		1827	773
0382	St Marks Hospital, St Mark's Road, Maidenhead (Site 1)	Maidenhead	Call for Sites 2019	0.20	0.20	8	8 houses would equate to around 40dph. This would be at the higher end of the StudioReal density assumptions but could be considered acceptable subject to assessment of design. Lichfields build out rate assumptions would indicate that around 58 units could potentially be delivered in first 5 years, however, in this case the indication is that the site would be available from 2021 at the earliest. Therefore the ability of the site to deliver units within the first five years would be questionable.	Potentially Available Ownership - Currently long lease hold, looking at option of transfer from NHS Property Services to a local NHS Foundation Trust (both NHS organisations). This is unlikely to be Berkshire Healthcare NHS Trust but will be an adjoining Trust NHSPS is a company wholly owned by the Secretary of State, DHSC. All NHS organisations with ownership and lease hold are committed to redevelopment of the site. The principles are generally agreed by the stakeholders, NHS and local authorities, but there is a great deal of detail to be understood before the service model, and therefore the accommodation needed, is finalised. Potentially Suitable Trees - Several individual TPO trees scattered along site boundary Potentially Achievable Phasing - Promoter claims the housing and nursing home on site could be delivered within first 5 years. However, this would be dependant on reconfiguration of services.			8	

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
0383	St Marks Hospital, St Mark's Road, Maidenhead (Site 2)	Maidenhead	Call for Sites 2019	1.30	1.30	46	A total of 44 houses would equate to 35dph. This could be considered acceptable as per the StudioReal density assumptions subject to assessment of design. Lichfields build out rate assumptions would indicate that around 58 units could potentially be delivered in first 5 years, however, in this case the indication is that the site would be available from 2021 at the earliest. Therefore the ability of the site to deliver units within the first five years would be questionable.	<p>Potentially Available</p> <p>Ownership - Currently long lease hold, looking at option of transfer from NHS Property Services to a local NHS Foundation Trust (both NHS organisations). This is unlikely to be Berkshire Healthcare NHS Trust but will be an adjoining Trust NHSPS is a company wholly owned by the Secretary of State, DHSC.</p> <p>All NHS organisations with ownership and lease hold are committed to redevelopment of the site.</p> <p>The principles are generally agreed by the stakeholders, NHS and local authorities, but there is a great deal of detail to be understood before the service model, and therefore the accommodation needed, is finalised.</p> <p>Potentially Suitable</p> <p>Heritage - The main building, chapel, lodge house and pavilion in area 2 are all Grade II listed. Promoter has suggested that there will be possible redevelopment of some of those buildings.</p> <p>Trees - Several individual TPO trees scattered throughout site with small TPO area in the South of Area 2 (0.012ha)</p> <p>Potentially Achievable</p> <p>Phasing - Promoter claims the housing and nursing home on site could be delivered within first 5 years. However, this would be dependant on reconfiguration of services.</p>		46		
0378	St Mary's Walk, Maidenhead	Maidenhead	Planning Applications Call for Sites 2019 Call for Sites 2017 RBWM Property Company	0.15	0.15	120		<p>Potentially Available</p> <p>Ownership - RBWM owned freehold.</p> <p>Potentially Suitable</p> <p>Heritage - Entire site is within Maidenhead Town Centre Conservation Area. Site also includes one non-important listed building with several others surrounding the site.</p> <p>RBWM Protected Species - Record of stag beetle near to North East boundary of the site.</p> <p>Airfield safeguarding - Site is safeguarded against all buildings, structures, erections and works exceeding 90m in height.</p>			120	
0379	Land to east of Braywick Gate, Braywick Road, Maidenhead	Maidenhead	Planning Applications RBWM Property Company	0.47	0.47	50		<p>Potentially Available</p> <p>Ownership - RBWM owned freehold.</p> <p>Potentially Suitable</p> <p>Heritage - Entire site is within Maidenhead Town Centre Conservation Area. Site also includes one non-important listed building with several others surrounding the site.</p> <p>RBWM Protected Species - Record of stag beetle near to North East boundary of the site.</p> <p>Airfield safeguarding - Site is safeguarded against all buildings, structures, erections and works exceeding 90m in height.</p>			50	
00069	Straight Works, Straight Road, Old Windsor	Old Windsor	Call for Sites 2017	0.55	0.55	20	Assuming around 40dph based on local character, and predominantly medium style housing	<p>Availability Unknown</p> <p>Ownership - Not repromoted since 2016, availability of the site is unknown</p> <p>Potentially Suitable</p> <p>Flood Zones - The entirety of the site is located within flood zone 3a, which should be considered for any development</p> <p>Achievability Unknown</p>	The site is currently in employment use in the form of B2/B8, and could be retained for use for employment, and/or retail development.	20		

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00156	White House, London Road, Sunningdale	Sunningdale	Promoted in 2015 Call for Sites 2017 Contact with landowner 2018	0.82	0.60	13	Capacity assumed from neighbouring sites recently completed, and assuming a mixture of housing and flats. As per HELAA methodology, low density of 22dph could equate to 13 dwellings	Availability Unknown Ownership - Promoted by landowner who last confirmed site was still available in 2018. Potentially Suitable TPO - The entirety of the site is covered by a designated TPO area, but there are no further constraints on site. Achievability Unknown Access - Site is accessible via a side road that extends along the site Phasing - Build out rates suggest site could potentially come forward within five years.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.	13		
00150	Kings Beeches Devenish Road Sunningdale Ascot	Sunningdale	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	18.24	13.18	70	Ancient Woodland - 4.4ha excluded from developable area Promoted for up to 70 houses with a primary school. Proforma states that 2.33ha of land is suggested to be set aside for housing, creating a 30dph that would be suitable for the surrounding area containing medium to large houses.	Available Ownership - Site has been promoted in the 2019 CFS on behalf of the sole landowner Tenancies - None on site Potentially Suitable Ancient Woodland - 4.4ha of the site has to be excluded around the site centre due to its designation as ancient woodland Green Belt - small part of SW of parcel included within EoS 2016 and was considered to offer a very strong contribution to purposes of Green Belt. The rest of the site is in unclassified green belt Priority Habitat - Centre of site and northern half of site is all classified as either deciduous woodland or additional habitat TPO - All of the ancient woodland and deciduous woodland on the site is further designated as a TPO area Wildlife - The area surrounding the ancient woodland in the centre and along the southern side of the site is a designated Local Wildlife Site (Approx 6.0ha) Protected Species - Designated plant species and Ragged-Robins found on site, possible nearby Brown long-eared bats Achievability Unknown Access - Site has an acceptable amount of access points from side roads surrounding the site, although it may struggle in reality to reach the centre of the site. There would be good access into Sunninghill and Sunningdale from here Utilities - Access to all infrastructure on site is unknown Viability - Promoter claims the site is viable Phasing - Proforma suggests completion within five years, but build-out rates suggest this may take slightly longer and overlap into 6-10 years Site is classed as Potentially Developable as per the methodology but the number and nature of constraints on site make it unlikely to be developable in the coming years	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.	58	12	
00162a	Sunningdale Broomhall Centre	Sunningdale	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	1.41	0.70	30	Site promoted for up to 30 flats.	The site has been promoted, but is in multiple ownerships which may delay delivery. The site is suitably located close to services, facilities and Sunningdale railway station. no estimation of delivery time-frames provided in site promotion. However, lengths of leases would indicate that short term delivery of site prove problematic. A large part of the site is considered undevelopable due to being within the Green Belt and falling within a parcel of land which has been considered to offer a 'very strong' contribution to the purposes of the Green Belt in the Edge of Settlement Analysis 2016. Should be noted that this site was promoted with 0162b. The two sites have been assessed separately in order to be consistent with previous documentation such as the adopted Neighbourhood Plan. Location of site would indicate that all main utilities would be available. Safeguarding - Restriction on works exceeding 90m in height	Part of the site is currently retail use, which would be retained or reprovided as part of any proposals. The area rear of the current retail is more suited to residential development.		[30]	

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0409 (Smaller section of 00162a)	Broomhall Car Park	Sunningdale		0.70	0.70	30	Mixed use land scheme including approximately 30 residential units on previously developed land	The site is suitably located close to services, facilities and Sunningdale railway station. The site has been promoted, but is in multiple ownerships which may delay delivery. No estimation of delivery time-frames provided in site promotion. However, lengths of leases would indicate that short term delivery of site prove problematic.			30	
0385	Ascot High Street	Sunninghill and Ascot	Planning Applications Call for Sites 2019 Call for Sites 2017 RBWM Property Company	9.19	9.19	300	An assumption of 300 units on site would equate to a density of 32-33dph, which would be acceptable given the large variety of mixed use proposed on the site.	Potentially Available Ownership - Site has been promoted in the 2019 CFS by Bloor Homes who are a part landowner on the site with four other owners including the Crown Estate and Racecourse. Proforma states there is agreement by all parties for promotion of the site. Tenancies - There are some on site with no details given, but a suggestion that they can be addressed Potentially Suitable Green Belt - The site is located within the green belt in an EOS parcel deemed to be making a strong contribution, but has passed on the basis that 'The parcel will make a significant contribution towards the regeneration of Ascot High Street. The parcel has been identified as a Strategic Site in the Ascot, Sunninghill and Sunningdale Neighbourhood Plan, which encourages the redevelopment of the parcel for alternative uses.' TPO - Nearly the entire site is covered by a TPO area Priority Habitat - Small section in the north-east corner is designated deciduous woodland Protected Species - Possibility of Bluebells and bats (Pipistrelle) found nearby Achievable Access - Site has great access via the Ascot High Street and various smaller dirt tracks into the site itself. Would have clear access to services within Ascot Utilities - Proforma states all access is available to the site Viability - Promoter claims that the site is viable Phasing - Proforma states that the development would be completed in under five years. However, build-out rates suggest much longer and that only 54 units would be complete in five years, with the rest to follow and complete towards the back end of 6-10 years	The site could accommodate small scale employment and retail uses as part of any development of the site to enhance Ascot High Street. The site has also been promoted for community and retail development, which are suitable uses on site in addition to residential development.	108	192	
00040	Shorts Recycling Transfer Station Landfill Site St Georges Lane Ascot Berkshire	Sunninghill and Ascot	Call for Sites 2015 Call for Sites 2017 Planning Application 2018 (18/00945/OUT)	5.57	5.57	131	Current pending application suggests a unit capacity of 131 dwellings for houses and flats. This would equate to roughly a 39dph which could potentially be acceptable for a mix of larger housing and low-rise flats.	Available Ownership - The existing transfer station may need to be relocated. Planning application submitted 2018 and is currently pending, so assumption is land is available Potentially Developable Green Belt - Site is in the green belt in an EOS parcel deemed to be making a strong contribution, but beneficial to regenerative purposes in the area. 'The parcel will make a significant contribution towards the regeneration of Ascot High Street. The parcel has been identified as a Strategic Site in the Ascot, Sunninghill and Sunningdale Neighbourhood Plan, which encourages the redevelopment of the parcel for alternative uses.' Trees - The site has several TPO areas spread across the northern side and down the western edge as well Priority Habitat - Deciduous woodland overlaps onto the southern and eastern edges of the site Contamination - Entire site is within expected contaminated land Protected Species - Possible bat species nearby (Pipistrelle) Potentially Achievable Access - The site is constrained by access on St George's Lane which is a narrow road towards the site. Location in proximity to Ascot High street and the rest of Ascot means nearby services is not a concern.	Employment uses could form a suitable use on site, with office development the most suitable. This could compliment the smaller office uses north of the site. The site has not been promoted for non residential use.	120	11	

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00128	Ascot Station Car Park, Ascot	Sunninghill and Ascot	Call for Sites 2015 Call for Sites 2019	1.14	1.14	50	Promoted for 50+ units to come forward in next five years. Calculated assuming low rise flats, with part of site used for decked car parking. Low range density assumption of 44dph	Available Ownership - Promoted in the 2019 CFS on behalf of the sole landowner Tenancies - None on site Potentially Suitable Green Belt - Site is in 100% Green belt making a strong contribution, but in an EoS parcel assessed as making a significant contribution towards the regeneration of Ascot High Street in Ascot growth location. TPO - There is a small strip of TPO area in the eastern side of the site that extends towards the centre Priority Habitat - Small section of deciduous woodland in the north-west corner Achievable Access - Site would have good access via the main road around the sites north side and by train into the site. This would allow for great access into Ascot from the site along with nearby areas Bracknell and Sunninghill/Sunningdale by train Utilities - Proforma states all infrastructure would be available on site Viability - Promoter claims that the site is viable Phasing - Proforma claims site would be complete in under five years, which is infitting with the used build-out rates	The site is currently in use as a car park and could accommodate small scale retail use associated with the station.	50		
00037	Land at Silwood Campus, Imperial College Silwood Park Buckhurst Road Ascot	Sunninghill and Ascot	Call for Sites 2016 Call for Sites 2017 as part of 00134 Call for sites 2019	15.20	10.60	230	Ancient Woodland - Around 1.4ha of the site is excluded due to its location within ancient woodland 230 units would equate to around 17dph. This could be acceptable on site due to the large number of constraints to be considered and the percentage of proposed mixed use to be implemented on site. Small area excluded around listed buildings and ancient woodland on site.	Potentially Available Ownership - Site has been promoted in the 2019 CFS and on behalf of the sole landowner Tenancies - Business part of the site is under 12 individual leases, lasting potentially until 2025 with a break option in 2020. Potentially Suitable Ancient Woodland - Around 1.4ha of the site is excluded due to its location within ancient woodland Green Belt - Site is located within an unclassified section of the green belt Heriatge - Two smaller listed buildings located on the southern and eastern edges of the site. There is also the larger stable block to consider in the centre of the site. The existing Grade II Listed Manor House is anticipated to be converted to residential development. TPO - Very small section of TPO area located behind the protected East Lodge building Priority Habitat - Large sections of the site are deciduous woodland to the north and south of the site Protected Species - Large number of protected species on site, high in biodiversity (3 Newt variants, Common Toad, Brown Long-eared Bat, 5 Moth variants, possible Red Kites and Badgers nearby) Achievable Access - Site has good access via roads bordering the southern and eastern edges, that expand into the site as well. The area is within close proximity to Sunninghill and Ascot as well for access to services. Utilities - Proforma states all infrastructure is available on the site Viability - Promoter claims that the site is viable Phasing - Proforma claims site completion would be in 6-10 years with 130 units available within five years. Build-out rates suggest 54 units within five years with the rest to follow after Site was previously classified as 'Developable' in 2016 HELAA, however, as per the HELAA methodology, the site should be within the Green Belt, meaning that classification should be 'Potentially Developable'.	Existing employment on site could be extended to include a wider area, involving an expansion of the existing research facilities operated by ICL. However as this section of the site has been promoted for residential use this may be unlikely. The conversion of the Manor House to employment use would not be considered to be the most appropriate use of the site.	54	176	

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00130	Englemere Lodge London Road Ascot	Sunninghill and Ascot	Call for Sites 2015 Call for Sites 2019	0.65	0.65	10	Reduced developable area due to protected trees. Promotion claim for 70 units would equate to a 175dph, for high rise flats. This would likely be unsuitable for the area. A maximum 30dph for mid-range housing would allow for 19 units on site. However, the site is further constrained by Green Belt and much lower density should be employed if openness is to be maintained.	Available Ownership - Site has been promoted in the 2019 CFS by a developer with an option on the site. Tenancies - None on site Potentially Suitable Green Belt - Site is in an unclassified section of the green belt TPO - Approximately half of the site is located within a TPO area Achievable Access - Site has great access from all sides via main and side roads. The site would have clear access into Ascot High Street and services. Utilities - Promoter claims that all infrastructures is available to the site Viability - Promoter claims that the site is viable Phasing - Promoter claims that 70 units would come forward under five years. Build-out rates would allow this for 19 units, but suggest 70 would overlap into the 6-10 years frame	The site is currently in residential use, with redevelopment for employment/retail use not suitable given the proximity to Ascot High Street.	10		
00146a	The Frith, Brockenhurst Road, South Ascot, SL5 9HA	Sunninghill and Ascot	Call for sites 2017	0.26	0.26	12	Proforma suggestion of 12 units would equate to a density of roughly 46dph, could be appropriate for the low rise flats suggested in central South Ascot	Potentially Available Ownership - Last promoted in the 2017 CFS, by a part landowner that is a developer with an option on the site. Three other owners of the site would need to be contacted Tenancies - Yes but apparently all are short term. No further details given Potentially Suitable TPO - A total of 12 individual protected trees either on site or immediately adjacent to it. A TPO area overlaps into the east corner of the site and the west side borders another TPO area Achievable Access - The site is covered by roads to the north and east side giving clear access onto the site. The location would provide clear services nearby in South Ascot and the surrounding villages Utilities - Proforma states all infrastructure is available to the site Viability - Promoter claims the site is 'possibly' viable Phasing - Proforma suggests completion in 6-10 years. Build-out rates suggest much faster completion but assume the given time factors in availability issues	The site is located within an established residential area and is considered to be more suitable for residential development.		12	
00136a	Land at Ascot Wood, Ascot	Sunninghill and Ascot	Call for sites 2017	0.65	0.57	10	Promoted for 10-12 units. Site close to Ascot Town Centre, assumption of 35dph considered reasonable. Nature of the site suggests this would have to be confirmed at a later stage	Potentially Available Ownership - Site was last promoted in the 2017 Call for Sites, on behalf of the sole landowner of the site. Contact in 2019 regarding place-making policy suggests site is still available Tenancies - None on site Potentially Suitable Ancient Woodland - Site slightly overlaps onto woodland on the west side. The site itself is encompassed by woodland and borders it from nearly all sides Green Belt - Site is within an unclassified section of the green belt TPO - All woodland on and around the site is also designated TPO areas, except the TPO area extends over the suggested access route onto the site as well Potentially Achievable Access - Currently there is no clear access into the site centre, but a route is suggested via the shape of the proposal. Location wise services would be near to both Ascot High Street and South Ascot. Utilities - Proforma states all infrastructure would be available to the site Viability - Promoter claims that the site is viable Phasing - Proforma claims that the site would be completed within five years, matching the suggestion of the used build-out rates	The site is located nearby to established residential area and is considered to be more suitable for residential development.	10		
00125	Silwood Park Nurseries Cheapside Road Ascot	Sunninghill and Ascot	Planning Applications 2017	2.66	0.40	12	Estimated 30dph across a reduced developable area due to constraints, and assuming medium style housing.	The is potentially available. Green Belt - Entire site is within Green Belt but not within EoS Ancient woodland - Small part of site borders/inlcudes ancient woodland. Priority habitat - two large areas of deciduous woodland on site. Heritage - Site includes Grade II Listed Silwood Park Garden House.	The site is located adjacent to an existing residential area and is considered to be more suitable for residential use.		9	3

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
0022a	6 & 7 Dawnay Close, Ascot, Berkshire, SL5 7 PQ	Sunninghill and Ascot	Call for sites 2017	0.53	0.53	10	Promoted for 10 units, assuming higher density than existing large houses on site to density more inkeeping with surrounding area (22dph).	Not repromoted 2019. Site previously promoted by both residents and could be considered to be suitable for development - the site is located in an established residential area with good access to local facilities and services. Redevelopment of the site for residential development would provide a more appropriate use for the site. Access - Site does not have an existing access on to the London Road. Any flatted development may require access from London Road which may be subject to objection from Highways. Would need to be assessed in more detail at Development Management stage. TPO - proximity to TPO area on SW boundary	The site is not considered to be suitable for employment use due to its location in an established residential area.	10		
0132a	Land at Ascentia House, Lyndhurst Road, Ascot, SL5 9ED	Sunninghill and Ascot	Call for sites 2017	0.13	0.13	10	Density would likely need to be lowered as it currently equates to a 277dph, at a promotion of 36 units. An 80dph for low rise flats would equate to 10 units on the site which could be more appropriate for the surrounding area.	Potentially Available Ownership - Site was last promoted in the 2017 Call for Sites, on behalf of the sole landowner of the site Tenancies - Reported on site in 2017 but were due to expire March 2019. Suitable No Constraints on site, small possibility of small section of priority habitat bordering the site to be considered. Achievable Access - Good access onto the site as it is adjacent to a side road, and next to Ascot Station Utilities - Proforma states all infrastructure is currently available on site Viability - Promoter claims the site is viable Phasing - Estimated time frame of under five years is considered realistic by the used build-out rates	The site is located adjacent to an established residential area and is considered to more suitable for residential development. Location next to the station and nearby proposals mean residential development would be likely.	10		
0336	Coronation House, Coronation Road, Ascot	Sunninghill and Ascot	Call for Sites 2019	0.85	0.85	20	The promoted capacity of 25 units would equate to a density of 29dph. This might have to be lowered slightly as the adjacent housing to the south is larger and less dense, so a more conservative density of 24dph would allow 20 units	Available Ownership - Promoter is sole landowner Tenancy - No tenancy issues on site Potentially Suitable Green Belt - Northern part of site within Green Belt (0.66ha) but not within EoS Study. Promoter disputes the inclusion of the northern part of the parcel within the Green Belt. FZ - 0.4ha of site lies within FZ3a Southern half of the site previously developed (not in Green Belt) Achievable Access - Existing site access from Coronation Road will remain as the proposed access to the developed site. Utilities - Promoter claims available Viability - Promoter claims viable Phasing - 25 units to be delivered by year 3		20		
0276	Former Hurst Lodge School/Earleywood	Sunninghill and Ascot / Sunningdale	Call for Sites 2019	13.40	12.40	60	Site promotion for 630 units would equate to a density of 28dph. Whilst this matches the size and density of the surrounding area, the size of the site itself and location in the green belt suggest a 22dph may be best in a cautious approach. If this were the case it would equate to 486 units.	Available Ownership - Promoted by Woolf Bond Planning on behalf of a sole landowner Tenancies - None on site Potentially Suitable Green Belt - entire site is green belt but not included within EOS TPO - Area cuts through the middle of the site from east to west, along with four specific protected trees on site as well Priority Habitat - Section of deciduous woodland cuts through the site from east to west, in line with the TPO area Ancient Woodland - Small area of 0.4 ha at north tip of the site Achievability Unknown Access - Available via main road and side roads into the site Utilities - Unknown access to all current utilities Viable- Promoter claims that the site is viable Phasing - Lichfield build out rates suggest that for a development between 0-99 dwellings 27 can be built per annum, with a delay of up 2.8 years for the first completion, leaving 58 units in the first 5 years.		58	2	

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
0381	Sandridge House, London Road, Ascot	Sunninghill and Ascot	Pending application 19/01701/FULL	0.49	0.49	25	An assumption of 25 units on site would equate to a density of 55dph, which could be acceptable for low rise flats on the site.	Potentially Available Ownership - RBWM owned freehold Potentially Suitable Airfield safeguarding - Site is safeguarded against all buildings, structures, erections and works exceeding 90m in height.			25	
0025	Bellman Hanger Shurlock Row Reading	Waltham St. Lawrence	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	0.78	0.76	18	Included as a housing commitment in 2015/16. Currently pending for a promoted 18 houses under (17/03903/OUT) which would equate to 24dph, and could be considered reasonable in the surrounding rural area. 0.016ha in ancient woodland and therefore excluded.	Available (The site is available currently and has an existing permission for 3 houses. An outline application for 18 units is currently pending. Ownership - The site has been promoted in the 2019 CFS on behalf of the sole landowner Tenancies - None on site Potentially Suitable Ancient woodland - A very small section 0.02ha overlaps into the north of the site, with most of the northern edge bordering more designated woodland Green Belt - Entire site is within an unclassified section of the green belt Flooding - Entire site is within the flood zone 3a TPO - The edges of the eastern side of the site overlap into a TPO area Potentially Achievable Access - Site has good access via an adjacent main road. In terms of services it is not too far from Waltham St Lawrence or Shurlock Row but a fair distance from major locations such as either Bracknell or Maidenhead Utilities - Nearly all available to the site, apart from mains gas Viability - Promoter claims that the site is viable Phasing - Proforma states completion in under five years, which is in line with the used build-out rates	The site is located nearby to an established residential area and is considered to be more suitable for residential development.	18		
0021	Land to North of Milley Road Land At The South of Burdons Farm And North of Milley Road Waltham St Lawrence Reading	Waltham St. Lawrence	Call for Sites 2015 Call for sites 2017 (email)	3.35	3.10	120	Promoted for 120 units, which would equate to 38dph. This would be at the higher end of the density assumption for houses but could be considered acceptable in the local area.	Assumed build out rates would imply that 120 units could be delivered on a site of this size in 6-10 years Access - 0.25ha of site currently access road. Green Belt - Entire site is within the Green Belt but not in EoS. ALC - Aside from access road the entire site is Grade 2		54	66	
0248	Industrial Area, Burdon Farm, Milley Road, Waltham St Lawrence	Waltham St. Lawrence	Call for Sites 2019	1.00	1.00	22	Proposed figure of 32 units on the site would equate to 32dph. A lower and more conservative estimate could be more suitable given the rural nature of the surrounding settlement, and a density of 22dph for 22 units could be more acceptable.	Potentially Available Ownership - Promoted by landowner Tenancies - Industrial has 3 yeear with 2 year break clause Relocation - Of stables to elsewhere on farm Potentially Suitable Green Belt - entire site is green belt but not included within EOS Agriculture - Entire site located within Grade 2 land but existing development on site would suggest that the land within this parcel is no longer of Grade 2 quality. PDL - Small section of 0247 that is in industrial use and is previously developed Achievability Unknown Access - Located via a dirt side road to front of site, but no immediate roads towards back of the site Utilities - Most available on site apart from sewerage, and unknown access to mains gas Viable - Promoter claims information to follow		22		

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
0271	Land South of Weycock Cottages, Milley Road	Waltham St. Lawrence	Call for Sites 2019	0.30	0.30	6	Proposed housing figure of 9 units would equate to a density of 30, which could be too dense considering the surrounding character and larger housing nearby. A more conservative density of 22dph that could be more suitable to the area would provide for 6 units on site	Available Ownership - Promoted by NMB Planning on behalf of sole landowner Tenancies - None on site Potentially Suitable Green Belt - entire site is green belt but not included within EOS Priority Habitat - Entire site classified as Deciduous woodland PS - Protected species located on site Heritage - South of site slightly overlaps into Waltham St Lawrence conservation area Potentially Achievable Access - Available via main road to north Utilities - Approximately half available, half unknown Viabile - Promoter claims site is viable		6		
00060a	Land to South of Sheepcote Lane and North of Drift Road	White Waltham	Call for sites 2017	45.00	45.00	96	Total of 376 units comprising 96 detached houses, 100 bungalows, 80 supported living apartments, 20 bed specialist dementia care unit and 80 bed nursing home	Potentially Available Ownership - Last promoted in the 2017 CFS by a developer with an option on the site for five years Tenancies - None on site Potentially Suitable Green Belt - Site is located within an unclassified section of the green belt Protected Species - Eurasian Badgers , Protected Plants and 5 variants of birds are located on the site Potentially Achievable Access - Site borders several roads along its southern and eastern edges. It is still however a fair distance from the nearest settlements in Bracknell or Maidenhead Utilities - Proforma states that all infrastructure is available to the site Viability - Promoter claims that the site is viable Phasing - Proforma claims site could be completed within five years, but build-out rates suggest this is highly unlikely with the size of the proposal. Final completion would likely be just over into the 11+ years, although the order between C3 and C2 usage would be unknown	The site is considered to be more suitable for residential use. 280 Units are promoted for C2 Use	54	42	(280 C2)
00117a	Land to the South of Vicarage Gardens White Waltham Maidenhead Berkshire SL6 3JE	White Waltham	Call for sites 2017 Call for sites 2019	1.62	1.25	31	Promoted for 31 dwellings, this would equate to 25dph which could be considered to be suitable with the promotion of a car park as well.	Available - Promoted in Call for Sites 2019 on behalf of landowner. Tenancies - no tenancies on site Utilities - Promoter claims that all major utilities are available. No build out rate estimation provided but Lichfields build out rate assumptions suggest that 31 units could potentially be provided within 5 years. Green Belt - Entire site is isolated GB - not in EoS assessment. Heritage - South West boundary of site borders St Mary's Church and Bury Court Conservation Area which includes several listed buildings (Grade II* Barn to NE of Burycourt Farmhouse, Grade II Bryher Cottage & The Old Barn Cottage, Grade II No. 14 and No.16 Church Hill and Grade II* Church of St Mary, Church Hill) Protected species - Badgers reported on site	Site would be considered to be more suitable for residential development considering the surrounding types of development.	31		
00148	Land At Cherry Garden Lane/Westacott Way	White Waltham	Call for sites 2017 Call for sites 2019	22.54	13.52	473	Promoter claims that 60% of the site is developable, therefore, 473 units equates to around 35dph which is consistent with Studio Real density assumptions.	Available - Promoter claims 354 units could come through in 5 years with 119 to follow in 6-10 years. Build-out rates suggest this timescale is unlikely to be achieved. Green Belt - Isolated site entirely within GB; not in EoS assessment. ALC - 16.4ha of site is Grade 2 land. Protected Species - Badgers in/near Northern part of site. Priority Habitat - Areas of deciduous woodland along North West boundary of site (not within site boundary). Trees - TPO areas along Northern boundary of site (not within site boundary). Airfield Safeguarding - For southern section of 5.19ha, all buildings, structures, erections and works are restricted. For the rest of the site a 15m height restriction applies.	Site would be considered to be more suitable for residential development considering the surrounding types of development.	54	300	119

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
0028	Land west of White Waltham Church	White Waltham	Call for Sites 2015 and 2017 (email) Call for Sites 2019	0.82	0.82	24	Site promoted for 28 units which would equate to 34dph. Density could be considered too high for the surrounding area, 30dph could be considered more appropriate. 30dph would potentially provide 24 units.	Previously named - Land South of 4 Butchers Lane White Waltham Maidenhead Promoted for 28 units and considered available, the development could potentially be completed within 5 years. However any proposal may struggle with the suggested density looking at nearby recent applications. Green Belt - Entire site within Green Belt but not included in the EoS. ALC - Entire site is Grade 2 land - although only 0.17ha of land in the North West corner of the parcel appears to be in ongoing agricultural use. Airfield safeguarding - All buildings structures, erections and works exceeding 15m in height.	Site would be considered to be more suitable for residential development considering the surrounding types of development.	24		
00043a	Land East of School Lane Littlewick Green	White Waltham	Call for sites 2017	0.90	0.90	20	No units proposed - RealStudio density assumption for development in this area would allow for around 22dph - surrounding properties are large and well spaced out, therefore, the lower end of the Studio Real density assumptions have been used.	No information provided for build out rate, have used Lichfields assumption that 20 units could be delivered in 5 years. Green Belt - Site is entirely within Green Belt but not in EoS. ALC - Site is Grade 2 agricultural land. Priority habitat - Entire parcel traditional orchard / deciduous woodland Airfield safeguarding - All buildings structures, erections and works exceeding 15m in height.		20		
0222	Sawyers Close, Windsor	Windsor	Call for Sites 2015	3.39	3.00	179	Capacity calculated based on site proforma, which assumes flatted development of 60-70dph. 60dph could be considered to be appropriate in this location for low rise flats	The site is constrained by flood risk and the adjacent open space, but is located in an established residential area close to services and facilities in Windsor. Info received from Property Company May 2019 4 mid rise towers owned and managed by Radian - initial scheme proposing demo and utilisation of adjacent RBWM owned land for c400 units - currently working up proposals - planning submission not until Oct 20.	The site is located adjacent to an established residential area and is considered to be more suitable for residential development.	54	125	
00204a	Windsor and Eton Riverside Station Car Park	Windsor	Call for Sites 2017 Call for Sites 2019	0.86	0.60	30	Promoted for 50 units which would equate to 83dph Assuming 50dph for low-medium rise flats which would equate to 30 units	Potentially Available Ownership - Site has been repromoted in 2019 and is done so on behalf of the single landowner Tenancies - Yes but no details given Potentially Suitable Flooding - Small area of west side extends over into flood zone 2 Heritage - Site borders the Windsor Town Centre conservation area to the south, along with nearby listed and non-listed buildings at the same location Achievability Unknown Access - Site is adjacent to Windsor Riverside Station and has a side road leading onto the site Utilities - Access to all infrastructure on site is unknown Viability - Promoter claims that the site is viable Phasing - Build out rates suggest that the development would be able to come forward within five years	The site has not been promoted for employment/retail uses. Housing is considered the more appropriate use of the site given its setting, but some small scale employment/retail use could be incorporated.	30		
0330	Essex Lodge, 69 Osborne Road, Windsor, SL4 3EQ	Windsor	Call for Sites 2019	0.12	0.12	9	Suggested 14 units would equate to an on-site density of 117dph, for mid-high rise flats. Whilst this would likely not be considered suitable for the surrounding area, the location may be more acceptable on the roundabout corner. A more conservative estimate of 75 for low rise flats would equate to 9 units.	Available Ownership - Promoted by Solve Planning Ltd on behalf of Shanly Homes (sole landowner) Tenancies - Yes "This will allow the development to come forward in the timescales set out" Potentially Suitable TPO - Site extends over a small section of TPO area to the north (0.004ha). There are also two protected trees on site. Airfield Safeguarding - Site is in a location where development is restricted at a height of 90m Achievable Access - Site is found on the corner of two main roads with access to front and back Utilities - All utilities are expected to be available on site Viable - Promoter claims the site is viable		9		

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
0292	151-153 Vansittart Road, Windsor	Windsor	Call for Sites 2019	0.11	0.11	5	Suggestion of 5 units would equate to a density of 45dph on site, which could be reasonable given the surrounding areas mid-sized housing	Potentially Available Ownership - Promoted by Solve Planning Ltd on behalf of SG Investments Ltd (developer with an option on the site) Tenancies - Rolling short term tenancy Application - The site is currently subject of an appeal against refusal of planning permission for proposals by SG Investments Ltd for the construction of 5 dwellings to replace 2 existing dwellings (PINS Ref: APP/T0355/W/18/321576) Potentially Suitable FZ - Entire site is located within FZ2 Achievable Access - Site is adjacent to two common roads Utilities - All currently available apart from broadband Viable - Promoter claims site is viable		5		
0300	Land north of Maidenhead Road (Windsor Racecourse)	Windsor	Call for Sites 2019	5.60	1.57	34	Proposed unit capacity of 47 dwellings would create a density of 30dph given the large amount of restricted area on the site due to flood zone 3b. A more conservative density of 22dph on site would create a capacity of 34 units	Available Ownership - Site promoted by landowner Tenancy - No tenancy issues Potentially Suitable Green Belt - Entire site within Green Belt but not included within the EoS Study FZ - Large part of site within FZ3b (4.13ha), majority of remainder of site is within FZ3a Achievable Access - Promoter claims access achievable Utilities - Promoter claims most utilities are available Viability - Promoter claims viable Phasing - No quantum of development is proposed. Studio Real assumption of 30dph would be considered appropriate. This would equate to potential for around 47 dwellings on site		34		
00221	Shirley Avenue, Windsor	Windsor	Planning Application Call for Sites 2019	1.58	1.55	80	The site currently hosts a number of companies providing employment uses which could be retained/relocated on site, or as part of a mixed use site with some residential development given the surrounding residential development. In principle, the loss of employment space has been considered acceptable by the Inspector in recent appeal decision notice. Lichfield's assumptions on lead-in / build-out rates would indicate that only around 58 units could potentially be delivered in first 5 years. (51dph)	Available Ownership - Confirmation from promoter that all land owners are aware of redevelopment proposals Tenancies - multiple tenancies on site FZ - majority of site is within FZ3a Trees - there is a small TPO area on the North Eastern boundary of the parcel Access - Evidence submitted with planning application in relation to access Utilities - promoter claims all major utilities would be available on site Repromoted in 2019 CFS: Site shapefile promoted does not contain the 'works' north section of the 00221 parcel. Promoted site area of 1ha, with approx 10 houses, 80 flats and offers potential for mix uses/community centre and hotel. The 90 housing units are estimated to be completed by year 5. Would involve loss of employment which is contrary to Policy Map - issue is with capacity, without loss of employment the site's potential for housing is doubtful according to DM. Planning application received (08/02/2017) (17/00482/FULL) for 83 flats. Decision was refusal (23/06/2017) - Scheme refused due to loss of community facility and harm caused to protected trees. For info - 16/02737/FULL was approved in adjacent parcel 0310 - as such, it may be difficult to justify additional housing in 00221 which would result in any loss of employment floorspace or community facility	Currently in employment use - in recent appeal decision, Inspector concluded that the site was suitable for residential use in principle.	58	32	

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
0384	King Edward VII Hospital, St Leonards Road, Windsor	Windsor	Call for Sites 2019	0.73	0.73	47	47 flats would equate to 64dph. This would comply with StudioReal density assumptions. Lichfields build out rate assumptions would indicate that around 58 units could potentially be delivered in first 5 years, however, in this case the indication is that the site would be available from 2021 at the earliest. Therefore the ability of the site to deliver units within the first five years would be questionable.	Potentially Available Ownership - Currently long lease hold, looking at option of transfer from NHS Property Services to a local NHS Foundation Trust (both NHS organisations). This is unlikely to be Berkshire Healthcare NHS Trust but will be an adjoining Trust NHSPS is a company wholly owned by the Secretary of State, DHSC. All NHS organisations with ownership and lease hold are committed to redevelopment of the site. The principles are generally agreed by the stakeholders, NHS and local authorities, but there is a great deal of detail to be understood before the service model, and therefore the accommodation needed, is finalised. Potentially Suitable Heritage - Main building within the site area is Grade II Listed - this would need to be redeveloped Trees - Several individual TPO trees Achievable Phasing - Promoter claims site could be delivered within first 5 years. However, this would be dependant on reconfiguration of services.		47		
00190	Hythe End Farm , Hythe End Road, Wraysbury, Middlesex, TW19 5AW	Wraysbury	Call for Sites 2017 Call for Sites 2019	14.20	5.79	127	8.41ha must be excluded from the available area due to its location within flood zone 3b. No figure has been given in the proforma but given the surroundings of the site, constraints and mixed-use aspect of development, only a minimum density of 22dph could be justifiable, allowing for 127 units. This may have to be lowered further at a later stage.	Potentially Available Ownership - Site has been repromoted in 2019 by the sole landowner Tenancies - No details given on the site Potentially Suitable Flooding - 8.41ha of the site is excluded as it is in the functional flood plain (Zone 3b). The remainder of the site is approximately half in flood zone 3a and half in zone 2. Green Belt - Entirety of the site is in an unclassified section within the green belt TPO - Small strip of land on the eastern edge of the site is designated TPO area. Potentially Achievable Access - Good access onto the site as it is surrounded by several side roads Utilities - All infrastructure is available on site, apart from mains gas which is currently unknown Viability - Promoter claims that the site is viable Phasing - Build out rates suggest the site would be completed within the six to ten year time frame	Principally promoted for housing but also promoted for employment use, although no floorspace estimate was provided	54	73	

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net Units	Density Assumption (dph)	Housing – Deliverability Conclusion	Employment / Retail – Deliverability Conclusion	0-5 Years	6 – 10 Years	11+ Years
00187a	Tithe Farm Tithe Lane Wraysbury Staines	Wraysbury	Call for Sites 2015 Call for Sites 2017	0.68	0.68	23	Assuming around 35dph from site proforma for medium/large style houses. This would equate to a capacity of 23 units.	<p>Availability Unknown</p> <p>Ownership - Site was last promoted in the 2017 CFS, on behalf of the sole landowner</p> <p>Tenancies - No information given</p> <p>Potentially Suitable</p> <p>Green Belt - The site is entirely within the Green Belt and is within a parcel of land considered to offer a lower contribution to the purposes of the Green Belt as per the EoS Assessment.</p> <p>Flooding - Site borders flood zone 3b and should be careful when considering this. Approximately 0.1ha of the land is flood zone 3a, with the remainder all located in zone 2</p> <p>SPA - Protection Area within 5m to the south of the site, and any effects would have to be considered</p> <p>Heritage - Listed building to the north-east approximately 20m away from the site</p> <p>TPO - Individual trees and a TPO area border the site to the north-west</p> <p>Protected Species - Barn Owls, Bats (Pipistrelle), Grass snakes, Stag beetles all located on the site</p> <p>Achievable</p> <p>Access - Reasonable access via a dirt road immediately off of a main road. The site would have reasonable access as well into areas of Wraysbury and Old Windsor for services</p> <p>Utilities - Promoter claims all are available to the site</p> <p>Viability - Promoter claims that the site is viable</p> <p>Phasing - The proforma states the site would be completed within five years, which is backed by the used build-out rates</p>	Part of the site is currently used for small scale employment purposes. This use could be expanded further across the site, but this would require additional development to accommodate such uses.	23		
00193	Land at Wraysbury Hall (Wraysbury Hall And Land Adjacent To The North Ferry Lane Wraysbury Staines)	Wraysbury	Call for Sites 2015 Call for sites 2017	1.42	0.53	18	This parcel of land previously promoted for housing (25 units), RealStudio dph assumption would have such a site at 35dph would allow for 18 units. Previously promoted for 25 units, now wider site of 20ha including neighbouring waste site and lake promoted for 250. For the purposes of the HELAA, only the redlined part of the site owned by the promoter has been assessed (around 1.42ha).	<p>Potentially available - previously promoted.</p> <p>Green Belt - Entire site is within the Green Belt.</p> <p>FZ - Parts of the site to the north east and south are within FZ3b (0.57ha). The remainder of the site is located within FZ3a (0.32ha) and FZ2.</p> <p>Airfield safeguarding - All buildings, structures, erections and works exceeding 45m in height.</p>		18		

Not Developable Sites

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net UNits	Density (dph)	Density Assumption	Deliverability Conclusion
0001a	Land at Stubbings Farm - East of Burchetts Green Road	Bisham	Promoted in 2008 Call for sites 2015 Call for Sites 2017 Call for Sites 2019	9.31	9.31	200	21	Density assumption is conservative estimate based on surroundings and Studio Real guidance	Repromoted Call for Sites 2019. Same land area - but now promoted for housing (up to 200 units) and or employment (unspecified floorspace but 'no loss') and/or retail (unspecified floorspace). This differs from previous promotions which included potential provision of leisure and/or school use. Green Belt - Site entirely within the Green Belt but not within the EoS Analysis. Agricultural Land Classification - Promoted site considered 'Not Developable' because majority of site is best and most versatile agricultural land.
0001c	Land at Stubbings Farm - East of Burchetts Green Lane & Burchetts Green Road	Bisham	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	1.89	1.54	60	39	Density assumption is conservative estimate based on surroundings and Studio Real guidance	Repromoted Call for Sites 2019. Same land area - but now promoted for up to 60 units and some light industrial with no loss of floorspace. Green Belt - Land on very strong green belt, Agricultural Land Classification - Promoted site considered 'Not Developable' because majority of site is best and most versatile agricultural land. Small part of site is within Burchetts Green Conservation Area.
90270	Land west of Bray Upper Road, Bray, SL6 2DA	Bray	Call for Sites 2019	14.18	14.18	311	22	Site promotion of 400 homes and 180 flats would level out a density of 41dph for the site, given the very large housing to the south and small settlement of Bray to the north, along with the concentration of constraints on site, this would be fully unsuitable. A minimum density of 22dph given to the site would allow for 311 units.	Green Belt - Entire site falls within the green belt and is classified as 'very strong' according to EOS review FZ - Entire site falls under FZ3a TPO - North west of site borders a TPO area LWS - North edge of site borders a river designated as a local wildlife site PS - Protected species found on site Ownership - Promoted by PJS Ltd on behalf of part owner, developer states agreement to promote land Tenancies - Annual Farm Business Tenancy, renewed 29th September Access - Available to east side via main road, could be restricted to the west Utilities - Mains water available, rest are unknown Viability - Promoter claims site is viable Phasing - Lichfield build out rates suggest that for a development between 500-999 dwellings 67 can be built per annum, with a delay of up 5.3 years for the first completion, leaving 314 units in the first 10 years. Build out rate assumption would indicate that around 58 units could potentially be delivered in first 5 years
90335	Land off Duncannon Crescent (A)	Bray	Call for Sites 2019	2.25	2.25	49	22	Site promotion of 40 units on the site would work out a density of 18dph, slightly below that of the methodology minimal range. A density of 22 dph would allow for 49 units on site, although it may still be unlikely to come forward given the land was rejected in the last EoS assessment	Green Belt - Site is entirely within parcel of land which offers a very strong contribution to several purposes of the Green Belt as per the EoS Study. Ownership - Site promoted by land owner Tenancy - No tenancy issues Access - Yes - existing road network Utilities - Promoter claims available Viability - Promoter claims viable Phasing - Promoter claims 40 units by year 3 Build out rate assumption would indicate that around 58 units could potentially be delivered in first 5 years
90337	Land at St Leonards Farm	Bray	Call for Sites 2019	62.00	58.38	750	13	Figure estimated in the site proforma is 750 units on site. Small section at the north end is excluded due to ancient woodland in the area. The promoted figure gives a density of 13dph on site. A minimum methodology density of 22dph would allow for 1284 units, although this may be unlikely to come forward.	Green Belt - Entire parcel is within Green Belt, with majority of parcel within EoS Study as offering very strong contribution to the Green Belt. Only 2.91ha of the site is not within that classification (but still in Green Belt). Trees - Around 20ha area in South of parcel is covered by an area TPO Ownership - Promoted by landowner Tenancy -No tenancy issues Access - Access could be provided from existing road network Utilities - Promoter claims all available Viability - Promoter claims viable Phasing - TBC Studio Real density assumption of 30dph would allow for around 87 dwellings on a site that is 2.91ha Build out rate assumption would indicate that around 58 units could potentially be delivered in first 5 years
00235d	Land off Duncannon Crescent St. Leonards Farm (B)	Bray	Call for Sites 2015 Call for Sites 2019	5.2024184493	5.10	100	20	Site promoted for 20 houses at 24dph. This would be towards the lower end of the Studio Real density assumption for a site of this size and when considering surrounding densities of the adjacent housing to the north and east.	Repromoted in Call for Sites 2019 - promoted for 100 units as St Leonards Farm Green Belt - Promoted site considered 'Not Developable' because the entire site is within a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Trees - Around 17.49ha of Southern Part of the site is within a TPO area, 0.053ha of site is Ancient Woodland.

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net UNits	Density (dph)	Density Assumption	Deliverability Conclusion
00235e	Land at St Leonards Hill, Windsor (A)	Bray	Call for Sites 2015 Call for Sites 2019	5.05	4.86	Assessed as part of 90337		Assumption based on surrounding and adjacent housing to the north and east	Repromoted in Call for Sites 2019 as large submission - 'Leonards Farm' - including 00235e, 0023f and 00235d. No quantum of development provided by promoter. 00235e and 00235f Sites also assessed separately as well as together in larger site promotion. Green Belt - Promoted site considered 'Not Developable' because the entire site is within a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Trees - 0.19ha in TPO 10m buffer, around 0.82ha of site is Ancient Woodland. Priority Habitat - Several areas of Deciduous Woodland.
00235f	Land at St Leonards Hill, Windsor (B)	Bray	Call for Sites 2015 Call for Sites 2019	27.33	22.94	Assessed as part of 90337		Assumption based on surrounding and adjacent housing to the north and east	Repromoted in Call for Sites 2019 as large submission - 'Leonards Farm' - including 00235e, 0023f and 00235d. No quantum of development provided by promoter. 00235e and 00235f Sites also assessed separately as well as together in larger site promotion. Green Belt - Promoted site considered 'Not Developable' because the entire site is within a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Ancient Woodland, 3.55 in Ancient Woodland, 0.84 in TPO buffer Site of 36ha including 0235e promoted for 400 units. Mid range of 35dph could potentially provide for 802 units
00252a	Land at Homefield, Fifield Road and 274 Windsor Road Bray	Bray	Call for Sites 2019	2.40	2.40	90	38	Promotion figure of 90 units on site would create a density of 38dph, similar but slightly above that of housing to the north. The number could be renegotiated at a later stage.	Unsuitable Green Belt - Classified as making a very strong contribution Agriculture - Small area of grade 1 land in the south east of the site PDL - Part of site is developed land Potentially Available Ownership - Promoted by a developer with an option on the site. Client's Option sufficient to allow site to be promoted through Local Plan. Agreement from all owners to promote site. Tenancies - None on site Achievable Access - Adjacent to main road and side roads on site Utilities - All currently available on site Viable - Promoter claims site is viable Build out rate assumption would indicate that around 58 units could potentially be delivered in first 5 years
00253c	Land to rear of 226, 230 and 232 Windsor Road and 7, 8 & 9 Oakley Gardens (Area 1)	Bray	Call for Sites 2015 Call for Sites 2019	0.80	0.80	35	44	Site promoted for 35 houses at 44dph. This would be towards the higher end of the Studio Real density assumption for a site of this size and when considering surrounding densities of the adjacent housing to the north and east.	Repromoted in 2019 Call for Sites - promoting 35 dwellings, with 15 estimated to be completed in year 3 and 20 in year 4. Green Belt - Promoted site is considered 'Not Developable' - the entire site is Green Belt, with 0.63ha within a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Priority Habitat - NW of parcel is Traditional Orchard
00256	Bray Marina Monkey Island Lane Bray Maidenhead	Bray	Promoted in 2009 Call for Sites 2017	7.81	2.79	61	22	Dph of 22 used based on surrounding area and character along with flood risk on the site	Not repromoted 2019 FZ - Site is considered to be 'Not Developable' due to flood risk on site - 5ha is within functional flood plain FZ3b and around 1.54ha of remainder of site is within FZ3a.
00258	Land west of Monkey Island Lane, Maidenhead	Bray	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	6.69	3.28	82	25	Site has been promoted as a smaller part of the larger HA23 area, to include none of the flood zone 3b to the west. The promoted figure of 100 units would create a density of 30dph on site. A slightly lowered density of 25dph to match housing to the south would allow 82 units to come forward	Capacity calculated based on proforma, assuming around 30dph, with predominantly housing with a small number of flats The site has been promoted and is considered available. The site is located on the edge of the Green Belt close to existing residential areas. Around 2.3ha of in W and S of site within FZ3a and FZ3b (1ha) - remainder of site in FZ2 The site is located adjacent to an established residential area and is considered to be more suitable for residential development.
00279	Land at Lodge Farm – Option 1 (entire site – including community building)	Bray	Promoted in 2014 Call for Sites 2017 Call for Sites 2019	21.80	7.94	150	19	Promoted for 150 units with 667m Doctor Surgery and remainder of site as Open Space (13.86ha)	Repromoted in 2019 Call for Sites - boundary the same Previously referred to as 'Land at Lodge Farm & Philberds (Lodge Farm And Water Tower, Ascot Road, Holyport, Maidenhead)' Promoter estimates that 150 units can be delivered in first 5 years (50 each year from year 3 onwards) Heritage - Several listed buildings surround the site including Royal County of Berks Real Tennis Club, Holyport Street, Holyport, Bray. Around 6.4ha of the site is within Holyport Conservation Area. Development would likely have an impact on setting of Listed Building and Conservation Area Green Belt - Promoted site is considered 'Not Developable' - the entire site is Green Belt, with only around 2.91ha of the site not within a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. FZ - Around 5.66ha of site is within FZ3a Trees - The entire site is within a TPO area
00443	Land East of Tarbay lane and South of Dedworth Road, Oakley Green, Windsor, Berkshire	Bray	Call for Sites 2017	2.98	2.98	74	25	Promoted for 100 units at 34dph. Density of 25dph is considered more realistic for the area which would equate to 74 units	Site is not developable due to its location fully within a rejected EoS parcel, which is classed as making a strong contribution.

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0063a	The Old Malt House, Dedworth Road, Oakley Green, Windsor, Berks SL4 4LN (Site 1)	Bray	Call for sites 2017 Call for Sites 2019	0.17	0.17	6	35	Suggestion of up to 6 units would equate to a density of 35dph, matching housing to the east but not the immediate surroundings. This could potentially be acceptable but may well have to be negotiated at a later stage.	Site is not developable due to its location fully within a rejected EoS parcel, which is classed as making a very strong contribution. Majority of the site is also priority habitat.
0226	Land at Lodge Farm - Option 2	Bray	Call for Sites 2019	7.87	7.87	Do not double count with Lodge Farm Options 1 & 3			Green Belt -Promoted site is considered 'Not Developable' - within a parcel which is considered to offer a very strong/strong contribution to the purposes of the Green Belt. Promoter has provide a copy of a Green Belt study carried out by JPC Consulting arguiung against the findings of the EoS Study. FZ - 0.55ha of site within FZ2. Trees - Entire site covered by area TPO Ownership - Site promoted by landowner Tenancy - Tenancies on site but no issues identified by the promoter of the site Access - Yes - Traffic report available on request Utilities - 'Issues and decisions associated with utilities will be dealt with alongside the submission of a planning application. A sewer impact study has, however already been undertaken and is available to the Council on request' Viability - Promoter claims viable Phasing - Promoter claims 150 units by year 5 (50 per year from year 3 onwards). However, lead-in / build-out rate assumptions would indicate that only around 58 units could potentially be delivered in first 5 years. 150 units would equate to density of around 19dph.
0227	Land at Lodge Farm - Option 3	Bray	Call for Sites 2019	5.30	5.30	Do not double count with Lodge Farm Options 1 & 2			Green Belt - Promoted site is considered 'Not Developable' - within a parcel which is considered to offer a very strong/strong contribution to the purposes of the Green Belt. Promoter has provide a copy of a Green Belt study carried out by JPC Consulting arguiung against the findings of the EoS Study. FZ - 0.55ha of site within FZ2. Trees - Entire site covered by area TPO Ownership - Site promoted by landowner Tenancy - Tenancies on site but no issues identified by the promoter of the site Access - Yes - Traffic report available on request Utilities - 'Issues and decisions associated with utilities will be dealt with alongside the submission of a planning application. A sewer impact study has, however already been undertaken and is available to the Council on request' Viability - Promoter claims viable Phasing - Promoter claims that 80 units could be delivered in 4 years. However, lead-in / build-out rate assumptions would indicate that only around 58 units could potentially be delivered in first 5 years. 80 units would equate to density of around 15dph.
0239	Land on the North Side of Windsor Road Water Oakley	Bray	Call for Sites 2019	9.71	6.13	100 (C2 units)	16	Part of the site is excluded as there are numerous smaller water bodies on the site. Realistically the site would struggle to come forward as it a mixture of water, protected trees and likely swampland in between. The promotion figure of 100-200 C2 care units would create a density of 16-33dph, but the lowest figure is more likely considering the proposed mix use and nature of the site.	Unsuitable Green Belt - entire site is green belt but not included within EOS Priority Habitat - Entire site is located within this constraint FZ - Majority of site is located within FZ2 and 3a TPO - Entire site is located within A TPO area Availability Unknown Ownership - Promoted by part owner, no confirmation of agreement to promote Legal - Unknown ownership arrangements Potentially Achievable Access - Directly adjacent to a main road Utilities - Sewerage, telephone and broadband not available, others remian unknown Viable - Promoter claims site is viable Cost - Large proportion of ponds on site may hinder development Phasing - Build out rates from Lichfileds would suggest 6-10 more likely than the proposed 2 years
0242	Down Place, Water Oakley, Windsor, SL4 5UG	Bray	Call for Sites 2019	4.71	4.71	103	22	A minimum density assumption of 22dph given the surroundings and location would equate to 103 units.	Unsuitable Green Belt - entire site is green belt but not included within EOS Agriculture - Entire site is within grade 1 land FZ - Small north section of site is in FZ2 Heritage - Nearby listed building Available Ownership - Promoted by part owner , agreed by all to be promoted Achievable Access - Adjacent to side road Utilities - Most available apart from mains gas and sewerage Viable - Promoter claims the site is viable

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0272	Land adjacent to Down Place/ Bray Studios	Bray	Call for Sites 2019	3.73	0.26	5	22	Promotion is for the smaller piece of land on the west side of the Down Place road. The suggestion of 30-40 units on here would create a density of 115-154dph, which is unsuitable for the surrounding area. A minimum assumption of 22dph would only be fitting considering the surroundings and would only allow for 5 units	Green Belt - entire site is green belt but not included within EOS Agriculture - nearly entire site is located within grade 1 land Trees - Small section for housing is undesignated woodland FZ - Small section to the north is within FZ2 Heritage - listed building east of the site Ownership - Promoted by Leith Planning Ltd on behalf of part owner Tenancies - None on site Access - Available via side roads Utilities - All unknown to site Viable - Promoter claims site is viable
0277	Land north of The Guild House, Monkey Island Lane	Bray	Call for Sites 2019	1.76	1.76	40	23	Promotion figure given of 40 units would equate to a density of 23dph, which would be suitable given the mix of surroundings from greenbelt to housing to the west.	Green Belt - Entire site is within the green belt and is classified a part of making a very strong contribution Contaminated Land - Approximately 0.25ha of the east end of the site is within expected contaminated land Ownership - Promoted by the sole landowner of the site Tenancies - None on site Access - Site is available via a main road that is adjacent to the site Utilities - All utilities are currently available to the site Viable - Promoter claims that the site is viable
0319	Land on the west side of Fifield Road , Bray, SL6 2DY	Bray	Call for Sites 2019	1.07	1.07	45	42	Promotion suggestion of 45 units on the site would equate to a density of 42dph for smaller, terraced housing. This would be slightly more than the housing to the north, but could be renegotiated at a later stage if necessary.	Unsuitable Green Belt - Classified as making a very strong contribution PDL - Part of site is developed land Potentially Available Ownership - Promoted by a developer with an option on the site for 3 years. No mentioned agreement for promotion Tenancies - None on site Achievable Access - Adjacent to main road and side roads on site Utilities - All currently provided on site Viable - Promoter claims site is viable
0362	Summerleaze, Monkey Island Lane, Bray, Maidenhead	Bray	Call for Sites 2019	6.20	6.20	140	22	140 units on 6.2ha site would equate to 22dph.	Site is safeguarded for minerals and waste use, and is therefore not considered developable for housing. Available Ownership - Promoter is a developer with an option on the site - The option agreement allows sufficient time to promote the application through the Local Plan process and to submit the necessary applications for planning permission. Tenancy - No issues Potentially Suitable Green Belt - Entire parcel is within Green Belt, with majority of parcel within EoS Study as offering lower/moderate contribution to the Green Belt. FZ - Entire site within FZ2 Waste - Existing waste site Potentially Achievable Access - The layout is designed to maintain a separate haul route whilst providing suitable access to serve the residential scheme. Utilities - Promoter claims all available Viability - Promoter claims viable as a housing scheme Phasing - TBC Build out rate assumption would indicate that around 60 units could potentially be delivered in first 5 years on a site of this size (units)
0002c	Land To The North of Greenacres Switchback Road North Maidenhead (Cemetery Field, Maidenhead)	Cookham	Call for Sites 2017	23.10	23.10	924	40	Density assumption based upon higher density of small housing to reflect that of the surroundings at Maidenhead	Not repromoted 2019 Call for Sites Green Belt - Promoted site considered 'Not Developable' because it is entirely within a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the EoS.
00035	The Walled Garden White Place Farm Sutton Road Cookham Maidenhead	Cookham	Call for Sites 2016 Call for Sites 2017	5.69	4.91	6	1	Site is isolated within the green belt and constrained by flooding. The suggestion of 6 units would equate to a density of 1dph on site which is well below the methodology, but it is unlikely housing will come forward on site.	Previously Promoted for 6 houses, but site not repromoted in 2019 Call for Sites. Green Belt - Promoted site considered 'Not Developable' because entire site is within a parcel assessed as making a strong/ very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. FZ - 0.43ha in FZ3b, Entire site in FZ2, half in FZ3a

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00074	Land Adjacent To Lee Cottage School Lane Cookham Maidenhead (Land adj. to Butts Leigh)	Cookham	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	0.28	0.28	6	22	Density assumption is conservative estimate based on surroundings and Studio Real guidance	Repromoted in Call for Sites as 'Land adjoining Holy Trinity School'. Promoted for 3 housing units in year 2. Green Belt - Promoted site considered 'Not Developable' because entirety of site is within a parcel assessed as making a very strong contribution to all purposes of the Green Belt in the Edge of Settlement Analysis. FZ - Entire site in FZ2
0009	Land Between Terrys Lane And Poundfield Lane Cookham Maidenhead (Poundfield)	Cookham	Call for Sites 2015 Planning Application Call for Sites 2017 Call for sites 2019	5.43	5.43	20	4	Promoted for 40 units which would equate to 7dph. However, recent planning application for 28 units was refused on scale, size and heritage reasons (16/02300/FULL). Therefore a more conservative estimate of 20 units has been used for the purposes of this assessment. This would have to be fully assessed at development management stage.	The site has been considered not developable on the basis that it is located within both the green belt and a conservation area. This means it would be rejected in an Edge of Settlement analysis on making a strong / very strong contribution to historic factors, and would not pass unless deemed necessary to regeneration efforts in the area. Other constraints include the numerous listed and non-listed buildings surrounding the site to the east
00072a	Ridgeway Site Cannon Lane, Maidenhead	Cox Green	Call for Sites 2017 Call for Sites 2019	22.8	7.50	157	21	Density assumption is conservative estimate based on surroundings and Studio Real guidance	Repromoted in Call for Sites 2019 - same area and estimated housing units with 8000sqm for independent school, open space and recreational use. Promoter's estimated delivery trajectory - 65 over 1 year, 65 over 2 years, and 27 over 3 years. Green Belt - Promoted site considered 'Not Developable' because entire site is within a parcel assessed as making a strong/ very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Agricultural Land Classification - Around 11.9ha of site is Grade 2.
00123c	Land east of Woodlands Park Avenue and north of Woodlands Business Park, Maidenhead (East)	Cox Green	Call for Sites 2015 Call for sites 2017 Call for sites 2019	8.20	8.20	300	37	Current proposed density works out at 37dph, but once Proposed open space has been specified this should be taken into account. Possibility remains for an increase in units proposed	Site has been classed as not developable due to its rejection in the 2016 Edge of Settlement analysis. This site is also affected by its agricultural grade 2 land, nearby listed buildings and priority habitat on the site.
00311c	Firtree Farm, Ockwells Road, Maidenhead	Cox Green	Call for Sites 2015 Call for sites 2017	14.40	9.26	275	30	Assumption based on high density housing to the north-west whilst considering potential constraints on site	Not repromoted 2019 - previously promoted for 200-275 units. Green Belt - Promoted site is considered 'Not Developable' - the entire site is Green Belt, with only around 2.91ha of the site not within a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. FZ - 5.136ha of site in FZ3b, 2.45ha of site within FZ3a and 3.7ha within FZ2
01112	Land to the South of Woodlands Park Woodlands Park Maidenhead Berkshire SL6 3JB	Cox Green	Call for Sites 2017 Call for Sites 2019	6.20	6.20	140	23	Density assumption is conservative estimate based on surroundings and Studio Real guidance	Repromoted in Call for Sites 2019 as 'Land to SE of Woodlands Park'. Current use - 69050m Agricultural land. Promoted for 140 homes and 20,000m employment in first 3 years. Green Belt - Promoted site considered 'Not Developable' as it is entirely within a parcel of land considered to offer a very strong contribution to protecting against urban sprawl in the Edge of Settlement (EoS) Analysis. FZ - Around 2.7ha of site in FZ2
0284	Riding Court Farm, Riding Court Road, Datchet	Datchet	Call for Sites 2019	48.00	48.00	1056	22	A minimum density of 22dph would have to be assumed for the site considering the number and severity of constraints for the site, and this would equate to 1056 units. Any agreements to revert the land to agricultural use after its quarry use expires would dramatically reduce the developable area as a large proportion of the site is grade 1 land.	Green Belt - entire site is green belt but not included within EOS FZ - Majority of the site lies within FZ3a and FZ2, with the centre being section being FZ1. Agriculture - Most of the site falls within grade 2 or 3 land according to the post 1989 data, but a small section of 2.4ha to the east is within grade 1 land. Priority Habitat - 1ha of deciduous woodland to the north end of the site Heritage - Site boundary extends around a listed building in the centre Minerals- Site is an existing mineral site (Quarry) Ownership - Promoted by CBRE Planning on behalf of CEMEX UK Operations Ltd (sole landowner) Tenancies - None on site Access - Site is located next to the motorway but is accessible via a road and bridge extending over the motorway Utilities - Unknown availability for all infrastructure Viable - Promoter claims site is viable Phasing - Developer believes site could complete within 6-10 years
00442	Land at White's Lane, Datchet	Datchet	Call for sites 2017 Call for Sites 2019	2.22	1.87	75	34	Promoted capacity of 75 units would equate to around 34dph.	Promoter claims the site is available and could be completed within 2-3 years, however Lichfields build out rate assumptions suggest this may take longer. The site contains some significant constraints. Green Belt - Site is entirely within GB and has been assessed in the EoS and considered to offer a lower contribution to the purposes of the GB. FZ - The site is completely within FZ3a. ALC - Around 90% of the site is Grade 1 land. Site is in very close proximity to M4 - a buffer of 10m would equate to 0.35ha.

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00069a	Masters boathouse, Pockocks Lane, Eton, SL4 6HW	Eton	Call for Sites 2017 Call for Sites 2019	0.25	0.11	2	18	Site Promoted for 5 units which would reach a density of 45dph. A more suitable density of 22dph would allow for 2 units.	Repromoted in CFS 2019: 0.25ha, promoting 5 flats above retained boathouses/stores, estimated to be completed within 4 years. FZ - 0.034ha of the site is within FZ3a, the remainder of the site is entirely within FZ3b. GB - Site is entirely within GB - not within EoS Study as not on edge of excluded settlement The site is considered unsuitable.
00205	Land to the rear of at Willowbrook, Eton	Eton	Promoted in 2015 Call for Sites 2017	1.11	0.35	7	20	The site is restricted due to the flood zone 3b within the area. A minimum density of 22dph would allow for 7 units on site considering the number of remaining constraints, although the site is unlikely to come forward	The site is deemed not developable because it is predominantly greenfield land, of which half falls under grade 1 agricultural land. Half of the site also falls under flood zone 3b, and the remainder would be too small in size to fit five houses or more on. The site is further constrained by flood zone 3a covering most of the site remainder, and priority habitat of deciduous woodland and additional habitat covering the whole site.
00411	Crown Farm, Eton Wick Road, Eton Wick (Site B)	Eton	Call for Sites 2015 Call for Sites 2017	1.50	1.50	50	33	Promoted for 50 self build units, would equate to a dph of 33 which is comparable to the surrounding area	Not repromoted 2019. Green Belt - Promoted site is considered 'Not Developable' - the entire site is within a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Common Land - Entire site is also Common Land (The Brocas) FZ - Entire site in FZ3a
00023a	Land to the East of Horton Road and to the West of the Colne Valley Way, Horton, Berkshire, SL3 OLP	Horton	Call for Sites 2017 (New)	52.00	36.00	500	14	Density assumption is conservative estimate based on surroundings and Studio Real guidance	Around 20% site on functional floodplain / 19.52ha of Northern part of site is within edge of Settlement 2016 parcel considered to be strong/very strong. Around 10ha of site is FZ3b. Operations originally due to cease in 2023 but extension to 2025. Site is currently in M/W usage - sand/gravel extraction Repromoted in Call for Sites 2019 - Housing (400-500 units), Employment (526,000m2) Leisure (100,000m2), Waste & minerals, Solar Farm (up tp 10,000m2) estimated 6-10 years. 17/03850/VAR for continued extraction and restoration of site for extraction of sand etc (pending consideration - 09/03/2018) Promoted site considered 'Not Developable' because of ongoing Minerals and Waste use combined with other significant constraints against Housing use.
0236	Ashgood Farm, Stanwell Road, Horton, SL3 9PA	Horton	Call for Sites 2019	2.85	2.85	50	18	Figure of 50 promoted units on the site would equate to a density of 18dph. This could be acceptable in terms of density due to the location and number of constraints on site.	Unsuitable Green Belt - entire site is green belt but not included within EOS Agriculture - Entire site practically within grade 1 land FZ - Half of site within Flood Zones 2 and 3a Heritage - Listed Building located in centre of the site PDL - North of site is developed land Available Ownership - Promoted by owner Achievable Access - Directly adjacent to a main road Utilities - Most available on site apart from mains gas and sewerage Viable - Promoter claims site is viable Build out rate assumption would indicate that around 58 units could potentially be delivered in first 5 years
0253	Land south of Horton Lodge, Horton Road, Horton	Horton	Call for Sites 2019	2.00	0.80	20	25	The proforma suggests a density of 25dph at the whole area for 50 dwellings. If this density applies to the reduced area after FZ3b is removed this would equate to 20 units	Unsuitable Green Belt - entire site is green belt but not included within EOS Agriculture - Entire site is within grade 1 land and undeveloped, but has the reservoir to the west and quarry to the east. FZ - Half of site is in FZ3b, east half is FZ1 Heritage - Nearby listed building to north and south Available Ownership - Promoted by developer with an option on the land Legal - Promoter has a "long term agreement" in place in respect of land Potentially Achievable Access - Site is located adjacent to a main road Utilities - Access to most apart from mains gas and sewerage on site Viable - Promoter claims site is viable Costs - Large section towards the road is FZ3 and woodland likely to be undevelopable, may affect access and costs
0013b	Land South of Berkshire College of Agriculture, Burchetts Green Road, Maidenhead, SL6 6QR	Hurley	Call for Sites 2017	2.81	2.81	84	30	100 dwellings would equate to 35dph. In this rural setting, a lower density assumption could be considered more appropriate. 30dph would equate to 84 dwellings.	Primary reason for no inclusion is the sites location that is fully within a historic park and garden. The site is also isolated within the green belt and fully covered by a TPO area.

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0018	Flics Cafe yard and Wingroves nursery, Bath Road, Knowl Hill, Reading	Hurley	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	2.96	2.96	74	25	Lower density assumption of 25dph considered more suitable to surrounding area	Green Belt - Entire site is within Green Belt but not included in the EoS Analysis. Heritage - Site in very close proximity to listed building Ecology - majority of site is grassland and within protected species area Agricultural quality - could result in a loss of best and most versatile agricultural land.
0019	Land adjacent to Keeleys Transport, Bath Road, Knowl Hill, Reading	Hurley	Call for Sites 2017 Call for Sites 2019	0.74	0.74	10	14	Promoted figure of 10 units would work out at a 14dph, which could be acceptable given the woodland and pond on the site.	Repromoted in Call for Sites 2019 - promoter estimates 10 units to be completed within year 1. Green Belt - Entire site is within Green Belt but not included in the EoS Analysis. Common Land - Promoter claims that the land being promoted is within their ownership, however, the promoted site is considered 'Not Developable' as the entirety of the site is Common Land and there is seemingly no mechanisms in place to make land available
0291	Berkshire College of Agriculture - Sewage Works	Hurley	Call for Sites 2019	0.45	0.45	10	23	Site suggestion of 24 units would equate to a density of 49 for the site, for terraced housing or low flats. Either of these would be unsuitable given the surrounding character of the site. A more suitable 23dph given the surroundings would allow for 10 units	Heritage - Nearby listed buildings to the north west, and entire site is within a historic park or garden TPO - Entire site is within a TPO area Agriculture - Almost half of the site is under grade 1 land Protected Species - Stag beetle just north of site Ownership - Promoted by Solve Planning Ltd on behalf of Berkshire College of Agriculture (sole landowner) Tenancies - None on site Access - Common roads leading to site north of Burchetts Green Utilities - All currently provided on the surrounding area Viable - Promoter claims site is viable
00128a	Land North of Furze Platt Road, Maidenhead	Maidenhead	Call for Sites 2017 Call for Sites 2019	16.37	5.35	160	30	Promotion value of 400 units would equate to a 24dph on the whole site, but at the reduced area this would become a 75dph. A density of 30dph reflecting the dense housing south and the greenbelt to the north on the land that isn't within class 2 agricultural grade would equate to 160 units on site.	Repromoted in Call for Sites 2019 - Promotion has increased to 400 dwellings, with estimated 120 dwellings in first 5 years and 200 units in 6-10 years. Green Belt - Promoted site considered 'Not Developable' because entire site is within a parcel assessed as making a strong/ very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Agricultural Land Classification - Around 11.02ha of site is Grade 2.
00317	Sewage works and allotment gardens, south of Stafferton Way and west of Green Lane, Maidenhead	Maidenhead	Call for sites 2017	9.20	8.06	177	22	A cautious density assumption of 22dph given the number of constraints on site would allow for 177 units.	Not repromoted 2019 Green Belt - Entire site is within the Green Belt. Site is also entirely within a parcel assessed as making a lower/moderate contribution to the purposes of the Green Belt. FZ - Around 1.14ha in FZ3a with 4.8ha of the site within FZ2. The site is considered 'Not Developable' due to the amount of significant constraints on site in combination with the fact that the site would require extensive redevelopment and removal of existing waste site.
00170	Crimp Hill, Old Windsor (North)	Old Windsor	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	10.80	3.13	77	25	Site promoted for 77 houses with pond and landscaping at 25dph.	Repromoted in 2019 Call for Sites - promoted site area of 10.76ha with estimated 77 dwellings and potential for SANG provision and expansion land associated with St Peter's CofE Middle School. Promoter estimates that 20 units to be completed by year 2, 40 in year 3 and 17 in year 4. Green Belt - Promoted site considered 'Not Developable' because majority of site is within a parcel assessed as making a strong/ very strong contribution to the purposes of the Green Belt in the Edge of Settlement Analysis.
00175	Priory Stables Sites B, Old Windsor	Old Windsor	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	6.89	3.36	150	45	Site promoted for 150 houses with pond and landscaping at 45dph. This would be towards the higher end of the Studio Real density assumption for a site of this size and when considering surrounding densities.	Repromoted in 2019 Call for Sites - promoter estimates 150 houses. Estimated completions (for both site A & B) - 50 in year 2, 50 in year 3, 50 in year 4 and 20 in year 5. Green Belt - Entire site within Green Belt but not within EoS Analysis. Heritage - Entire site falls within boundary of Scheduled Ancient Monument - Early medieval and medieval palace and associated monuments, Kingsbury Flooding - 2.5ha in FZ3b - most of remainder of site within FZ3a Promoted site considered 'Not Developable' because of the amount of significant constraints.
00176	Priory Stables Site A, Old Windsor	Old Windsor	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	0.83	0.83	20	24	Site promoted for 20 houses at 24dph. This would be towards the lower end of the Studio Real density assumption for a site of this size and when considering surrounding densities.	Repromoted in 2019 Call for Sites - promoter estimates 20 houses. Estimated completions (for both site A & B) - 50 in year 2, 50 in year 3, 50 in year 4 and 20 in year 5. Green Belt - Entire site within Green Belt but not within EoS Analysis. Heritage - Entire site falls within boundary of Scheduled Ancient Monument - Early medieval and medieval palace and associated monuments, Kingsbury Flooding - Majority of site (0.76ha) within FZ3a - remainder in FZ2. Promoted site considered 'Not Developable' because of the amount of significant constraints.

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net UNits	Density (dph)	Density Assumption	Deliverability Conclusion
0229	Land adjacent to Pelling Hill, Old Windsor, SL4	Old Windsor	Call for Sites 2019	5.48	5.48	60	11	Promoted figure of 45-60 dwellings would give a density assumption of 8-11dph. The larger figure would be more suitable in terms of density in this case. The proforma suggests the size is sufficient to allow mitigation of certain constraints which would explain the lower density.	Unsuitable Green Belt - Classified as making a very strong contribution to the green belt Priority Habitat - Small section encroaches onto south of the site Ancient Woodland - Site is surrounded by this constraint but none on site TPO - Site borders a TPO area to the north Available Ownership - Promoted by owner Tenancies - On site, no details given however Achievable Access - Near to a side road but not directly adjacent Utilities - All currently available on site Viable - Promoter claims that the site is viable Build out rate assumption would indicate that around 58 units could potentially be delivered in first 5 years
0237	Moram Lodge, Datchet Road, Old Windsor	Old Windsor	Call for Sites 2019	1.01	1.01	15	15	Promoted unit capacity of 10-15 units would create a density of 10-15dph. This could be more acceptable on site given the number of constraints over the promoted area.	Unsuitable Green Belt - Classified as making a very strong contribution to the green belt FZ - Majority of site is located in FZ3a, rest is FZ2 Available Ownership - Promoted by part owner, agreed by all to be promoted Achievable Access - Directly adjacent to a main road Utilities - All currently available on site Viable - Promoter claims the site is viable
0341	Land south of Crimp Hill, Old Windsor	Old Windsor	Call for Sites 2019	10.16	10.16	223	22	Promotion figure of 114 units would equate to a density of 11dph on site. A minimum density assumption of 22dph as recommended in the methodology would equate to a capacity of 223 units, although this is unlikely to come forward due to its failure of passing the EoS assessment	Green Belt - Entire site within parcel of land which offers a strong/very strong contribution to the purposes of the Green Belt as per the EoS Study. This has been contested by the promoter. FZ - 2.15ha in East of site falls within FZ3a, 1.01ha in East of site falls within FZ2 Promoted with potential for SANG Ownership - Promoter has a 12+year option on the site. A small area of the site is currently outside of Richborough's existing promotion agreement but discussions ongoing with the owners of that land regarding bringing it forward for development. Tenancy - 'Standard farm business tenancies with associated break clauses'. Access - Access is proposed to be taken from Crimp Hill with a spine road provided connecting Crimp Hill to Burfield Road at the southern end of the site. Utilities - Unknown Viability - Promoter claims viable Phasing - TBC Promoter claims that 114 homes could be delivered in first five years. However, Lichfield's lead-in time and build out rate assumptions would indicate that around 58 units could potentially be delivered in first 5 years. 114 homes would equate to 16dph which would be at the lower end of Studio Real density assumptions for a site of this type in this type of location.
0201	Broomhall House, Broomhall Lane, Sunningdale	Sunningdale	Call for Sites 2019	1.30	1.30	14	11	Promotion of 4 units creates a density of 3dph and is below HELAA allowance in the methodology. To match the surrounding area, a 11dph would allow for 14 units.	Site is considered not developable on the basis that it is directly inbetween two EoS parcels, both of which have been rejected. The land is part of a small stretch of green belt separating Sunninghill from Sunningdale and would be very unlikely to pass the EoS as a result. Furthermore, there are significant tree based constraints on site, with the west side containing both TPO area and priority habitat. Individual protected trees are also scattered about the site.
0219	Land to the North of London Road, Sunningdale	Sunningdale	Call for Sites 2019	0.81	0.81	5	6	Site promotion of 5 units would equate to a density of just 6dph on site. However, the houses are very large in side around this site and in comparison may only be able to fit 2-3 units. This would have to be decided at the development management stage however.	Green Belt - Site is within a parcel which is considered to offer a very strong/strong contribution to the purposes of the Green Belt. Ownership - Site promoted by landowner Tenancy - Broomhall Farm: Let on a yearly Agricultural Holdings Land Act tenancy. The landlord retains an option to remove parts of the demise on the grant of planning permission. Access - Promoter claims access achievable from London Road Utilities - Promoter claims available Viability - Promoter claims viable Phasing - Promoter claims 5 units by year 1
0220	Land to the South of Bedford Lane	Sunningdale	Call for Sites 2019	1.15	1.15	20	17	Promoted figure of 20 units would equate to a density of 17dph on site. This may be acceptable given the larger size of the surrounding houses in the area.	Green Belt - Site is within a parcel which is considered to offer a very strong/strong contribution to the purposes of the Green Belt. Ownership - Site promoted by landowner Tenancy - Broomhall Farm: Let on a yearly Agricultural Holdings Land Act tenancy. The landlord retains an option to remove parts of the demise on the grant of planning permission. Access - Promoter claims access achievable from Bedford Lane. Utilities - Promoter claims available Viability - Promoter claims viable Phasing - Promoter claims 20 units by year 2

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net UNits	Density (dph)	Density Assumption	Deliverability Conclusion
0332	Wardour Lodge, Sunningdale	Sunningdale	Call for Sites 2019	3.80	3.80	40	11	The site has been promoted at a capacity of 40 units which would equate to a density of 11dph. Whilst this is below the recommended methodology density, this may be more suitable as the site is very unlikely to come forward given its position within the green belt.	Green Belt - Entire site within Green Belt and within parcel of land which is considered to offer a very strong/stong contribution to purposes of the Green Belt as per the EoS study. Trees - Majority of site covered by area TPOs Priority habitat - Deciduous Broadleaved woodland ialong South East and South West boundaries. Air/Noise - Site is directly adjacent to the railway line to the south-west, creating potential pollution issues Ownership - Site owned by family shareholders who are in agreement that the site could be promoted for development. Tenancy - Yes, 6 month assured shortholds (rental properties) Access - Yes - existing road network Utilities - Promoter claims available Viability - Promoter claims viable Phasing - TBC
00161c	Land at Broomhall Lane, Sunningdale	Sunningdale	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	3.65	3.05	120	39	Density assumption to reflect nearby housing to the south and east of the site.	Repromoted in Call for Sites 2019 as Broomhall Paddock - same site area. Green Belt - Promoted site considered 'Not Developable' because majority of site is within a parcel assessed as making a very strong contribution to protection against sprawl in the Green Belt in the Edge of Settlement Analysis. Priority Habitat - The entire area of the site which is not inside the EoS area is Deciduous Woodland (TPO area). Trees - Several individual TPOs and 0.13ha part of site in NW is TPO area.
00162b	London Road Car Park and Land north of London Road, Sunningdale	Sunningdale	Call for Sites 2015 Call for Sites 2019	26.56	26.46	50	2	Promoted for 50 units, also for SANG - 5.5ha in association with housing.	Repromoted Call for Sites 2019 - Named Broomhall Farm in proforma Promoted for 50 units, also for SANG - 5.5ha in association with housing - let RP know about this site. Promoter claims that site could come forward in next 5 years. Green Belt - Promoted site considered 'Not Developable' because majority of site is within a parcel assessed as making a strong/very strong contribution to the purposes of the Green Belt in the Edge of Settlement Analysis. 0.10ha in TPO 10m buffer zone FZ - 2.45ha of site is within FZ3a, 4.08ha of site is within FZ2 Should be noted that this site was promoted with 0162a. The two sites have been assessed seperately in order to be consistent with previous documentation such as the adopted Neighbourhood Plan.
0441	Broadlands Farm and Broadlands Farm Cottage, Bagshot Road, Ascot	Sunningdale	Promoted in 2016 Call for Sites 2017	1.1	0.83	18	22	Conservative density assumption based on surrounding development	Not repromoted 2019 Green Belt - Promoted site is considered 'Not Developable' - the entire site is within a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Trees - 0.27 in TPO 10m buffer
00038	Land at Ashurst Park Ashurst Park Church Lane Ascot	Sunninghill and Ascot	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	2.12	1	20	20	Assuming conversion of existing office building to flats	Site is not developable due to its location fully within a rejected EoS parcel, which is classed as making a very strong contribution.
00042a	Ascot Racecourse - Car park to the south of High Street	Sunninghill and Ascot	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	19.50	19.50	585	30	Density assumption to reflect nearby housing to the south and east of the site	Repromoted in Call for Sites 2019 - Same site boundary. Name of site has been changed to match promotion from Car parks 2 and 3 and Surrounding Land and Buildings North of Railway Line and South of Ascot Racecourse. Green Belt - Promoted site considered 'Not Developable' because majority of site is within a parcel assessed as making a strong/very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Priority Habitat - Several areas of the site are mapped as being Deciduous Woodland
00106a	Beechgrove, Church Lane, Sunninghill	Sunninghill and Ascot	Call for Sites 2017 Call for Sites 2019	2.78	2.78	45	16	Density assumption is conservative estimate based on surroundings and Studio Real guidance	Repromoted in Call for Sites 2019 - Site area promoted 2.78ha promoted for 22-49 housing units. Promoter expects 22 units to be completed in year 2 and 23 units in year 3. Green Belt - Promoted site considered 'Not Developable' because entire site is within a parcel assessed as making a strong/ very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Priority Habitat - 0.59ha of site is considered 'Traditional Orchard'
00126	Queens Beeches House London Road Ascot SL5 7EQ	Sunninghill and Ascot	Planning Permission	0.38	0.38	8	21	8 units would equate to 22dph. This would be at the around the minimum densities considerd by Studio Real and would be very questionable considering very large size of nearby houses and development management decisions on surrouding development.	A past application (18/01656/FULL) has been approved for a single unit on the site, and following evidence provided from DM suggesting the site is not suitable for 10 units the promotion has been moved to not developable. Development management suggest the site would not be developable for more than 1 unit.
00137	The Pavilion London Road Sunninghill Ascot SL5 0PH	Sunninghill and Ascot	Call for Sites 2015 Planning applications	0.75	0.40	15	37	Promoted for 15 flats. Around 0.4Ha developable area which would equate to 37dph.	Site is not developable due to its location fully within a rejected EoS parcel, which is classed as making a very strong contribution.

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net UNits	Density (dph)	Density Assumption	Deliverability Conclusion
00139	Site at Larch Avenue, Sunninghill (Land Rear of Cary Cottage London Road)	Sunninghill and Ascot	Call for Sites 2015 Call for Sites 2017	0.96	0.74	20	27	Density assumption is conservative estimate based on surroundings and Studio Real guidance.	Not repromoted in 2019 Call for Sites. Green Belt - Promoted site considered 'Not Developable' because entirety of site is within a parcel assessed as making a very strong contribution to protection against sprawl in the Green Belt in the Edge of Settlement Analysis. Trees - Developable area of 0.74ha due to TPO Areas - Promoted for 5-20 dwellings - would equate to 27dph which would be suitable in this area.
00033a	Hangers at White Waltham Airfield Waltham Road Maidenhead	White Waltham	Call for Sites 2015 Call for Sites 2017	1.99	1.20	36	30	Capacity calculated based on proforma which estimates 30dph and assumes medium/large style housing	Site is not developable due to its location fully within a rejected EoS parcel, which is classed as making a very strong contribution.
00113a	Woodlands Park Avenue/Snowball Hill Woodlands Park Maidenhead Berkshire SL6 3LU	White Waltham	Call for Sites 2017 Call for Sites 2019	6.91	6.91	105	15	Density assumption is conservative estimate based on surroundings and Studio Real guidance	Repromoted in 2019 Call for Sites as 'Land to South of Woodlands Park'. 5.2ha site with 105 houses promoted with open space/land for primary school and nursery school. Promoter estimates 140 units within 2-3 years. Green Belt - Promoted site considered 'Not Developable' because entire site is within a parcel assessed as making a strong/ very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis. Agricultural Land Classification - Around 2.8ha of site is Grade 2.
00116a	Land to the north of Church View White Waltham Maidenhead Berkshire SL6 3JQ	White Waltham	Call for Sites 2017 Call for Sites 2019	0.60	0.60	13	22	A density of 22dph given the surroundings and Studio Real assumptions would allow for 13 units on site	Repromoted in Call for Sites 2019 - Site is 0.64ha with promoter estimating 22 houses in next 5 years. Green Belt - Promoted site considered 'Not Developable' because entire site is within a parcel assessed as making a strong/ very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.
00122	Land at Cannon Lane and Breadcroft Lane, Maidenhead	White Waltham	Correspondance with agent Reg 19 rep 2017 Call for Sites	3.88	2.85	100	35	Promoted for 100 units Calculated based on reduced developable area due to proximity to railway. Assumed around 35dph consisting of mostly housing with some flats.	The site is 90% within an excluded airfield safeguarding zone which leaves only a small section available for development. It is unclear if this would be mitigated through the topography of the site. Use of site for housing would conflict with the Hurley and Walthams Neighbourhood Plan. Numerous other constraints also include the green belt, a large section of priority habitat on site and the close location of the bordering railway line.
0333	White Waltham Airfield	White Waltham	Call for Sites 2019	110.90	107.60	3228	30	No figure is given in the promotion as it is stated the site would need to be subjected to masterplanning. An assumed density of 30dph, matching the adjacent densities in Cox Green and respecting the setting of the site, would allow for up to 3228 units on site.	Green Belt - entire site is within parcel considered to offer very strong contribution to some aspects of purposes of the Green Belt according to EoS study. Agricultural Land Class - small part of the parcel to the North is Grade 2 land (3.2ha). Priority Habitat - Small part of the parcel within ALC Grade 2 is also considered to be priority habitat (broadleaved deciduous woodland) as per the National Forest Inventory 2014. Ownership - Promoter is sole landowner Tenancy - No tenancy issues on site - flying club occupies under license Access - Yes Utilities - Promoter claims available Viability - Promoter claims viable Phasing - TBC Studio Real density assumption of 30dph could be suitable for this area and density at that range would provide 3228 dwellings.
00407	Windsor Area Police Station, Alma Road, Windsor	Windsor	Contact with site owner 2018	0.32	0.32	32	100	Assuming medium rise flats at around 100dph	The site forms a suitable location for development, with existing use anticipated to relocate to an alternative location. However, contact with site owner in 2019 confirmed that the site is no longer available for development.
00178	Land south of The Drive, Wraysbury	Wraysbury	Call for Sites 2015 Call for sites 2017 Call for Sites 2019	6.41	3.79	83	22	Land given lowest density assumption due to the number of constraints on site including the green belt, Flood zones 3b, 3a and 2, and the site being near in proximity to a SPA.	Repromoted Call for Sites 2019 - No change to the promotion. Green Belt - Majority of site is within a parcel of land considered to offer a lower/ moderate contribution to all of the Green Belt Purposes in the EoS. FZ - 2.62ha in FZ3b - majority of remainder of site in FZ3a Priority Habitat - 1.4ha of site is Deciduous Woodland SPA - The promoted site has been considered 'Not Developable' due to the number and severity of constraints on site, including it's proximity to the nearby SPA.
0321	Land at 38b Station Road/Tithe Lane	Wraysbury	Call for Sites 2019	0.60	0.60	10	12-17	Promoted figure of 7-10 units would give a density of 12-17dph on site, which would be considered more suitable given the surrounding housing and constraints on site.	Site is considered not developable for the number and severity of multiple constraints on and around the site. Flood zone 2 covers the site, and zone 3a covers the access point as well. The site is within the green belt though this is considered to make a lower contribution. There are individual protected trees on site and over the access into the site. The site is also almost adjacent to a SSSI and SPA to the south (South West London Water Bodies).
0325	Deep Meadow, 18 Garson Lane Wraysbury	Wraysbury	Call for Sites 2019	0.36	0.18	5	28	Site is promoted for either 4-6 houses or a block of 10 flats. The remaining area after flood zone 3b is removed would potentially allow for 5 units at a smaller density, but the site is very unlikely to come forward at this amount.	Site is considered not developable on the basis that over half the site is within flood zone 3b and this includes the access both into and out of the site. The remainder of the site is then still constrained by flood zone 3a.

HELAA ID	Site Address	Parish	Site Source	Total Site Area (Ha)	Developable Site Area (Ha)	Total Net UNits	Density (dph)	Density Assumption	Deliverability Conclusion
00315d	Maidenhead United Football Club, York Road, Maidenhead	Maidenhead	Promoted by third party - Reg 18	1.02	1.02	100	100	Town centre location could support higher density development - conservative mid range density assumption of mid-rise flats could allow for 100dph. Promoted Reg 18 as part of 250 units	Loss of site would lead to loss of important community facility Housing - no build out rate estimation provided but assumptions on build out rates in methodology suggest that 100 units could be provided within 6-10 years Airfield Safeguarding - In a zone where development is restricted at 90m in height
00149a	Ffiennes Farm, Littlewick Green, Maidenhead Berkshire	White Waltham	Call for sites 2017 Call for sites 2019	15.3	1.52	267	35	Promoter claims that 60% of the site is developable, therefore, 321 units equates to around 35dph which is consistent with the density assumptions in the HELAA methodology.	Available - promoter claims units could be delivered in first 5 years, however, Lichfields build out rate assumptions would imply that only a percentage of this could come through in this time. Green belt - Site is entirely within the GB and not with EoS assessment. ALC - 14.5ha of the site is within Grade 2 land. Heritage - Close proximity to Grade II Listed '2 Adjoining Barns at Feens Farm' Airfield Safeguarding - All buildings, structures, erections and works, exceeding 15m in height
00034f	Land at Grove Business Park, White Waltham	White Waltham	Call for Sites 2015 & 2017 Call for Sites 2019	4.77	4.40	80	18	Estimated Proforma output of 80 units would provide a density of 18dph, which could be acceptable depending upon location of employment uses and their proximity to residential uses.	The site has been promoted, with various employment uses continuing to operate on site along with a proposed nursery. However there would be a loss of light industrial floorspace on site which would need to be considered very carefully and would be unlikely to be supported. Green Belt - Entire site is within the GB but not within EoS parcel. However, the site borders parcel considered to offer a strong/very strong contribution to the purposes of the GB. Priority habitat - section of 'traditional orchard' in the Northern part of the site. TPO - Several TPO areas spread throughout the site, along with some individual TPO trees to the east and south of the site. Airfield safeguarding - all/any development within the site would be within the outer safeguarding area. Contamination - Whilst the development area mainly avoids the section of contaminated land about Grove House, there is still the possibility that this will overlap onto the site along the southern edge.

Excluded Sites

HELAA ID	Site Address	Site Source	Proposed Use	Site Area	Total Net Units	Reason For Exclusion
00185	76-78 Staines Road Wraysbury Staines	Call for Sites 2015 and Call for Sites 2017	Housing	0.25	1	Site would not be able to contain five or more dwellings within its developable area
00182	Coppice Field (Land At Coppice Field Coppice Drive Wraysbury Staines)	Call for Sites 2015 Call for Sites 2019	Housing	6.00	210	Approximately 95% of the site is within the functional flood plain, with the remainder in flood zone 3a. Furthermore the site is also located within the green belt.
00186	Green Man Pub car park (Car Park And Field of Former Green Man 28 Station Road Wraysbury)	BLP First Preferred Options consultation	Housing	0.42	9	Approximately 95% of the site is within the functional flood plain, with the remainder in flood zone 3a. Furthermore the site is also located within the green belt.
00098a	Land at Blackamoor Lane, Blackamoor Lane, Maidenhead	Call for sites 2017 Call for Sites 2019	Housing	1.96	40	Despite repromotion as a smaller parcel, many of the same issues apply. The majority of the parcel is within the functional flood plain zone 3b, with the remainder in zone 3a. It is also located within an EOS green belt section classified as making a strong contribution. The entire site is also covered by priority habitat (Coastal and floodplain grazing marsh).
00189	Land at Hythe End Road, Hythe End	Call for Sites 2015 & 2017	Housing	0.24	3	Site is only promoting 3 units, below the cap used in the methodology. Site is also almost completely within zone 3b functional flood plain and would remain excluded for either reasons.
00285	Land at Sturt Green and Rolls Lane, Rolls Lane, Holyport, Maidenhead	Call for Sites 2015	Housing	0.24	4	Outline Application 17/03967/OUT refused and dismissed at appeal for 4 units, with scale being a mentioned factor in this. The site would be unsuitable for providing a capacity of units above that required in the methodology in order to be included.
0015a	Land at the junction of Woodside and Ascot Road	Call for Sites 2017	Housing	0.11	1	Site has been repromoted for a single residential unit and due to the size could realistically contain no more than 2 units, below that required in the methodology.
0002a	Little Chef London Road Sunninghill Ascot Berkshire SL5 0PN	Call for Sites 2017	Housing	0.04	1	No unit capacity promoted and site size could only realistically support a single unit, below that required in the methodology. The site is also located in an EOS parcel classified as very strong green belt.
00017a	Plot adj 25 The Embankment, Wraysbury (also known as Coppice Field (Land At Coppice Field Coppice Drive Wraysbury Staines))	Call for sites 2017 Call for Sites 2019	Agriculture	0.15	1	Entire site is within the Functional Floodplain zone 3b, and not suitable for development. Site is also of inadequate size and has only been promoted for a single unit, below that of the methodology.
00180	Thamesfield (Land At The Junction of Wharf Road And Ouseley Road And Coppice Drive Wraysbury)	Call for Sites 2015 Call for Sites 2019	Housing	11.00	385	The entirety of the site is within Functional flood plain zone 3b, and is also located within the green belt as well. The north of the site borders an area of priority habitat on top of this as well.
0070a	Land adjacent to Tarbay Lane, Old Malt House, Dedworth Road, Windsor	Call for Sites 2019	Housing	0.16	0	Promoted for 6 units, which would equate to 38dph. Neighbouring properties are around 15dph. Low end density that would be better suited at an estimate of 22dph could theoretically provide for 3 units - under the threshold in the methodology
0249	Mapledurham Walk, Maidenhead, SL6	Call for Sites 2019	Housing	0.12	3	Site could only contain a maximum of 4 units at a density of 40dph for smaller, terraced housing
90257	Land adjacent to Tom Jones Boatyard, Romney Lock	Call for Sites 2019	Employment	2.50	55	The site is almost entirely within flood zone 3b and furthermore is classed as part of a historic park and garden. In addition to this, it is located within the green belt and adjacent to a railway line
0266	Garden land at Florence Villas	Call for Sites 2019	Housing	0.03	2	(Error in proforma on area size, location map is correct: 0.029ha) Site is below the size threshold
0295	Radcot Close, Maidenhead	Call for Sites 2019	Housing	0.09	3	Site could only contain a maximum of 3 units at a density of 40dph for smaller, terraced housing
0296	Shifford Crescent, Maidenhead	Call for Sites 2019	Housing	0.08	4	Site could only contain a maximum of 3 units at a density of 40dph for smaller, terraced housing
0316	Windsor Central Station Car Park	Call for Sites 2019	Other - mixed - Shopping/F&D/Assembly and Leisure	0.24	0	1100m shopping/F&D 1600m assembly and leisure Site plan is in folder: added in GIS No physical constraints to justify exclusion in stage 1 of assessment but the site is below the size threshold and cannot be included in the next stage of the assessment.
0225	Land to the North West of Wraysbury Reservoir, Wraysbury	Call for Sites 2019	Housing	0.72	6	Site is just outside the boundary of RBWM and is therefore excluded.
0228	Station Court, High Road, Cookham	Call for Sites 2019	Housing	0.17	12	Promoted for 12 units but this density is too high and it would involve the loss of 335m office floorspace. Site not in Green Belt No physical constraints to justify exclusion in stage 1 of assessment but the site is below the size threshold and cannot be included in the next stage of the assessment.

0324	Land off Horton Road, Datchet, SL3 9HL	Call for Sites 2019	Housing	0.79	24	The site is located almost entirely within flood zone 3b and is therefore excluded. Further potential issues include the sites location within the green belt and the bordering local wildlife site and biodiversity opportunity area to the north-east.
0331	Hurford House (land at), Hurley	Call for Sites 2019	Housing	0.26	1	No constraints to justify exclusion in stage 1 of assessment However, site is too small in terms of number of units proposed.
0013a	Berkshire College of Agriculture - Honey Lane	Call for Sites 2019	Housing	1.40	30	The site promoted falls completely under land classed as grade 2 agricultural land, and appears to be in some sort of agricultural use still. The site is undeveloped green belt land and should be retained for agricultural purposes.
0009a	Land To North And East of Cookham Nursery School Station Hill Cookham Maidenhead	Call for Sites 2015 Planning applications	Housing	0.43	10	The site has already had an appeal dismissed for 4 units, based on heritage, trees and a loss of open space. There would be no justification for the minimum 5 units if 4 would result in an unacceptable loss of open space.
00197	Stanwell Road, Horton (Home Close Farm, Horton)	Promoted in 2012 Call for Sites 2017	Housing	3.45	90	The site promoted is entirely within grade 1 agricultural land and appears to be a field in agricultural use. The site is undeveloped green belt land and should be retained for agricultural purposes.
00150a	Land Adjacent A4 Frogmore Farm, Littlewick Green, Maidenhead Berkshire	Call for sites 2017 Call for sites 2019	Open space / undeveloped Arable Farming	5.48	115	The entirety of the site promoted is within grade 2 agricultural land and appears to still be in this current use. The site is undeveloped green belt land and best suited for agricultural purposes. Furthermore, the vast majority of the site is within an airfield safeguarding zone restricting all types of development.
00118a	Land to the West of Grove Park White Waltham Maidenhead Berkshire SL6 3SD	Call for sites 2017 Call for sites 2019	Agriculture	9.23	107	The site is approximately 50% within grade 2 agricultural land and fully in agricultural usage, but the boundary cuts off halfway through the field and could potentially be more. The site also sits approximately 95% within an excluded airfield safeguarding zone.
00306	Land east of Cherry Garden Lane, Littlewick Green, Maidenhead (Woolley Green, land SW of Breadcroft Lane)	Call for Sites 2015 Call for sites 2017 Call for Sites 2019	Housing Greenfield Green Belt	5.50	123	The entirety of the site promoted is within grade 2 agricultural land although it is unclear as to whether this is the current site use. The site is undeveloped green belt land and best suited for agricultural purposes. Furthermore, the entirety of the site is within an airfield safeguarding zone restricting all types of development.
0020	Keeleys Transport Ltd Keeleys Yard Bath Road Knowl Hill Reading	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	Brownfield Green Belt	0.30	7	Entire site promotion is within an airfield safeguarding zone to restrict all types of development.
0268	Scrub land south of Florence Villas	Call for Sites 2019	Unused scrubland	0.09	6	Entire site promotion is within an airfield safeguarding zone to restrict all types of development.
0230	Land to rear of 95-105 Summerleaze Road, Maidenhead	Call for Sites 2019	Housing	0.08	3	Promoted figure of 8 units on site would equate to a density of 100dph which be the equivalent of mid-rise flats in the Studio Real assumptions. A more realistic approach of 40dph for smaller housing would allow for 3 units, and therefore the site is likely to be too small.
0247	Burdon Farm, Milley Road, Waltham St Lawrence	Call for Sites 2019	Housing	10.52	300	Site is excluded on the basis that it is within 90% grade 2 agricultural land that is currently in agricultural use. The remainder of site is previously developed land and has been promoted as a separate parcel. Further constraints include the green belt on site, and the surrounding character and location that would be unsuitable for 300 dwellings.
0259	Land at Manor Farm, Eton	Call for Sites 2019	Housing	2.50	55	Site is excluded on evidence that it is fully located within grade 1 agricultural land and is still in agricultural use.
0275	Grange Farm, Cookham	Call for Sites 2019	Housing	7.10	100	Site is excluded on the basis that it is within grade 2 agricultural land and is in the relevant agricultural usage.
0334	Land to South of Church view and East of Grove Park Business Estate	Call for Sites 2019	Housing	2.43	93	The vast majority of the site is excluded due to its location within an airfield safeguarding zone with a restriction on all development. The remainder of the site is within the green belt in a rejected EoS parcel, and directly opposite a listed building.

Appendix C

Employment Sites

(B1 (a), B1(b/c), B2, B8)*

*Including sites where both net gain and net loss of employment floorspace has been proposed

Appendix C

Retail Sites*

*Including sites where both net gain and net loss of retail floorspace has been proposed

HELAA ID	Site Address	Parish	Site Source	Existing Site	Area (Ha)	Retail Floorspace (sqm)					Deliverability Conclusion	Phasing		
						A1	A2	A3	A4	A5		0-5 Years	6-10 Years	11+ Years
00031c	Lower Mount Farm South Long Lane Cookham Maidenhead SL6 9EE	Cookham	Call for Sites 2019	Offices, industry, storage, shopping/food and drink	6.13						Call for Sites 2019 Existing use - Office / Manufacturing / Storage / Shopping/food and drink Proposed use - same as existing - 'The site offers the opportunity for some further commercial development and enhanced quality of floorspace' - however, no floorspace estimates have been provided. Green Belt - Site is entirely within the Green Belt. Small part of the North East of the Parcel is within a parcel of land considered to offer a moderate contribution to the purposes of the Green Belt as per the EoS Assessment. Agricultural Land Class - Site is within Grade 2 area however, this is previously developed land and is no longer in agricultural use			
00412	Maidenhead Retail Park, Stafferton Way, Maidenhead	Maidenhead	Promoted in 2016	Urban brownfield	18.86						Potentially developable. The site is understood to be unavailable until almost the end of the plan period due to existing leases. It is unclear whether the existing retail floorspace would be lost or reprovided.			
00086a	The Landing Development, Queen Street, Maidenhead	Maidenhead	Maidenhead Town Centre AAP. Planning Permission ('The Landing')	Urban brownfield	1.31	4794					Previously excluded in 2016 HELAA as 'included in Housing Commitments', however, development has not yet started on site. Info included as of March 2018 - outline decision had not lapsed by March 2018 - decision issued in September of 2015 (15/00420/OUT)	4794		
0337	Nicholsons Shopping Centre, Nicholsons Lane Maidenhead SL6 1LB	Maidenhead	Call for sites 2019	Housing Employment (including offices, manufacturing / industry. Storage / distribution)(Offices) Shopping / food and drink Assembly / leisure	2.50	-8800					Agent confirmed that they are pursuing development proposals within 1-5 years. Formerly 00153b was promoted for a smaller part of the site. This has been removed from HELAA as ownership of site has changed along with the site location plan - 18/04/2019 GT Existing Housing - 250m Offices - 6800m Retail - 17,800m Car Park - 18,900m Promoted Housing - 500 + 250 Residential Care Office - 22,000m Retail - 9,000m Car Park - 28,500m			
01305	42 Queen Street Maidenhead SL6 1HZ	Maidenhead	Planning Application (17/03799/FULL)	Housing / Retail	0.03	-38					Planning Permission - 17/03799/FULL - approved for 2 x 1, 7 x 2 bedroom apartments above. Signed off following committee on 11/04/2018 Development not yet commenced. Construction of a part 3 storey, part 4 storey and part 5 storey mixed use development, with retail accommodation at ground floor and 2 x 1, 7 x 2 bedroom apartments above, following the demolition of the existing building			
00088a	Maidenhead Railway Station	Maidenhead	Maidenhead Town Centre AAP Contact with agent	Housing / Offices / Small Scale Retail	3.11						Desnity assumption of 100dph based on medium to high rise flats. Build out rate assumption of site of this size of around 60 units per annum. The availability of the site will depend on discussions between land owners. It is suitably located next to a transport node, and close to other services and facilities. Constraints of noise and air pollution. The site forms a suitable location for employment development, and small scale retail.			
00048a	88 to 90 High Street Maidenhead	Maidenhead	Call for sites 2017 Call for Sites 2019	C3 Residential Housing A1-5 Shopping/Food & Drink	0.15	[-1692]					Promoted for Housing and Retail/food and drink. Promotion states that 500-600sqm of floorspace could be delivered. That would lead to a net loss of at least 81sqm. Site promoted for 80 units in the from of flats with the possibility of retail provision of around 33sqm. This would equate to a net loss of around 1642sqm.	[-1692]		
0008a	23 to 33 York Road, Maidenhead, SL6 1SQ	Maidenhead	Call for sites 2017 Call for Sites 2019	Assembly and leisure / vacant derelict	0.10			246			Promoted for mixed use with 246m of A3 retail but there is no mention of any retail in the submitted planning application. Site is available and promoted by sole landowner, there are tenancies on site but the promoter states that these are short term. Current use of site - 230m assembly/leisure and 868m vacant/derelict Site is available - promoter states that there are no tenancies issues. Site is suitable as there are no serious constraints on site. Access - Promtoter claims that access can be provided FZ - Entire site is Flood Zone 1 Safeguarding - Restriction on works exceeding 90m in height Utilities - Promoter states that all major utilities are available on site. Viability - Promoter states that promoted use is viable.	246		
0281	74-82 High Street, Maidenhead	Maidenhead	Call for Sites 2019	Retail	0.08						Promoted for Housing and Retail/food and drink. Promotion states that 500-600sqm of floorspace could be delivered. That would lead to a net loss of at least 81sqm. Site promoted for 80 units in the from of flats with the possibility of retail provision of around 500-800sqm. If 800sqm were to be provided, it would equate to no net gain or loss of retail floorspace.			

0283	106-108 High Street, Maidenhead	Maidenhead	Call for Sites 2019	Retail	0.07	[-81]					Mixed - Housing and retail/shopping/food and drink Available Ownership - Promoted by Solve Planning Ltd on behalf of Shanly Homes (sole landowner) Tenancies - On site but should still be delivered within 5 years (These will allow to site to be delivered in the timescales shown) Promoted for Housing and Retail. Promotion states that 500-600sqm of floorspace could be delivered. That would lead to a net loss of at least 81sqm.		[-81]		
0377	Land between High Street and West Street, Maidenhead					-1773							-1692	-81	
00069	Straight Works, Straight Road, Old Windsor	Old Windsor	Call for Sites 2015 Call for Sites 2017 Contact with agent	Urban brownfield	0.55						Promoted for retail and residential uses. Site assessed as being more suitable for residential use. Owner has indicated that the site will remain in current industrial use for at least five years.		1673		
00162a	Sunningdale Broomhall Centre, Sunningdale	Sunningdale	Call for Sites 2015	Urban brownfield	1.41	6000					Developable as part of a mixed use scheme including car parking and residential development. Assuming no net loss of floorspace. Approx 6000m A3				
00042e	Land at Ascot High Street, Ascot	Sunninghill and Ascot	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	Housing, Office, Retail, Other	5.80						Potentially developable. Green Belt site and TPO area. Site promoted for potential Retail use, but no floorspace provided, identified as 'Ascot Green' in the Ascot, Sunninghill and Sunningdale Neighbourhood Plan. Floorspace equally divided between the two larger parcels that constitute this area (0042e and 0042h)				
00042c	Ascot Racecourse - Car Park 6 and Kilfane	Sunninghill and Ascot	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	C3 Residential Housing (A1-5) Possible mix of small retail/commercial	3.58						Promoted as part of larger site. Assuming 42dph as suggested by the proforma, the site could provide 150 units for smaller housing. The site has been promoted for residential development and is considered available. Large parts of the site are designated as Important Urban Open Space, and constrained by several large trees. The site has also been promoted for community and retail development, which are suitable uses on site in addition to residential development.				
00128	Ascot Station Car Park, Ascot	Sunninghill and Ascot	Call for Sites 2015 Call for Sites 2019	C3 Residential Housing (A1-5) Possible mix of small retail/commercial	1.14	280					Promoted for 50+ units to come forward in next five years. Calculated assuming low rise flats, with part of site used for decked car parking. 0.25ha of site within TPO area. Low range density assumption of 44dph. The site has been promoted and is available. The redevelopment of the site would facilitate additional car parking. The site provides access to public transport facilities and is located on the edge of the Green Belt. The site is currently in use as a car park and could accommodate small scale retail use associated with the station.				
00140	Halfpennys Garage Kings Road Ascot Berkshire	Sunninghill and Ascot	Officer Identification Call for Sites 2019	Vehicle Showroom - sui generis	0.25	330					Parcel has been repromoted by a developer, is claimed to be available and would provide a small amount of office space and retail as well as 12 housing units Mixed use promotion for 12 houses , 330m employment, 330m shopping. Site is available - promoter states that there are no tenancies issues. Site is suitable as there are no serious constraints on site. Access - existing access from Kings Road FZ - Entire site is Flood Zone 1 Utilities - Promoter states that all major utilities are available on site. Viability - Promoter states that promoted use is viable.				
0333	White Waltham Airfield	White Waltham	Call for Sites 2019	Airfield / Agricultural	110.90						Mixed - Housing / Employment / Retail / Leisure Green Belt - entire site is within parcel considered to offer very strong contribution to some aspects of purposes of the Green Belt according to EoS study. Agricultural Land Class - small part of the parcel to the North is Grade 2 land (3.2ha). Priority Habitat - Small part of the parcel within ALC Grade 2 is also considered to be priority habitat (broadleaved deciduous woodland) as per the National Forest Inventory 2014. Ownership - Promoter is sole landowner Tenancy - No tenancy issues on site - flying club occupies under license Access - Yes Utilities - Promoter claims available Viability - Promoter claims viable Phasing - TBC Promoted for a mix of uses but unclear on how much floorspace would come forward at this stage				
00417	Minton Place Victoria Street Windsor	Windsor	Call for Sites 2015 Call for Sites 2017 Call for sites 2019	Urban brownfield	0.53						Developable as part of a mixed use scheme, including employment and residential development. Retail uses are anticipated on the ground floor. Assuming no net loss of floorspace.				

0316	Windsor Central Station Car Park	Windsor	Call for Sites 2019	Railway parking	0.24						1100m shopping/F&D 1600m assembly and leisure Site plan is in folder: added in GIS No physical constraints to justify exclusion in stage 1 of assessment but the site is below the size threshold and cannot be included in the next stage of the assessment.	1100		
00190	Hythe End Farm , Hythe End Road, Wraysbury, Middlesex, TW19 5AW	Wraysbury	Call for Sites 2017 Call for sites 2019	Storage / Open Space / waste processing / landfill	4.48						Principally promoted for housing but also promoted for employment and retail use, although no floorspace estimate was provided. Original area was 14.2ha but a large percentage of the site is under the functional flood plain in zone 3b, and therefore only 4.48ha of the land is not excluded. The rest of the site is located within flood zones 3a and 2, along with the entire site being inside the green belt. No estimate for the build out rates has been provided.			

Appendix C

Other Sites

HELAA ID	Site Address	Site Source	Proposed Use	Site Area	Deliverability Conclusion	Classification
90247	Water Oakley Farm (Land To The North of Longlea Fifield Road Fifield Maidenhead)	Call for Sites 2015 & Call for Sites 2017	Minerals extraction	57.51	Outside the scope of the HELAA - no change 2017	Not developable as safeguarded for Minerals extraction
00090	Maidenhead Golf Course, Shoppenhangers Road, Maidenhead	Call for Sites 2015 Call for Sites 2017	Multi functional community hub	53.18	Potentially developable. Given the scale of the proposed development a Local Centre, consisting of small retail units and community facilities may be provided on site.	Potentially Developable
00399a	Golf Range, Maidenhead Golf Range, Braywick Road, Maidenhead	RBWM Property services	Leisure centre	5.02	Potentially developable. The site is located in the Green Belt but is under an EOS parcel labelled as only making a moderate contribution, and has been promoted for a new leisure centre based on the relocation of the Magnet Leisure Centre. The site is also located on what is expected contaminated land, with the back of the site edging onto flood zone 2 land.	Potentially Developable
00150	Kings Beeches Devenish Road Sunningdale Ascot	Call for Sites 2019	Primary school and Clubhouse Possible SANG	18.24 (13.18)	5.06ha are excluded due to ancient woodland on the site. Green Belt - small part of SW of parcel included within EoS 2016 and was considered to offer a very strong contribution to purposes of Green Belt. Other constraints to consider on site are the local wildlife site in the centre of the proposal, the possibility of protected species on site and the priority habitat that covers most of the site. Small TPO areas also extend over certain parts of the site boundaries.	Potentially Developable
00042d	Ascot Racecourse High Street Ascot	Call for Sites 2015 Call for Sites 2019	Leisure	109.25	Potentially developable. The site has been promoted for a number of leisure related uses and parts of the site are previously developed. The site is constrained by the Green Belt, small area of site includes ancient woodland on eastern edge (2.31ha). Nearly the entire site is encompassed by a rejected EOS parcel in the green belt that is part of making a very strong contribution. There is a local wildlife site in the centre of the racecourse and a large variety of expected protected species on site. Finally there are small sections of priority habitat and TPO areas on the north and eastern edges of the site. The site is potentially developable on leisure terms but depends strongly on the application given the number and severity of constraints on the site.	Potentially Developable
0024a	Ham Island (M&W) Ham Island Ham Lane, Windsor, SL4 2JU	Call for sites 2017	Waste and Minerals	40.4	The site has not been repromoted since the CFS 2017 and as such the current availability is unknown. 16.09ha excluded from total 40.4ha due to a mix of functional flood zone risk 3b, along with being located on top of a scheduled ancient monument. The rest of the site is still constrained by several factors, including the entirety of the remaining site falling under both green belt and flood zone 2 as a majority, along with the top of the site overlapping onto grade 1 agricultural land. Finally there is expected to be a variety of protected species on site along with several types of priority woodland. The quantity of constraints here would make any residential proposals not developable, and even any 'other' proposed uses must pay significant attention to all these constraints.	Potentially Developable

HELAA ID	Site Address	Site Source	Proposed Use	Site Area	Deliverability Conclusion	Classification
00196c	Eric Mortimer Rayner Memorial Lakes, Horton	Call for Sites 2019	Educational facility/wildlife sanctuary - 250m	10.00	Previously promoted for 20.35ha of land, the outline is now the same but figure is given at 10.00ha, assuming this is the figure of developable land on the site. This makes sense as approximately 12.50ha of the land is within zone 3b of the functional flood plain and therefore excluded from development, meaning the developable area may drop further to roughly 7.00ha. Caution should also be paid to the 400m SPA buffer that slightly overlaps the south east area of the site. Further constraints on site include the remainder of the the site almost fully being located inside flood zones 3a and 2, along with a TPO area covering the southern section of the site. The site is further located in the green belt as well, and would require significant thought for any development.	Potentially Developable
00196d	Land adjacent to Berkyn Manor Farm	Call for Sites 2019	Public Playing Fields	1.17	Has been promoted by the landowner and is considered available. Constraints on site include the green belt, flood zone 3a which covers the area and a TPO area that covers approximately 80% of the total site area. There is also the possibility of a protected bat species being located nearby.	Potentially Developable
00207	Eton College Sports Hall, Eton	Promoted in 2015 Call for Sites 2017	Indoor sports facilities	0.78	The site has not been repromoted since the CFS 2017, so availability is unknown at the current time. 0.24ha of the site is within agricultural land class 1, however, the majority of that land is already developed. 0.06ha of the playing field promoted behind the site is also in flood zone 3b and would have to be excluded. The rest of the site is both located within flood zone 3a and almost entirely located within the Eton conservation area.	Potentially Developable
00023a	Land to the East of Horton Road and to the West of the Colne Valley Way, Horton, Berkshire, SL3 OLP	Call for Sites 2017 Call for Sites 2019	Promoted for Employment / Waste / Minerals / Leisure / Landfill	52.6	The site has been previously promoted in the CFS 2017 and the same area has been repromoted for 2019. The landowner has promoted the site for development but the land is currently under minerals operations until 2025, so isn't available initially. The large size of the site means it has been promoted for a large variety of mixed use including: Repromoted in CFS 2019: Housing (400-500 units), Employment (526,000m2) Leisure (100,000m2) Waste & minerals Other: Solar Farm (up tp 10,000m2) estimated 6-10 years. However, there are significant constraints on site. The northern 19.00ha will have to be excluded as it was green belt land previously identified in the EOS as making a very strong contribution. Remaining parts of the site fall under flood zone 3b, and the rest of the site is entirely grade 1 agricultural land.	Potentially Developable
00103a	Berkyn Manor Farm, Stanwell Road, Horton, Slough, SL3 9PQ	Call for sites 2017	Minerals	2.7	Has not been repromoted since the CFS 2017, meaning the current availability of the site is unknown. There are several constraints on the site, with the first being the entirety of the site falling within the green belt. To the north west of the site, 0.39ha of the land falls within grade 1 agricultural land. To the southern edge, 0.40ha is constrained further by flood zone 3a, TPO areas and a small section of priority habitat as well (deciduous woodland).	Potentially Developable

HELAA ID	Site Address	Site Source	Proposed Use	Site Area	Deliverability Conclusion	Classification
00154	Land adjacent to Fifield Road, Fifield	Call for sites 2017	Assembly and Leisure	1.88	Site has not been repromoted since 2017 so the availability is currently unknown. The entire site is located within the green belt but there are no further constraints on site. 10000m square assembly and leisure - first 5 years - also promoted for housing 15 units (potentially developable)	Potentially Developable
0315c	York Road, Maidenhead	Call for Sites 2015 Call for Sites 2017 Planning Application 18/01608/FULL	Leisure	2.68	Developable as part of a mixed use scheme, including employment, leisure and residential development. Retail uses are anticipated on the ground floor. The mixed use scheme promoted under 18/01608/FULL involves 5 no. buildings 4-8 storeys in height to provide 229 new residential dwellings (Use Class C3), 1,930 sqm GEA of commercial and community/cultural floor space (Use Class A1/A3/B1/D1), provision of a new civic square and public realm enhancements, along with car parking, access, roads, landscaping and other associated works following demolition and clearance of all existing structures. Whilst site is available and suitable, build out rates suggest it would be complete within the 6-10 year bracket, and as per methodology this makes the site developable.	Developable
00439	Thriftwood Farm (extension to Ockwells Park) Maidenhead	Information from RBWM Leisure Services	Public Open space	51.95	Purchased by RBWM for use as public open space	Not developable - safeguarded as public open space
0005a	Stubbings Compound	Call for Sites 2019	Green Waste Processing site	1.2	Latest proforma suggest site is available subject to developer securing an option on the site, which is in progress. Constraints on site to consider are the green belt and grade 2 agricultural land that both cover the site. The majority of the site is also previously developed but some unbuilt land remains. Option A is for a Green Waste Processing station that could possibly be better suited for the site than the previous proposal for housing.	Potentially Developable
0360	67 Alma Road (Imperial House)	Planning application - 18/00095	Housing, Office, Retail, Leisure and Community	16389	18/00095/FULL - Appeal allowed Demolition of the existing basement and concrete plinth above and erection of a building of between 1 and 7 storeys containing 217 residential apartments (Use Class C3), including a cafe (Use Class A3) measuring 146 sqm (GIA), car and cycle parking, plant enclosures, access improvements, service bay, drop off spaces, substation, and associated landscaping and open space; and a five storey building to provide 16,389sqm (GIA) of office floorspace (Use Class B1), together with ground level and basement car and cycle parking, service bay and associated landscaping	Deliverable

HELAA ID	Site Address	Site Source	Proposed Use	Site Area	Deliverability Conclusion	Classification
00221	Shirley Avenue, Windsor	Planning Application Call for Sites 2019	Housing, Hotel or Community Centre	1.58	<p>Repromoted in 2019 CFS: Site shapefile promoted does not contain the 'works' north section of the 00221 parcel. Promoted site area of 1ha, with approx 10 houses, 80 flats and offers potential for mix uses/community centre and hotel. The 90 housing units are estimated to be completed by year 5.</p> <p>Would involve loss of employment which is contrary to Policy Map - issue is with capacity, without loss of employment the site's potential for housing is doubtful according to DM.</p> <p>From 2018 HELAA: HA26 - Planning application received (08/02/2017) (17/00482/FULL) for 81 flats. Decision was refusal (23/06/2017) Appeal dismissed: Inspector concluded that the loss of the site to housing would not significantly effect the industrial land supply with RBWM and that the local economy would not be materially harmed by the proposal. Scheme refused due to loss of community facility and harm caused to protected trees. Lichfield's assumptions on lead-in / build-out rates would indicate that only around 58 units could potentially be delivered in first 5 years.</p>	Potentially Developable
00231b	'Land to North and South of A308, Windsor'	Call for sites 2019	Housing, Special Needs School	21.26	<p>Calculated based on the site proforma, a density of 22dph would be suitable considering the sites location on the edge of a residential settlement with several smaller constraints on site.</p> <p>The site has been promoted and is considered to be available. The site is located in the Green Belt and is constrained by the possible presence of protected species, the setting of the Grade II* Listed Old Farmhouse, and impact on landscape to the south. The centre of the site also contains a section of priority habitat (0.45ha). The westernmost edge contains a small area of Flood Zone 3a and the land to the north borders a Flood Zone 2 area at several edge boundaries.</p> <p>The site is located adjacent to an established residential area and is considered to more suitable for residential development.</p>	Potentially Developable
00109	Spencer's Farm, Maidenhead	Call for Sites 2015 & 2017 Call for sites 2019	Housing, Education	19.934050698	<p>Calculated based on site proforma and assuming large land take for education provision and predominantly housing development with a small number of flats. Would assume a density of 42dph for low rise flats and houses.</p> <p>The site has been promoted and is available. The site is located in the Green Belt but has durable boundaries in the form of a watercourse to the east and wooded area to the north. The site is constrained by highways access onto Cookham Road, flood risk in eastern areas. The site is also actively farmed. Some adverse impacts are anticipated from the railway line.</p> <p>Some small scale employment/retail could be accommodated on site, but it is located adjacent to an established residential area and is considered to be more suitable for residential development.</p>	Potentially Developable

HELAA ID	Site Address	Site Source	Proposed Use	Site Area	Deliverability Conclusion	Classification
00037	Land at Silwood Campus, Imperial College Silwood Park Buckhurst Road Ascot	Call for Sites 2016 Call for Sites 2017 as part of 00134 Call for sites 2019	Housing, Care Units, Offices, Research	18.58	<p>230 units would equate to around 15dph. This would be acceptable on site due to the large number of constraints to be considered and the percentage of proposed mixed use to be implemented on site. Small area excluded around listed buildings and ancient woodland on site.</p> <p>Business part of the site is under 12 individual leases, lasting potentially until 2025 with a break option in 2020. Site currently in employment use, student accommodation and education use - promoted for housing up to 230 units - houses, sheltered accommodation etc. The site has been promoted and is considered to be enabling development for the wider site. Mitigation for the impact on the SPA will be required. The existing Grade II Listed Manor House is anticipated to be converted to residential development. Public Open space on site, and consideration would likely be needed for the large quantity of priority habitat and woodland on site that is likely to also contain protected species. Site was previously classified as 'Developable' in 2016 HELAA, however, as per the HELAA methodology, the site should be within the Green Belt, meaning that classification should be 'Potentially Developable'.</p> <p>Around 4.6ha of the site is currently within employment use and would likely be protected/retained at development management stage. Existing employment on site could be extended to include a wider area, involving an expansion of the existing research facilities operated by ICL. However as this section of the site has been promoted for residential use this may be unlikely. The conversion of the Manor House to employment use would not be considered to be the most appropriate use of the site.</p>	Potentially Developable
00042e	Land at Ascot High Street, Ascot	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	Housing, Office, Retail, Leisure, Community	9.19	<p>Current proposed density is 33dph for houses and flats, which is acceptable considering constraints and mixed usage of the site. Proforma states that 1500sqm would become available for community use.</p> <p>The site has been promoted for mixed development and is considered to be available. The site is located in the Green Belt, and is constrained by a large number of important trees. It is unclear if developing the car parking area will impact on events at Ascot Race Course.</p> <p>The site could accommodate small scale employment and retail uses as part of any development of the site to enhance Ascot High Street.</p>	Potentially Developable

HELAA ID	Site Address	Site Source	Proposed Use	Site Area	Deliverability Conclusion	Classification
00034f	Land at Grove Business Park, White Waltham	Call for Sites 2015 & 2017 Call for Sites 2019	Housing, Office, Nursery	4.77	<p>Estimated Proforma output of 80 units would provide a density of 18dph, which would be acceptable given the proposed retention of employment use on site along with the nursery proposed on site as well.</p> <p>The site has been promoted, with various employment uses continuing to operate on site along with a proposed nursery. The site is located within the green belt and is separated away from other residential development.</p> <p>Other constraints on site a section of priority habitat to the north end of the site and a consistent amount of TPO area spread throughout the site, along with some protected trees to the east and south within the site boundary. Whilst the development area mainly avoids the section of contaminated land about Grove House, there is still the possibility that this will overlap onto the site along the southern edge.</p> <p>The site is currently in employment use, which could continue to operate on site, despite the existing constraints of the Green Belt and its rural location. The proforma states the nursery on site would both be retained and expanded by a further 91sqm.</p>	Potentially Developable
00072a	Ridgeway Site Cannon Lane, Maidenhead	Call for Sites 2017 Call for Sites 2019	Housing Education and recreation	22.80	<p>Density assumption is conservative estimate based on surroundings and Studio Real guidance.</p> <p>Repromoted in Call for Sites 2019 - same area and estimated housing units with 8000sqm for independent school, open space and recreational use. Promoter's estimated delivery trajectory - 65 over 1 year, 65 over 2 years, and 27 over 3 years.</p> <p>Green Belt - Promoted site considered 'Not Developable' because entire site is within a parcel assessed as making a strong/ very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.</p> <p>Agricultural Land Classification - Around 11.9ha of site is Grade 2.</p>	Not Developable
00042a	Ascot Racecourse - Car park to the south of High Street	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	Housing, Employment, Assembly and Leisure, Tourism	19.50	<p>Density assumption to reflect nearby housing to the south and east of the site.</p> <p>Repromoted in Call for Sites 2019 - Same site boundary. Site is also promoted for an unspecified amount of assembly, leisure and tourism floorspace.</p> <p>Name of site has been changed to match promotion from Car parks 2 and 3 and Surrounding Land and Buildings North of Railway Line and South of Ascot Racecourse.</p> <p>Green Belt - Promoted site considered 'Not Developable' because majority of site is within a parcel assessed as making a strong/ very strong contribution to several Green Belt purposes in the Edge of Settlement Analysis.</p> <p>Priority Habitat - Several areas of the site are mapped as being Deciduous Woodland</p>	Not Developable

HELAA ID	Site Address	Site Source	Proposed Use	Site Area	Deliverability Conclusion	Classification
00162a	Sunningdale Broomhall Centre	Call for Sites 2015 Call for Sites 2017 Call for Sites 2019	Housing, Retail, Car Park	1.41	Site promoted for up to 30 flats. The site has been promoted, but is in multiple ownerships which may delay delivery. The site is suitably located close to services, facilities and Sunningdale railway station. no estimation of delivery time-frames provided in site promotion. However, lengths of leases would indicate that short term delivery of site prove problematic. Should be noted that this site was promoted with 0162b. The two sites have been assessed seperately in order to be consistent with previous documentation such as the adopted Neighbourhood Plan. Location of site would inidcate that all main utilites would be available. Part of the site is currently retail use, which would be retained or reprovided as part of any proposals. The area rear of the current retail is more suited to residential development.	Developable
00427	Land at Green Lane, Maidenhead	Call for Sites 2015 Planning Permission	Bowling Club	3.40	Promoted for 31 units at density of 10dph. If density was increased to density appropriate to surrounding area and Green Belt location of around 22dph, site could provide for around 68 units. Previously promoted for housing in Call for Sites 2015. Permission granted for relocation of Desborough Bowling Club - not likely to come forward for residential development	Deliverable
0263	Land at Agars Plough	Call for Sites 2019	Education	0.60	Available Ownership - Promoted by Savills with client sole landowner Tenancies - None on site Potentially Suitable Green Belt - entire site is green belt but not included within EOS FZ - Entire site is within flood zones 2 and 3a, site borders 3b to the south Priority Habitat - None on site but borders a small section to the east Heritage - Borders a listed building to the west PDL - Majority of site is previously developed Achievability Unknown Access - Available via a main road Utilities - All unknown Viability - Promoter claims viable	Potentially Developable
0316	Windsor Central Station Car Park	Call for Sites 2019	Other - mixed - Shopping/F&D/Assembly and Leisure	0.24	1100m shopping/F&D 1600m assembly and leisure Site plan is in folder: added in GIS No physical constraints to justify exclusion in stage 1 of assessment but the site is below the size threshold and cannot be included in the next stage of the assessment.	Potentially Developable