

# Strategic Housing Land Availability Assessment (SHLAA)

January 2014

Royal Borough of Windsor and Maidenhead  
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# Introduction

## INTRODUCTION

**1.1** A Strategic Housing Land Availability Assessment (SHLAA) is a study which looks at the amount of land which is potentially available for new housing development in the future. This is to ensure that land availability is not a constraint on the delivery of new homes.

**1.2** The need to undertake a SHLAA is set out in the National Planning Policy Framework (NPPF). This is supported by practice guidance, which is currently in a draft form, called the National Planning Practice Guidance (NPPG). The key requirements of the SHLAA are for it to:

1. **identify sites with potential for housing;**
2. **assess their housing potential; and**
3. **assess when they are likely to be developed.**

It is important to note that the SHLAA does not allocate land for residential development in any way. It simply lists and maps land which is considered to be available and potentially suitable in so far as they are not constrained by specific factors. Inclusion does not indicate that the use of the land to build housing is supported by the council or will be found suitable once the full range of factors are considered. The decision regarding where housing should be built in the future will be made in the Borough Local Plan which will be subject to public consultation, and in the planning process when judging planning applications.

**1.3** The SHLAA is a useful source of information which will need to be considered alongside other studies. It helps identify:

- the recent pattern of housing development;
- the choices available to meet the need and demand for more housing and provide a basis for making decisions about how to shape places in the future; and
- whether action would need to be taken to ensure sites will become deliverable (including infrastructure investment) or whether plan policies need to be reviewed to enable identified sites to be developed to help meet the borough's housing requirement.

**1.4** The SHLAA should be updated annually to ensure up-to-date information is available. This document provides an update reflecting changes to the status of sites from earlier editions of the SHLAA. This assessment reviews the status of sites as of March 2013, although sites promoted since this date have been included for completeness where possible.

## Policy Background

**1.5** The most up to date guidance for the preparation of a SHLAA is provided in the NPPG which was published in 2013 in a draft format.

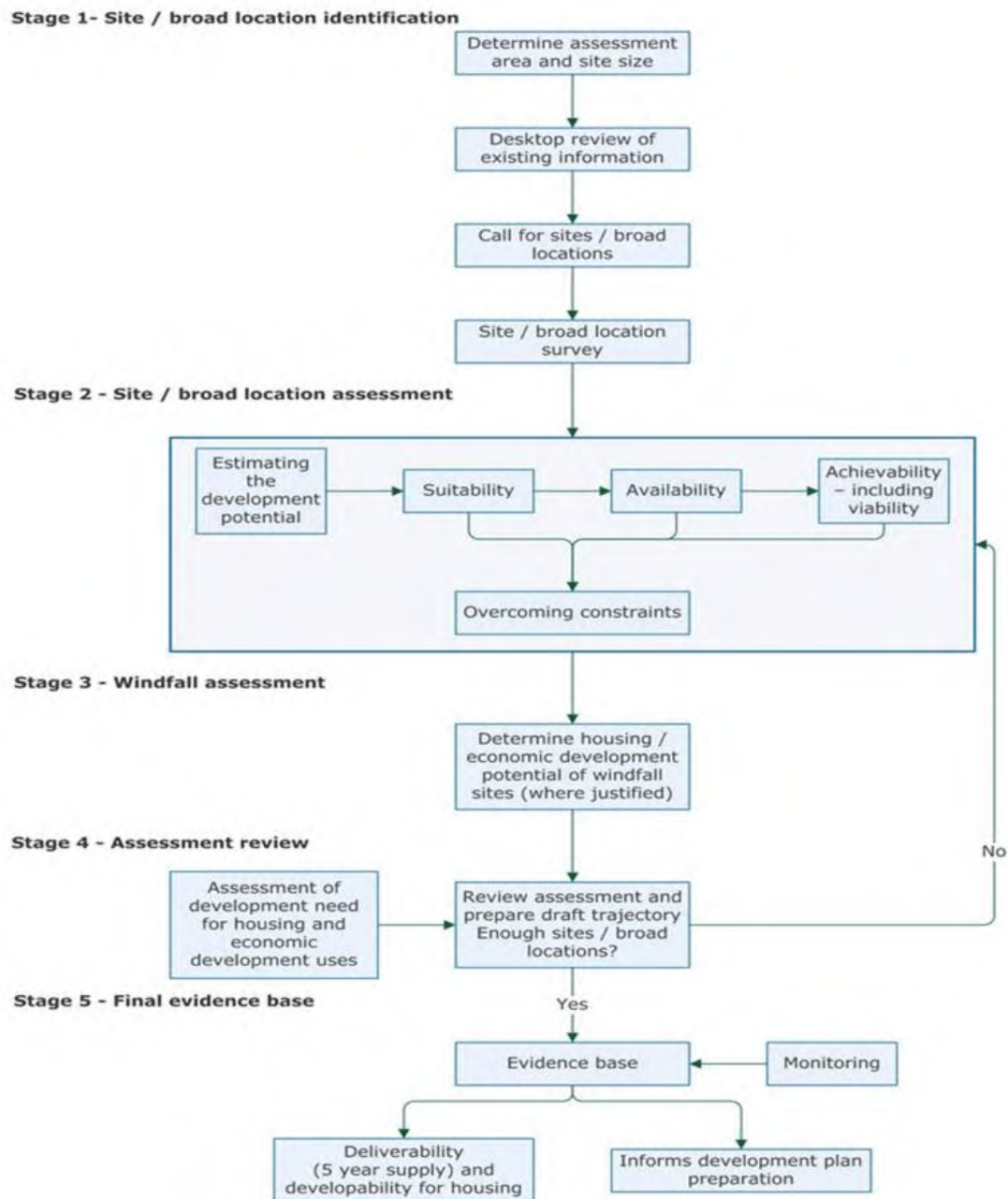
**1.6** The Development Plan for the Borough is made up of the saved policies of the adopted Local Plan (adopted in 1999 with amendments in 2003), the Maidenhead Town Centre Area Action Plan (adopted September 2011), Policy NRM6 of the revoked South East Plan, the Replacement Minerals Local Plan for Berkshire (Incorporating the Alterations Adopted in 1997 and 2001) and the Waste Local Plan for Berkshire (1998) .

**1.7** The Borough is developing its Borough Local Plan (BLP) which will replace the adopted Local Plan and will include strategic policies, development management policies and site allocations. At the time of writing the Council was preparing a Preferred Options BLP for public consultation. The SHLAA forms a key component of the evidence base to underpin work in the BLP to support the delivery of land to meet the identified need for new homes. It is envisaged that a refresh of the SHLAA will be published in advance of the submission of the BLP to the Secretary of State to ensure that the most up to date information is included.

**1.8** This document should be read in conjunction with the (Housing Site Assessment January 2014), the Edge of Settlement Analysis (January 2014), the Capacity Assessment (June 2013) and other documents supporting the BLP. These documents provide additional information on the sites being progressed as potential allocations and information on some of the assumptions being used in assessing sites.

**2.1** The NPPG sets out a proposed methodology, breaking the process down into 5 stages with detail about what is expected in each stage. Figure 1 shows the flow chart in the NPPG to demonstrate the process as proposed by Government.

Figure 1 NPPG Methodology Flow Chart



**2.2** This chapter identifies how the council has undertaken this process, highlighting any areas where an alternative approach was followed to that proposed in the NPPG and the rationale for the departure. It should be noted that the departures from the guidance are as a result of the local situation and it is considered that the process undertaken satisfies the key requirements.

# Methodology

## How has the RBWM process differed from the guidance?

### Level of the assessment:

**2.3** The NPPG suggests that the SHLAA should be undertaken at a housing market area level. The borough is part of a complex housing market area covering a number of local authorities in different counties which in turn are at different stages of the plan-making process. In light of the recent publication of NPPG, this SHLAA is being prepared at a local authority level. However, through the requirements of Duty to Cooperate, discussions with adjoining authorities, within the context of SHMA and other joint working (e.g. Local Enterprise Partnership), the practicalities of producing a housing market area level SHLAA will be addressed with a view to bringing the RBWM SHLAA in line with the draft guidance contained in the NPPG.

### Uses considered in the assessment:

**2.4** The NPPG also suggests that work on identifying land for housing and economic uses should be undertaken as part of the same exercise. The SHLAA will not include information on land for economic development, but consideration of existing and potential employment sites has formed part of the work on the BLP strategy and site allocations, and has in turn, informed the work in this study. For information on employment land please see the Employment Land Review (2009), the Employment Site Assessment (November 2013).

### Site size threshold:

**2.5** The NPPG suggests that local authorities should assess a range of different site sizes from small-scale sites to large urban extension sites. It suggests that the assessment should consider all sites and broad locations capable of delivering 5 or more dwellings.

**2.6** When producing the first version of the SHLAA, the Berkshire Local Planning Authorities agreed on a number of criteria that should be common across SHLAAs in Berkshire. This discussion identified a size threshold for sites to be identified in the SHLAA. This size threshold, of 0.25 hectares, was selected to allow for a proportionate level of review for all sites with those below the threshold being used to evidence the level of windfall that can reasonably be expected to come forward in the plan period.

**2.7** The 0.25 hectares threshold does differ to the suggested threshold of sites that could deliver more than 5 dwellings, but it is considered that this departure is appropriate for local circumstances, given the large number of small sites that come forward for development in the Royal Borough. Relatively few of these small sites will deliver more than 5 dwellings and maintaining the existing approach of identifying a number of these small sites whilst not assessing what capacity they may yield is considered to be appropriate.

**2.8** More information on how the council has accounted for sites that fall below the 0.25 hectares threshold can be found in the 'Broad Areas and Windfall' section of this report.

## Site identification

**2.9** The SHLAA assessment seeks to maximise the identification of potential housing sites and a rigorous search has been undertaken to identify as many opportunities as possible. A number of sources of information were used in this search as detailed below:

Sites within the planning process:
<ul style="list-style-type: none"> <li>• Current planning applications that are not yet determined</li> <li>• Planning refusals / withdrawn applications</li> <li>• Lapsed permissions</li> <li>• Local Plan Allocations without permissions</li> <li>• Land in other uses or with permission for other uses which is no longer required for those uses</li> </ul>
Sites not currently in the planning process:
<ul style="list-style-type: none"> <li>• Vacant / derelict land and buildings</li> <li>• Surplus public sector land</li> <li>• Land in non-residential use but which may be suitable for redevelopment for housing</li> </ul>

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## Sites within the planning process:

- Additional housing opportunities in established residential areas
- Large scale redevelopment and re-design of existing residential areas
- Sites in rural settlements and rural exception sites
- Urban extensions and new free standing settlements
- Sites submitted for consideration as part of the LDF process

**2.10** The information about sites that are not in the planning process came from a number of sources including through technical studies and a number of calls for sites, including:

- RBWM Urban Potential Review (2006)
- RBWM Employment Land Review Update (2009)
- RBWM Retail and Leisure Study (2006 & update 2009)
- National Land Use Database returns
- Ordnance Survey maps
- Sites proposed as part of the Housing and Employment Policies and Major Site Allocations DPD issues and options consultation (Jan 2006)
- Local Development Framework Options Consultation (March 2009)
- Borough Local Plan Sites Consultation (Dec 2012-Jan 2013)
- Development control pre-application discussions
- Sites highlighted by RBWM officers and Councillors
- Discussions and mail out to key stakeholders
- Press adverts and advert in the council's Around the Royal Borough mailing
- Discussions with parish and ward councillors and with neighbourhood plan groups.

**2.11** The Council is also undertaking a review of constraints and designations in support of the BLP. This has identified additional land in the borough that has previously not been assessed in the SHLAA due to a designation meaning that residential development would not be deliverable. The review of these constraints is ongoing and as a result, it is too early to demonstrate which sites are developable and therefore include them in the SHLAA with an associated capacity. Where sites are found to be developable as a result of this review, they will be included in the next SHLAA review.

## Site assessment

**2.12** All of the sites in the Council's database are subject to a survey of potential against a list of criteria to help determine their situation. The majority of sites can be surveyed as part of desk-based work, but site visits are undertaken when necessary information cannot be obtained through available resources such as Geographical Information Services (GIS) and online mapping services. In undertaking this initial survey, officers sought to ascertain the situation on each site with regard to:

- Whether the site is within a settlement boundary;
- General topography and other natural or built features of note;
- The current use of the site;
- The surrounding uses;
- The proximity to services;
- Access arrangements;
- Whether the site is previously developed or greenfield land;
- The presence of important or protected trees;
- The likelihood of flooding and the relevant flood zone;
- The proximity to heritage assets;
- The potential for pollution or contamination at the site;
- Whether the site is within 5km of the Thames Basin Heaths SPA;
- The proximity to international, national, or local wildlife sites;
- Landscape or townscape character type;
- Whether the site includes high quality agricultural land; and
- Whether any other policy, allocation or designation would impact on the deliverability of residential development of the site.

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**2.13** A list of specific constraints to the delivery of housing were identified by the Berkshire Local Planning Authorities when first preparing the SHLAA that were considered to be insurmountable, therefore meaning that development would not be deliverable. These are:

- Statutory Designated National and International Nature Conservation Sites - such as National Nature Reserves, RAMSAR Sites, Special Areas of Conservation, Special Protection Area (Inc land within 400m of Thames Basins Heath SPA), and Sites of Special Scientific Interest;
- Land in the functional floodplain;
- Land within airport public safety zones; and
- Sites allocated for a strategic priority transport project such as Crossrail.

**2.14** These exclusion criteria are still considered to apply in the borough at present and are still used to exclude sites as an initial sieve.

### How was the development potential assessed?

**2.15** The SHLAA is required to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. There were a number of considerations that were run in parallel to assess the deliverability of the sites, these are detailed below:

### Appropriateness, density and built form

**2.16** The information obtained in the site surveys formed a starting point for assessing potential and identified any constraints that might impact on deliverability or capacity. It provided a basis for considering what type of development might be appropriate and deliverable on each site, and this was used alongside consideration of market trends to come to a view of what would likely be built. This provided an idea of what built form would be likely to come forward on each site to fit in with the site characteristics and the local character.

**2.17** The Council has previously used a pattern book approach to assess capacities and this has been based on the location type with consideration of the appropriate built form. The Council employed design consultants StudioREAL to produce a report to inform the calculation of capacity on sites in Spring 2013. This Capacity Assessment work provided a useful, simplified pattern book to consider densities that could be achieved in each built form typology regardless of the location. The Pattern Book for density assumptions can be seen in Table 1:

Table 1

Built form	StudioREAL density assumption (dwellings per hectare)
Larger style houses (detached at the lower end up to semi-detached or linked houses at the higher end)	22-40
Smaller style houses (such as terraced, or town houses)	43-50
Low rise flats	90-109
Medium rise flats	116-122
High rise flats	127-131

**2.18** However, it is considered that in some circumstances a simple density assumption may not be the most accurate or appropriate assessment of capacity, such as where a site is long and narrow, or where constraints limit the developable area of a site. Therefore, in addition to the simple density assumptions, StudioREAL provided other assumptions that could be utilised in assessing the capacity. These assumptions included typical plot widths and depths, and land requirement for single and dual aspect flats, when taking into account



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space needed for parking. For full details of the assumptions being used, see the StudioREAL Capacity Assessment report, June 2013. This provided a sound basis for assuming what could physically be delivered on each site.

## Viability

**2.19** In line with the NPPF, it is important to consider the likely economic viability on sites as a key factor in assessing the deliverability as well as what can physically be built. Using some assumptions in the Council's ongoing work into the Community Infrastructure Levy it was possible to test the viability. Some of these assumptions can be seen in Tables 2 and 3:

**Table 2**

Use	Type	Value assumption £/m <sup>2</sup> <sup>(1)</sup>
Residential	Flats	3,500-5,500 (dependent on location and size of scheme)
	Houses	3,250-5,750 (dependent on location and size of scheme)
	Affordable	1,790-1,948
Employment	Industrial	1,250
	Small office	2,000
	Large office	3,300
Retail	Shop	3,000
	Retail 1,000m <sup>2</sup>	3,000
	Retail 4,000m <sup>2</sup>	4,500
Other	Hotel	2,150

1. The figures quoted are draft assumptions being used in the CIL viability study, based on a range of sources of evidence, and are subject to change to reflect up to date market conditions before publication.

**Table 3**

Use	Assumed Price £/ha <sup>(1)</sup>
Agricultural land	25,000
Paddock land	100,000
Industrial land	1,000,000
Town centre retail land	8,000,000
Residential land	2,400,000

1. The figures quoted are draft assumptions being used in the CIL viability study, based on a range of sources of evidence, and are subject to change to reflect up to date market conditions before publication.

**2.20** Whilst it is recognised that the values of uses is only one factor that affects viability, this provides an indication of whether a development is likely to be viable.

# Methodology

## Availability

**2.21** It is necessary to demonstrate that sites continue to be available for residential development both in terms of owners still seeking residential development and there being no legal or other issues that could prevent the site from being developable. Efforts were made to ascertain whether sites were still available for development either at present or at another time in the plan period. Where barriers exist to a site's availability a judgement of the likely solution formed part of the background work to clarify that the site was still deliverable, identifying how the issue could be overcome.

**2.22** The below list of factors that might affect availability helped identify if a site should be included in the SHLAA:

- Developer has expressed intention to develop
- Owner has expressed willingness to sell
- Site allocated for housing in Development Plan
- Site compliant for housing with current Development Plan
- Site with valid planning permission for residential development
- Site with valid planning permission for other development
- Site currently under construction
- Site where ownership unknown
- Site known to be free of potential access issues
- Site containing land use requiring relocation
- Site more than 5KM away from TBH SPA or can be mitigated by a Suitable Alternative Natural Greenspace (SANG)
- Site containing protected mineral deposits

## Timing

**2.23** The information gathered and assessments undertaken helped to inform when each site could realistically be expected to be developed. This was informed by the known availability of sites, primarily through contact with owners but also through other sources such as submission of applications and progress through the planning process. In addition to this, the status of existing uses or known end dates for leases was checked in some cases, and where a restrictive designation was due to be removed this was factored into timing assumptions.

**2.24** According to the NPPF, sites are considered to be deliverable where they are available now, they offer a suitable location for development now, and are achievable with a realistic prospect that housing will be delivered within 5 years. Sites within planning permission are considered to be deliverable, unless there is clear evidence that schemes will not be implemented within 5 years.

**2.25** Developable sites are those in a suitable location for housing development and could also be developed at a specific point in time, and where there is a realistic prospect of them being built in the specified period. Allocated sites are generally assumed to be delivered as per the allocation phasing. For all other sites, the timeframe is based on a qualitative analysis of all the available data.

## **Broad Areas and Windfall**

**2.26** The NPPF permits an appropriate allowance of housing supply from unidentified sites in the form of broad locations and windfall. Due to the complexity and related resource implications of identifying small sites, an analysis of historical trend data is considered to be a more reliable and proportionate source of evidence for this particular element of housing land supply.

**2.27** An analysis of housing completions from sites under 0.25 ha is set out in the Housing: Small Sites Analysis 2013. It found that completions on small sites had been a consistent and significant source of housing land supply. An average of 139 completions per annum occurred over the period 2001/2-2012/13. The average was higher at 158 completions per annum during the period 2001/02 to 2009/10 which preceded the effects of the economic downturn. Between 2001/2-2012/13, 47% of completions occurred in Maidenhead and Cox Green, 28% in Windsor and 7% in Ascot, Sunninghill and Sunningdale.

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**2.28** The analysis shows that completions on small sites have occurred across a wide variety of land types, particularly in areas excluded from the Green Belt. It is not anticipated that this source of housing land will diminish during the plan period, particularly given the continued emphasis on the re-use of previously developed land and advances in technology which are leading to changing business practices with reduced floorspace requirements.

**2.29** It is considered that the historic delivery of 139 completions on small sites can be justified into the future. Whilst this 12-year trend itself includes a natural degree of caution by incorporating a period of economic downturn, it is proposed to incorporate reduced delivery in the initial years of the plan period to reflect the ongoing economic recovery and the NPPF statement regarding garden land within the 5-year housing land supply statement. This reduced rate is based on a 5-year trend and excludes delivery on gardens.

**2.30** The realistic supply of housing from small sites over the plan period is therefore calculated to be 1,778 dwellings as set out in the table below.

**Table 4**

Plan Period	Total Completions on Small Sites	Annual Average Completions on Small Sites	Comment
2011/12 to 2015/16	0	0	-
2016/17 to 2018/19	249	83	Based on past completions between 2008/09 and 2012/13, excluding gardens
2019/20 to 2029/30	1,529	139	Based on past completions between 2001/02 and 2012/13

**2.31** It is important to note that whilst the SHLAA does not seek to identify capacities for individual small sites, the council is aware of the availability of such sites as a result of consultations and their promotion by landowners. By way of demonstration Appendix D provides a list of small sites which are known to the council at the time of writing.

## Classification of sites

**2.32** Once assessed, the sites were grouped into categories of similar size and situation to enable easy calculation of potential housing delivery. The classifications used in the assessment are:

- **Allocated sites** - Sites that are allocated in adopted planning documents but are yet to be built. (Appendix A)
- **Emerging allocations** - These are sites that are being progressed as potential allocations in emerging documents, including the Borough Local Plan and Neighbourhood Plans, but that are yet to be adopted by the Council (Appendix B)
- **Large Sites (Over 0.25ha in size)** - sites that are over the threshold of 0.25 hectares that are considered to be developable for residential development at some point in the plan period (Appendix C)
- **Small Sites (Under 0.25ha in size)** - a list of known small sites with development potential to provide evidence of the number of small sites that are an important element of land supply within the Royal Borough (Appendix D)
- **Undeveloped sites in the Green Belt (Over 0.25ha)** - sites that have been promoted to the council for consideration for housing development in the future. (Appendix E)

**2.33** These classifications are different from those previously used. The new classification provides a more accurate approach to housing land supply that is better suited to informing future policy development.

## Conclusion and review

**3.1** The SHLAA identifies many sites across the Royal Borough with the potential for development. It identifies the potential yield of each site, and groups them under a number of classifications, assigned to different periods where development is likely to take place. Table 5 below shows the sum of these sites as of 31st March 2013.

**Table 5**

	Achieved Sites	Deliverable Sites	Developable Sites		
			0 to 5 years	6 to 10 years	11 to 15 years
Completions (from 1st April 2011 to 31st March 2013)	370	0	0	0	0
Housing Commitments at 31 March 2013	0	1,866	0	0	0
Plan Allocations from the Maidenhead Town Centre AAP (Appendix A)	0	0	565	168	0
Emerging allocations (Appendix B)	0	153	1,127	957	0
Large SHLAA Sites (Appendix C)	0	44	142	245	0
Estimation of Supply from Sites Below 0.25 hectares (Examples of sites in Appendix D)	0	166	639	695	0
<b>Total</b>	<b>370</b>	<b>2,229</b>	<b>2,473</b>	<b>2,065</b>	<b>7,137</b>

1. This is the total for 15 years only. The Borough Local Plan period extends beyond this with small sites expected to contribute to housing supply for the whole period. The Borough Local Plan anticipates small sites contributing 1,778 dwellings to March 2030.

### What this means

**3.2** Table 1 shows that the estimated delivery of new dwellings that can reasonably be predicted to come forward in the period up to 2028 is 7,415 dwellings.

**3.3** At the time of writing, the Council is preparing a public consultation on a number of undeveloped areas at the edge of the main settlements in the borough that could potentially form part of the housing supply. More information on these areas can be found under policies HOU1 and HOU2 in the BLP Preferred Options Document (January 2014).

**3.4** Information relating to the 5 year housing land supply can be found in the latest RBWM 5-Year Housing Land Supply document.

**3.5** In addition to this, ongoing work linked to the rejuvenation of Maidenhead town centre suggests there is greater scope for residential development in central Maidenhead above that currently accounted for in the Maidenhead Town Centre Area Action Plan. This could result in an uplift of approximately 700 dwellings in the town centre and is being pursued as an approach in the Borough Local Plan through the same public consultation exercise.

## Conclusion and review

### Review

**3.6** Following the preferred options consultation on the Borough Local Plan, the plan will need to be reviewed with possible changes or additions to those sites identified for allocation. The SHLAA will therefore be updated prior to the BLP being submitted to the SoS which will give a comprehensive, up to date picture of housing land supply in the borough.



# Allocated Sites

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This list includes all sites allocated for development, such as those in the Borough Local Plan, Area Action Plans, and Neighbourhood Plans, which do not yet have permission.

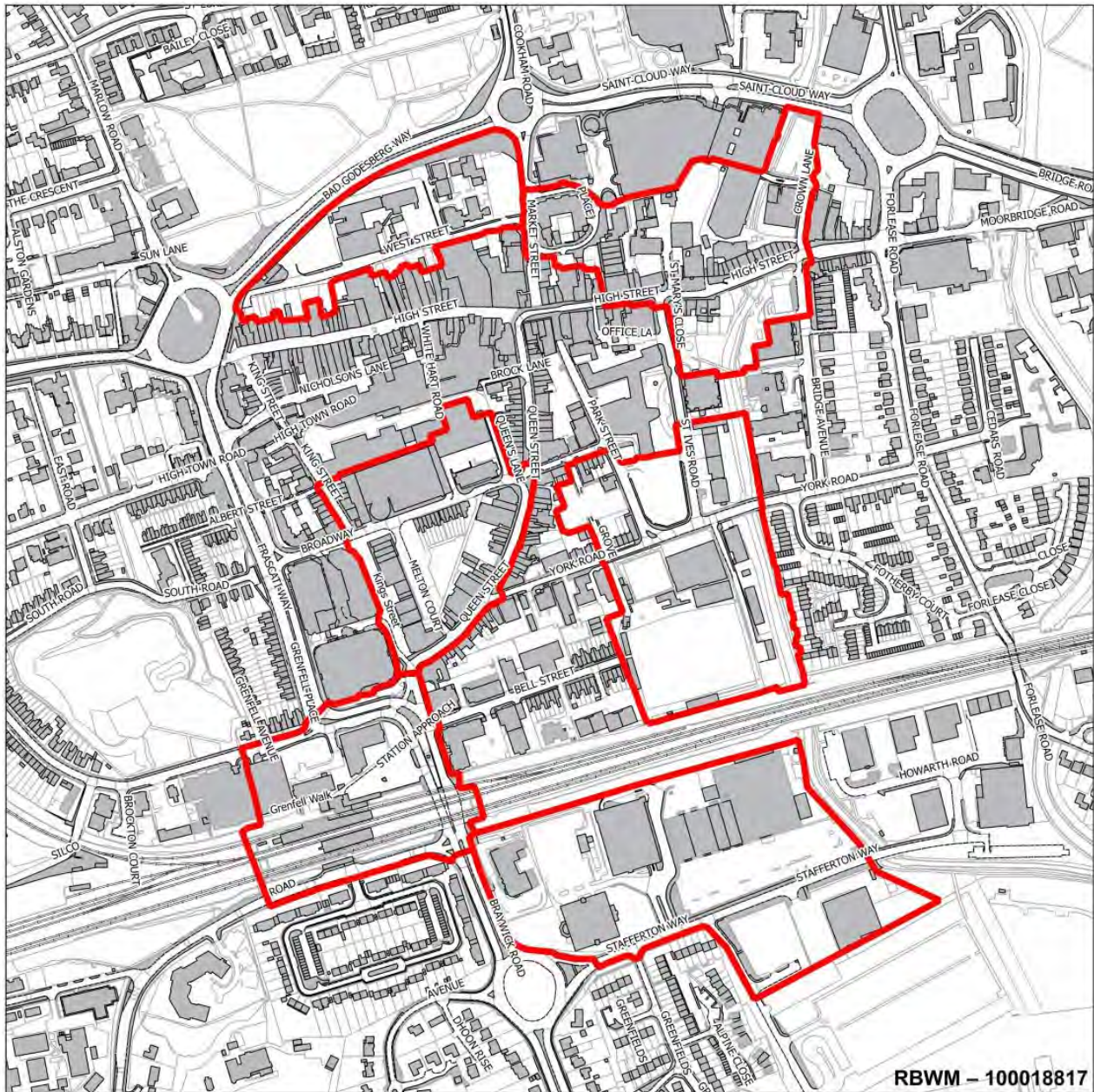
Plan in which allocated	Site Name	Net increase	Phasing: 0 to 5 years	Phasing: 6 to 10 years	Phasing: 11 to 15 years
Borough Local Plan	Sites to follow once identified and designated.				
Maidenhead Town Centre Area Action Plan	Broadway Triangle	149	0	149	0
	West Street	309	0	309	0
	York Road	154	0	57	97
	Railway Station	50	0	50	0
	High Street / York Stream	71	0	0	71
	Stafferton Way	0	0	0	0
Neighbourhood Plans	Sites to follow once identified and designated.				
	<b>Totals <sup>(1)</sup></b>	<b>733</b>	<b>0</b>	<b>565</b>	<b>168</b>

1. It is important to note that figures published in this table are those figures included in the relevant plan. Figures will be amended once planning permission is issued by the Council or where evidence suggests that an alternative yield is likely.



# Allocated Sites

Map 1 MTC AAP Opportunity Areas





## Emerging Allocations

B

Table 6

Ref.	Name	Housing type appropriate	Est. Developable area	Density range	Overall net capacity	Expected timing		
						0-5 years	5-10 years	10-15 years
WMBR0004	Land at Water Oakley Farm	Larger style houses	2.2	22-40	28		28	
WMBR0057	Garden Centre, Dedworth Road	Small - medium style houses	0.96	30-50	35			35
WMCO0004	Cookham Gas Holder	Smaller style houses	0.963	43-50	41		41	
WMMA0027	150, Bath Road	Smaller style houses	0.28	43-50	14		14	
WMMA2000	Maidenhead Lawn Tennis Club, All Saints Ave	Smaller style houses	0.6	43-50	32		32	
WMMA2003	DTC Research Centre, Belmont Road	Low rise flats / smaller style houses / larger style houses	1.34	22-109	123		123	
WMMA2023	Belmont Place, Belmont Road	Low rise flats	0.14	90-109	18			18
WMMA3010	Middlehurst Ltd, 99 - 103 Boyn Valley Road	Smaller style houses / maisonettes	0.27	22-50	15			15
WMMA3031	Travis Perkins Site, Boyn Valley Road	Smaller style houses / larger style houses	1.26	22-109	58		58	
WMMA4002	Summerleaze Office / Workshop	Smaller style houses / maisonettes	0.6	30-50	40		40	
WMMA4015	Whitebrook Park (offices)	Small, medium and large houses	1.32	22-50	36		36	
WMMA4018 & WMMA4019	35, 37 and 33 Velmead Works, Lower Cookham Road	Low rise flats	0.15	90-109	18		18	
WMMA4057	Land South of Ray Mill Road East	Smaller and medium style houses	2.41	30-50	87		87	

# Emerging Allocations

Ref.	Name	Housing type appropriate	Est. Developable area	Density range	Overall net capacity	Expected timing		
						0-5 years	5-10 years	10-15 years
WMMA5008	Berkshire House, High Street	High rise flats	0.15	127-131	65	65		
WMMA5045	Exclusive House, Oldfield Road	Low rise flats	0.27	90-109	24			24
WMMA5087	Shoppenhangers Manor, Manor Lane	Small, medium and large houses and some flats	1.83	22-109	52	52		
WMMA5097	Reform Road and Waldeck Street Industrial Park	Mixed use including some town houses and low-medium rise flats	2.2	43-122	100		50	50
WMMA5101, WMMA5032 & WMMA5103	Land east of Oldfield Road	Smaller style houses / low rise flats	0.48	43-50	30	9		21
WMOW0013	95 Straight Road, Old Windsor	Medium houses	0.28	30-40	11		11	
WMOW0019	Straight Works, Straight Road, Old Windsor	Larger style houses	0.55	22-40	20			20
WMSD0015, WMSD0029, WMSD0067	High Peak, Holcombe House and White House, London Road	Low rise flats and medium and large houses.	0.14	90-109	20		20	
WMSD0065 & WMSD0066	Broomhall car park opportunity	Low rise flats	0.75	90-109	28			28
WMSH0002	Gasholder site, Sunninghill	Smaller and medium style houses	2.06	43-50	80		80	
WMSH0030	Ascot Station Car Park, Station Hill	Medium rise flats	0.7	116-122	50		50	
WMSH0084	Heatherwood Hospital	Smaller style houses / low rise flats	3.99	43-109	200		200	

## Emerging Allocations

B

Ref.	Name	Housing type appropriate	Est. Developable area	Density range	Overall net capacity	Expected timing		
						0-5 years	5-10 years	10-15 years
WMSH0100	Shorts Recycling Site	Larger style housing	1.82	22-50	50			50
WMSH0103, WMSH0085, WMSH0050	Ascot rejuvenation opportunity	Smaller style houses / larger style houses	9.84	22-50	110			110
WMWI0008	Squires Garden Centre, Maidenhead Road	Smaller style houses / low rise flats	0.65	22-50	40			40
WMWI0017 & WMWI0039	Vale Road Industrial site	Smaller style houses / low rise flats	1.91	43-109	110		110	
WMWI0041	Sawyers Close regeneration opportunity	Smaller style houses / low rise flats	5.37	43-109	200			200
WMWI3024	Windsor Territorial Army Centre, Bolton Road	Smaller style houses	0.5	43-50	22			22
WMWI4008	Crown House and Charriott House, Victoria Street	Low rise flats / medium rise flats	0.32	90-122	45			45
WMWI4009 and WMWI4010	Post office site, William Street and telephone exchange, Bachelors Acre	Low rise flats / medium rise flats	6.38	90-122	85			85
WMWI4058	Area between Goslar Way and Alma Road	Low rise flats / medium rise flats	0.89	90-122	84			84
WMWI4060	Windsor Fire Station, St Marks Road	Smaller style houses	0.19	43-50	10		10	
WMWI4061	Minton Place, Victoria Street	Medium rise flats / High rise flats	0.35	116-131	110			110
WMWI5002	Office buildings, Thames Side	Low / medium rise flats	0.22	90-122	40		40	

# Emerging Allocations

Ref.	Name	Housing type appropriate	Est. Developable area	Density range	Overall net capacity	Expected timing		
						0-5 years	5-10 years	10-15 years
WMWW0026 & WMWW0003	Woolley Hall and Woolley Grange Westacott Way Littlewick Green Maidenhead	Larger style houses	0.95	22-40	27	27		
WMWW0027	Grove Business Park, White Waltham	Small, medium and large houses with some flats	2.75	22-40	79		79	
Total						153	1127	957

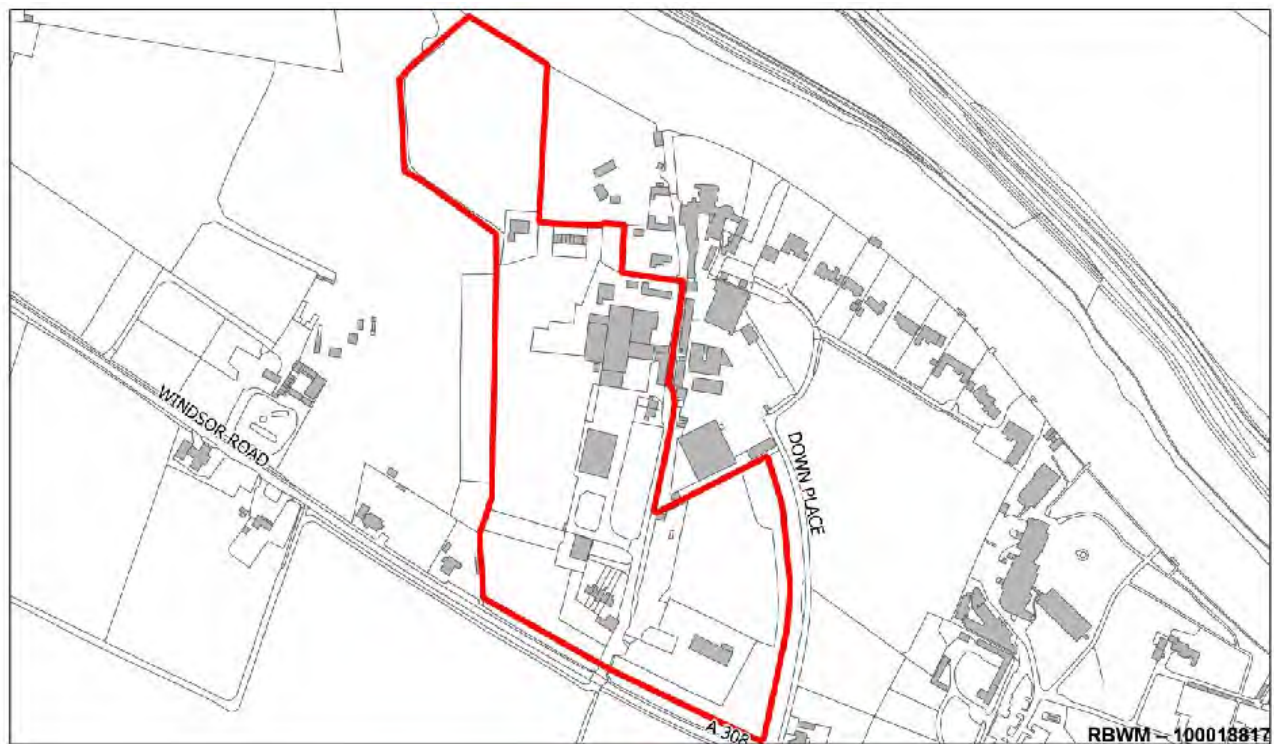
**B.1** For full schedules of details on these sites, please see the RBWM Housing Site Assessment (October 2013) report.

# Emerging Allocations

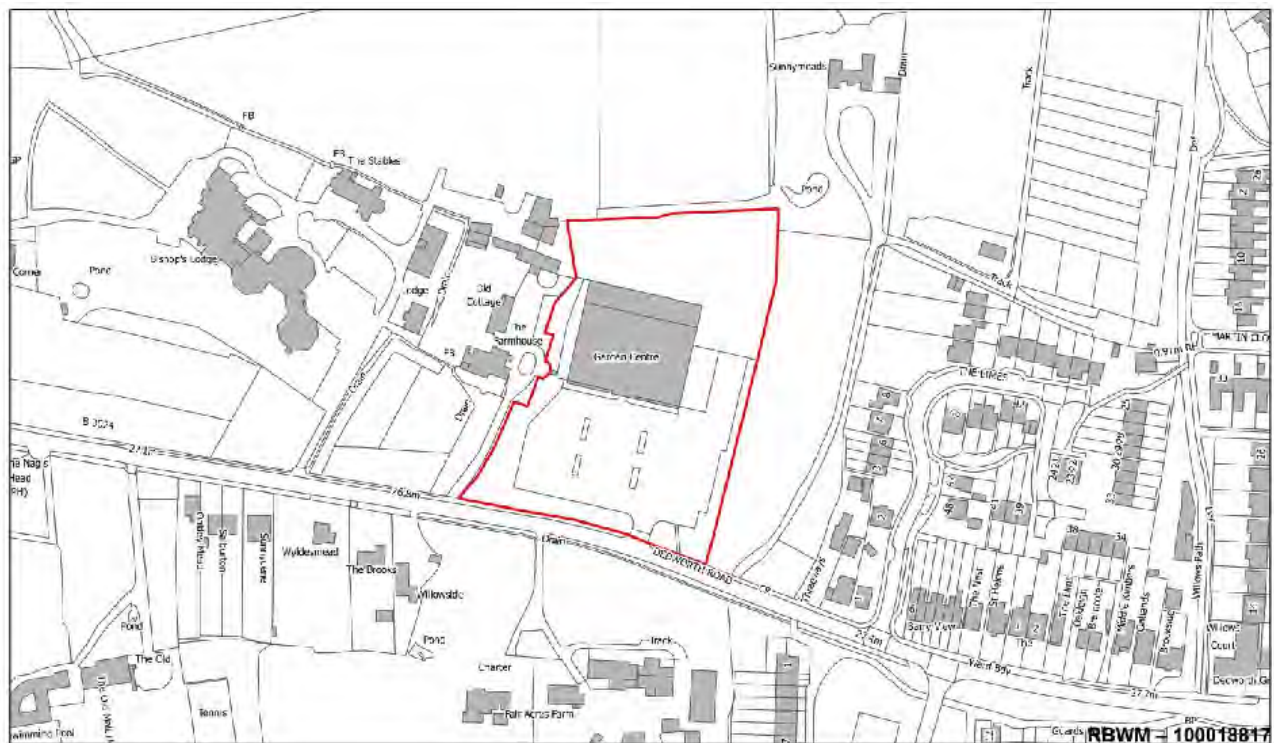
B

## B.1 Site details

WMBR0004 - Land at Water Oakley Farm



WMBR0057 - Garden Centre, Dedworth Road





# B Emerging Allocations

**WMCO0004 - Cookham Gas Holder Site**



**WMMA0027 - 150 Bath Road, Maidenhead**



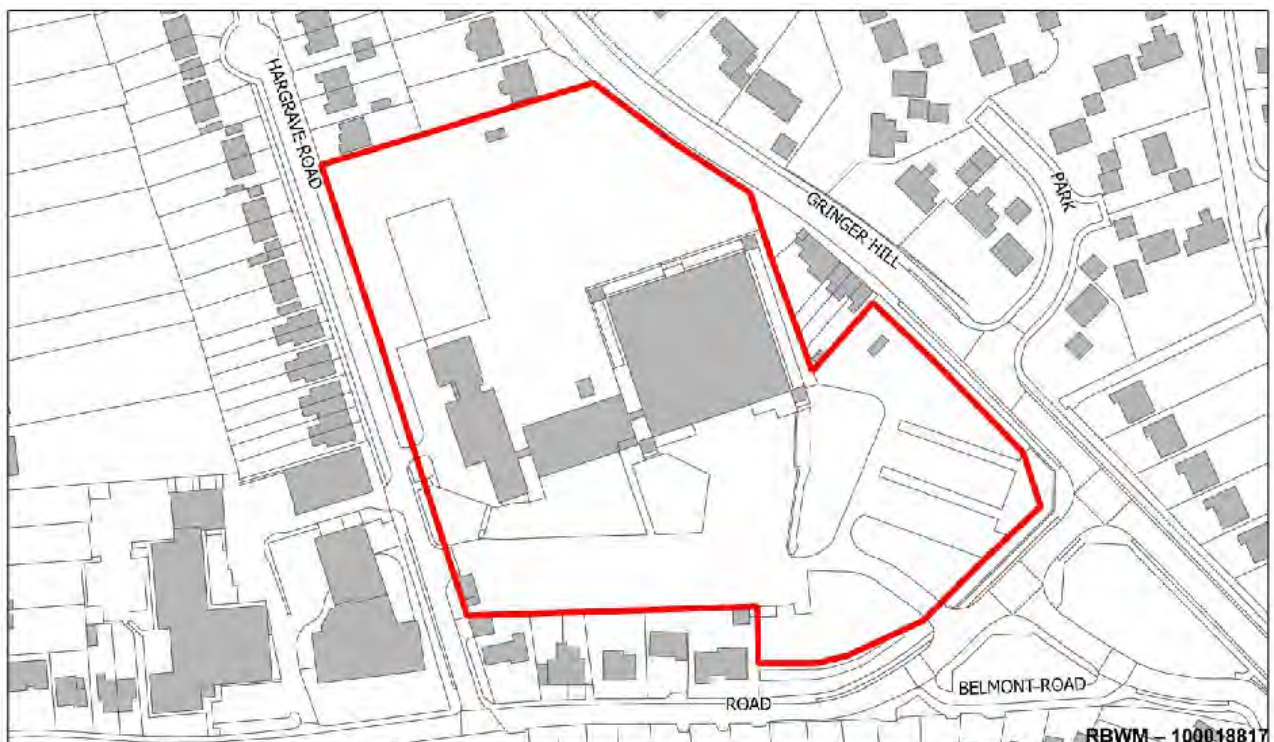
# Emerging Allocations

B

WMMA2000 - Maidenhead Lawn Tennis club, All Saints Avenue



WMMA2003 - DTC Research Centre, Belmont Road



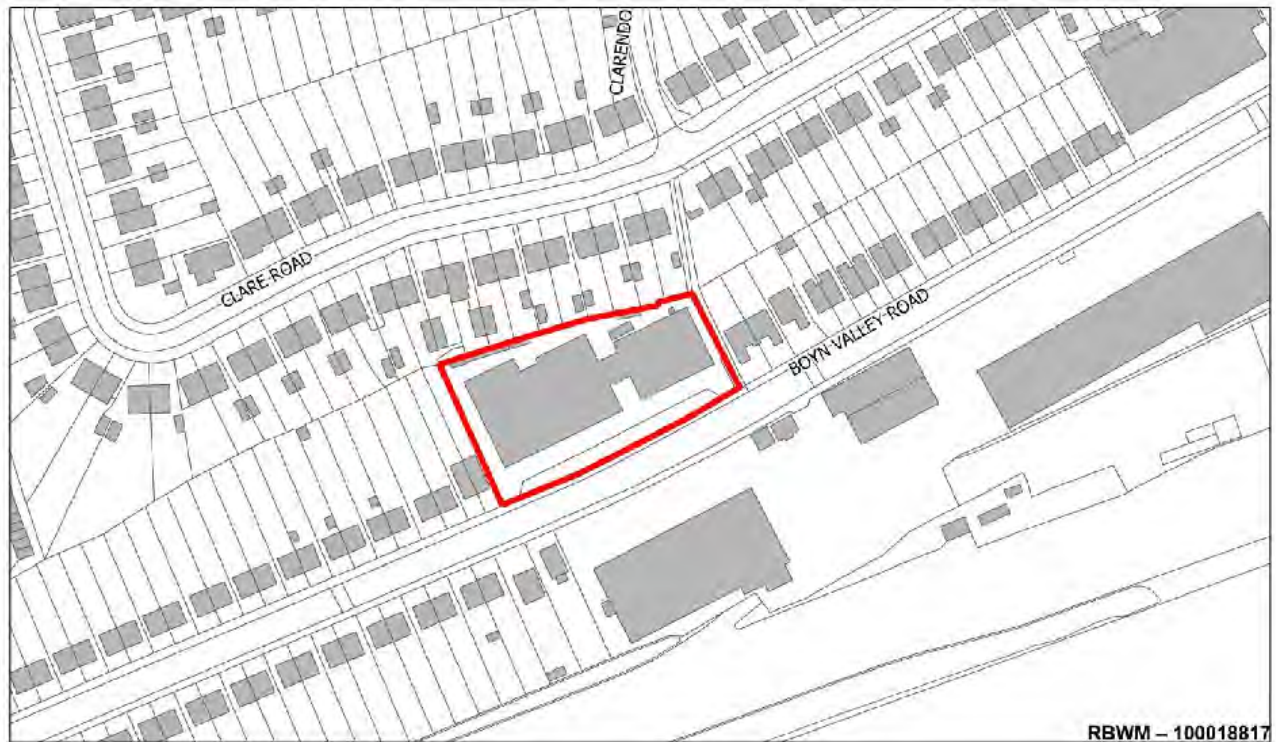


# B Emerging Allocations

WMMA2023 - Belmont Place, Belmont Road



WMMA3010 - Middlehurst Ltd, 99-103 Boyn Valley Road

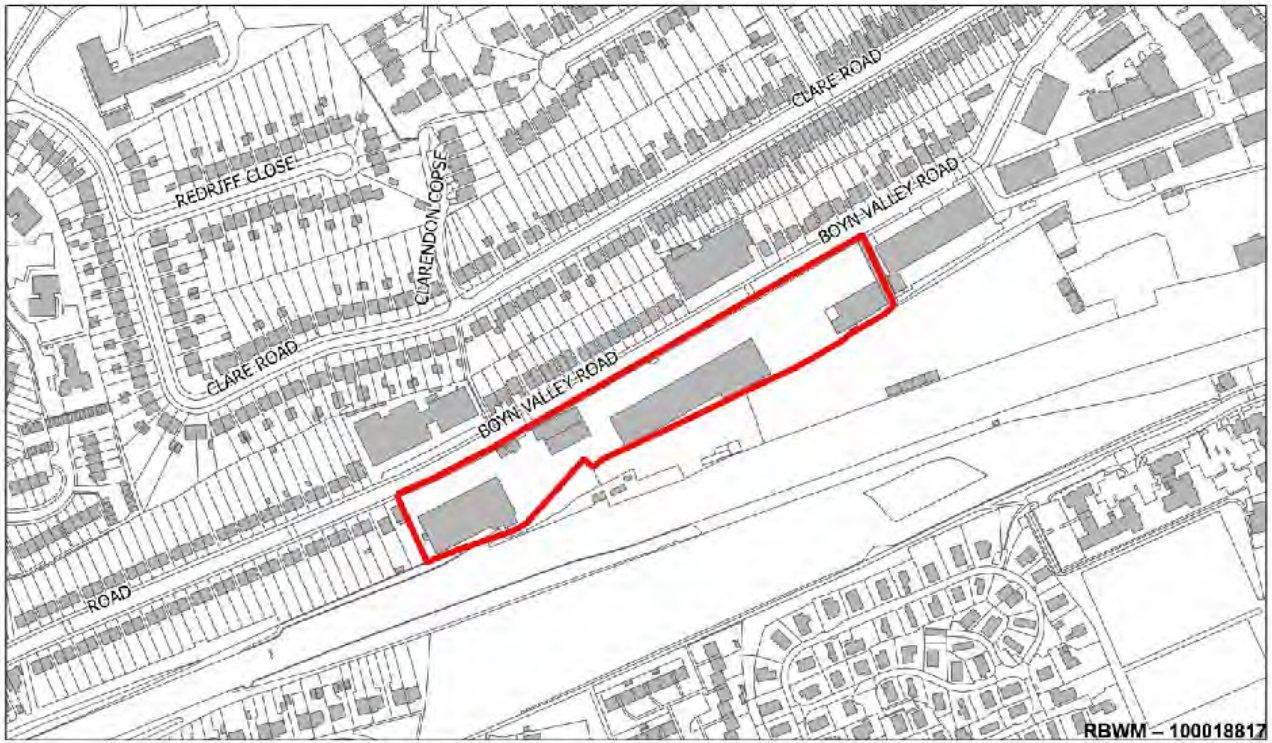




# Emerging Allocations

B

**WMMA3031 - Travis Perkins Site, Boyn Valley Road**

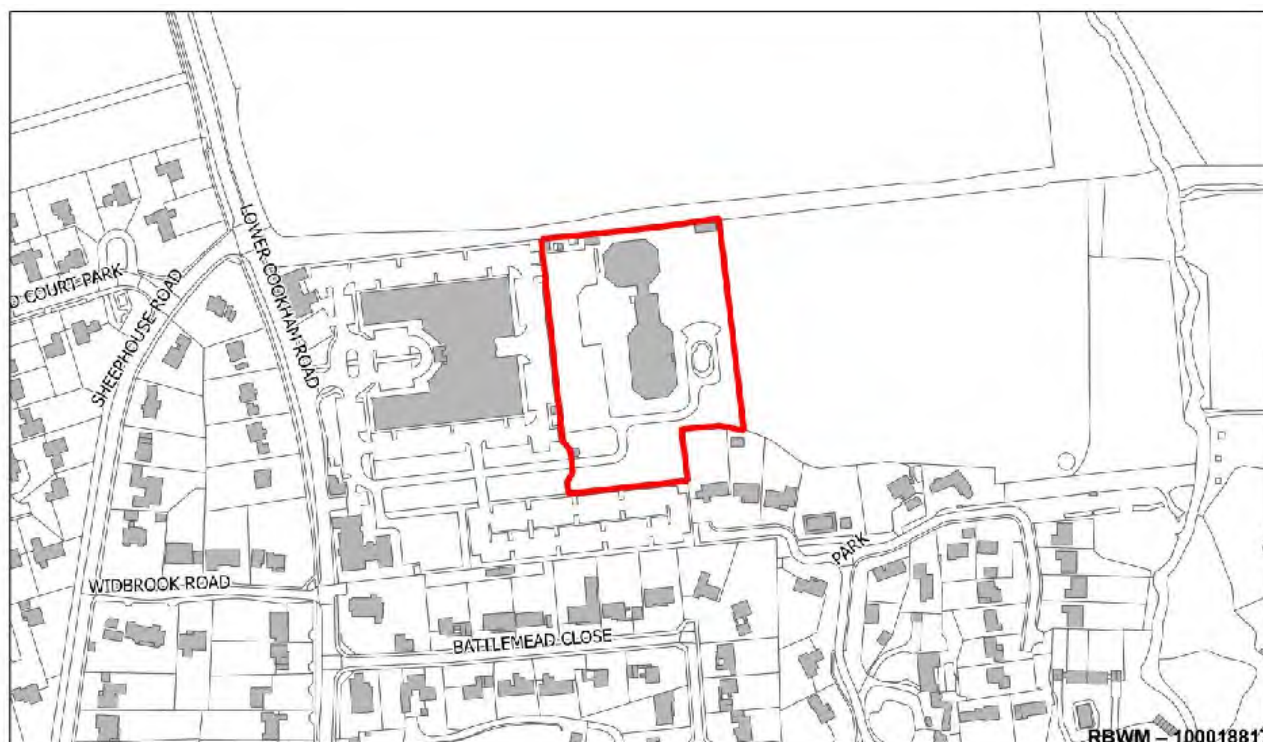


**WMMA4002 - Summerleaze Office and Workshop, Summerleaze Road**

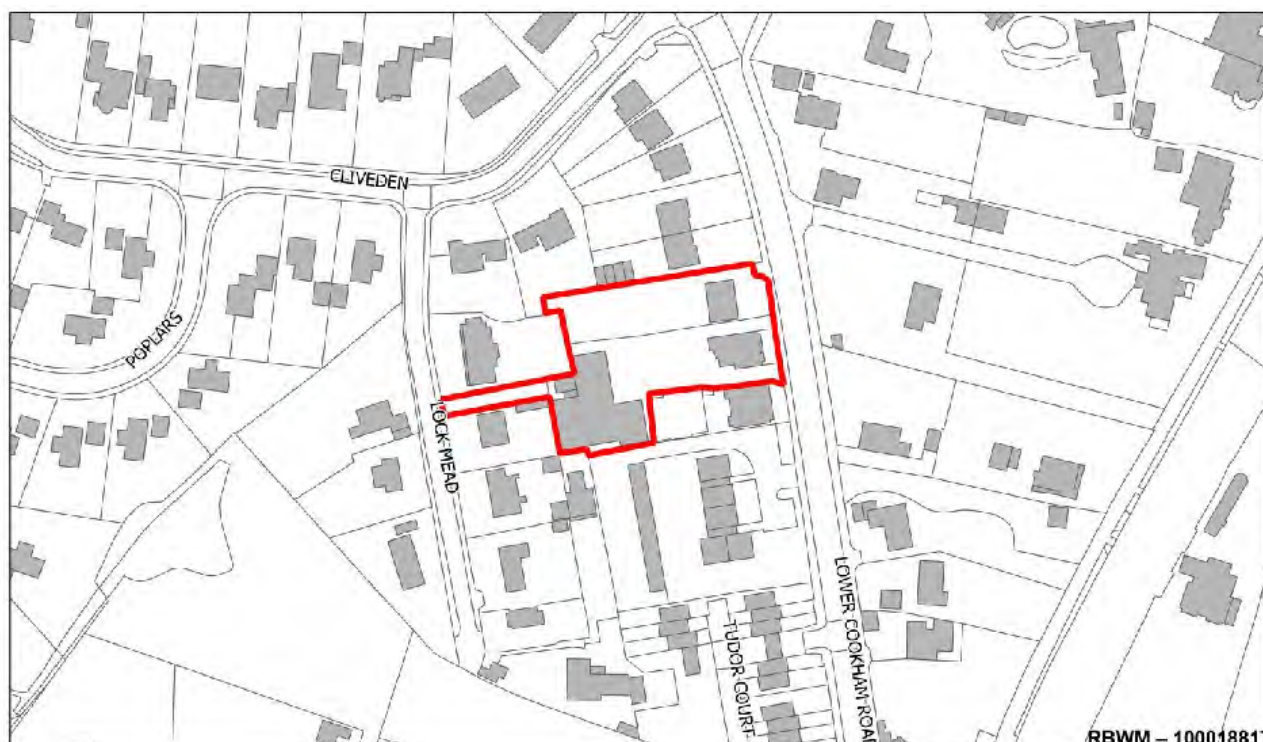


# Emerging Allocations

**WMMA4015 - Whitebrook Park (offices), Lower Cookham Road**



**WMMA4018/4019 - 35, 37 and 33 Velmead Works, Lower Cookham Road**





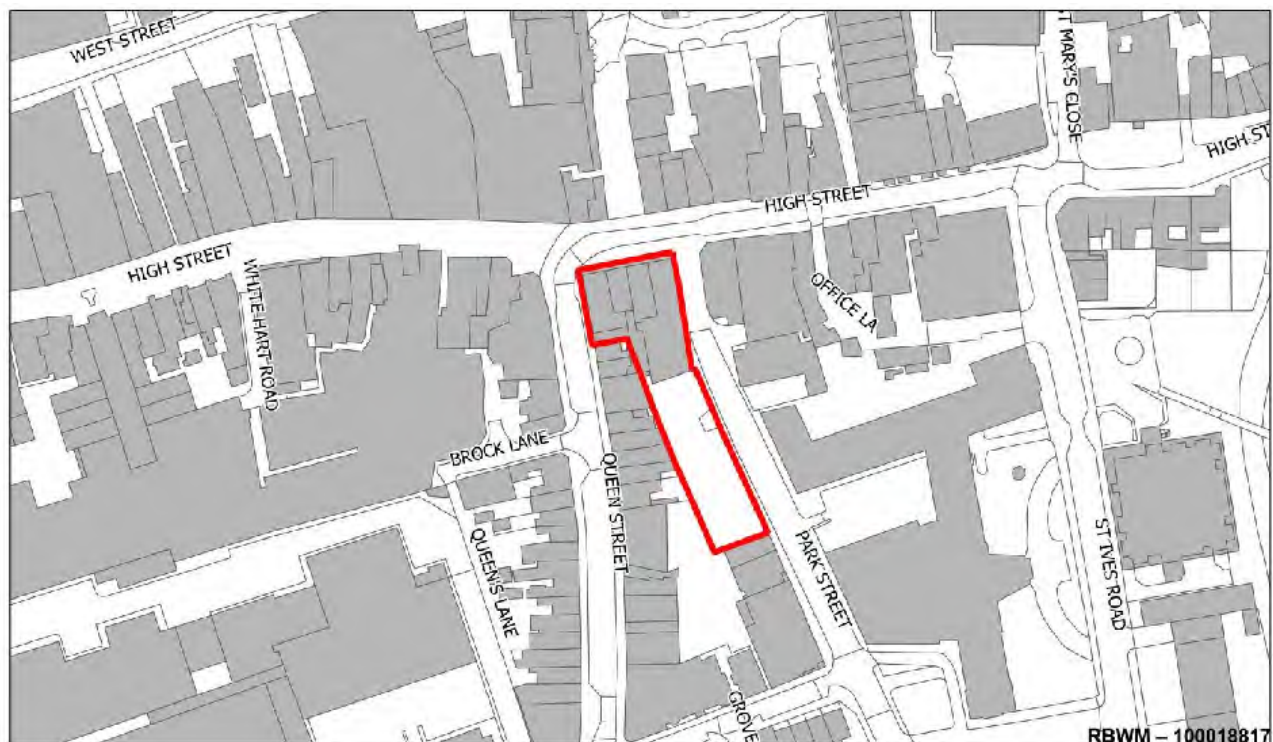
# Emerging Allocations

B

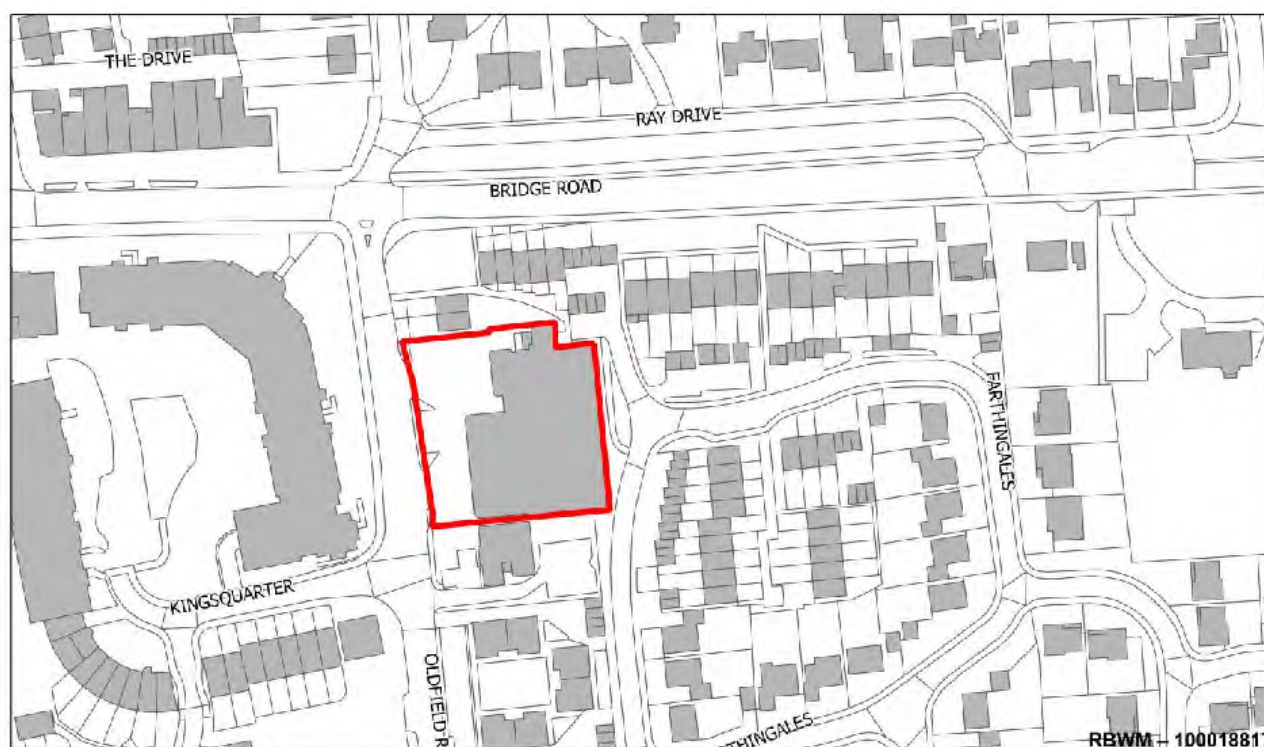
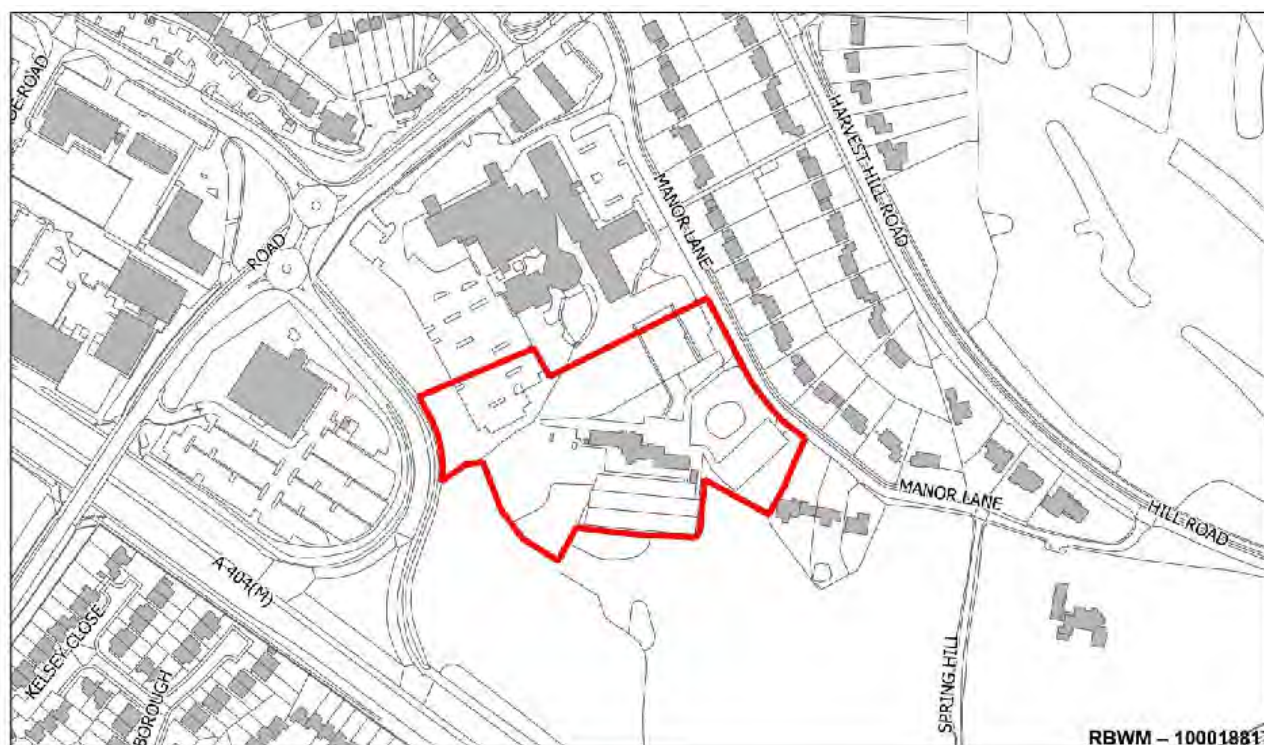
**WMMA4057 - Land South of Ray Mill Road East**



**WMMA5008 - Berkshire House, High Street**



## Emerging Allocations

**WMMA5045 - Exclusive House, Oldfield Road****WMMA5087 - Shoppenhangers Manor, Manor Lane**







# B Emerging Allocations

**WMOW0013 - 95 Straight Road**



**WMOW0019 - Straight Works, Straight Road**



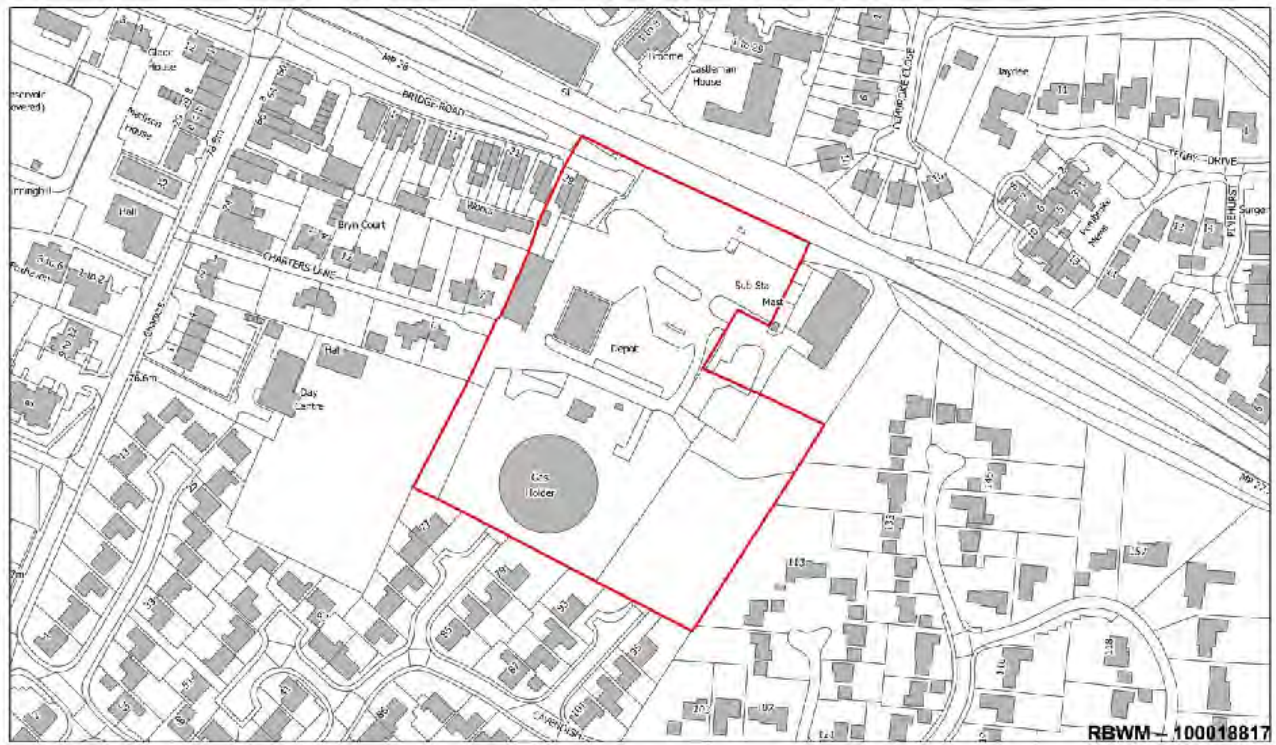


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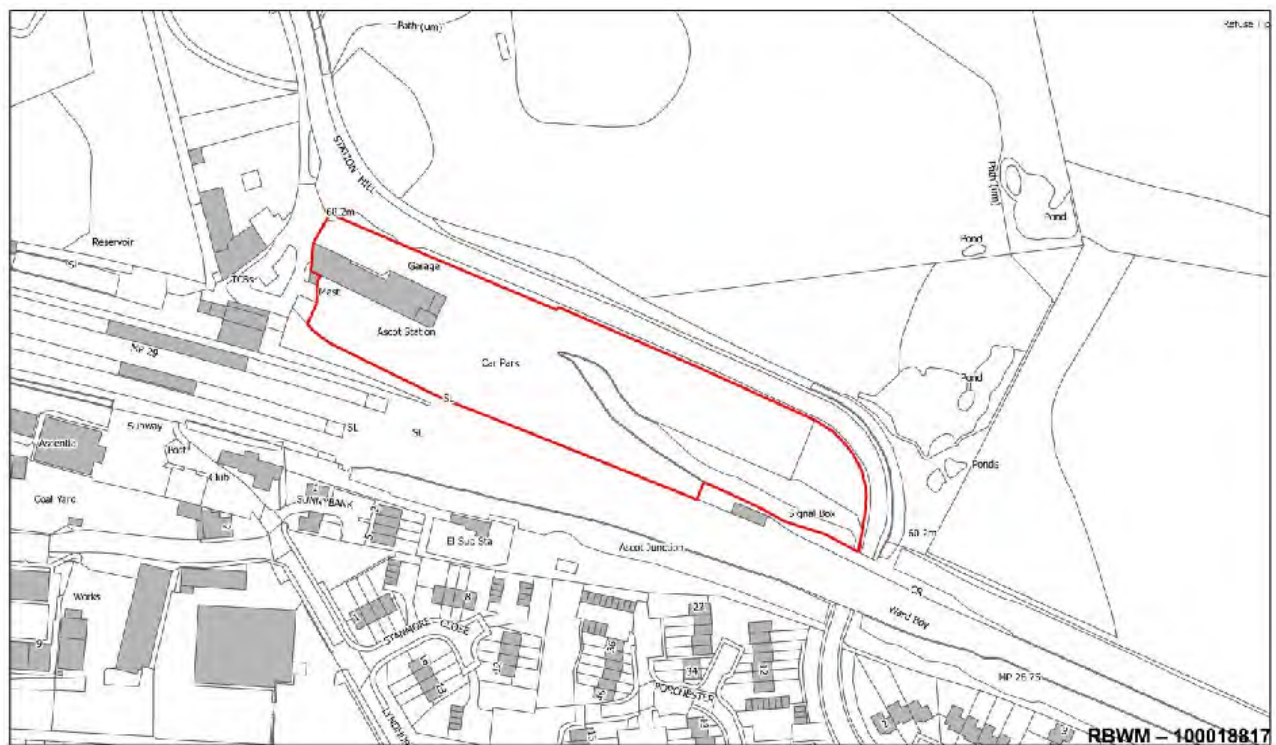


# B Emerging Allocations

**WMSH0002 - Gasholder site, Sunninghill**

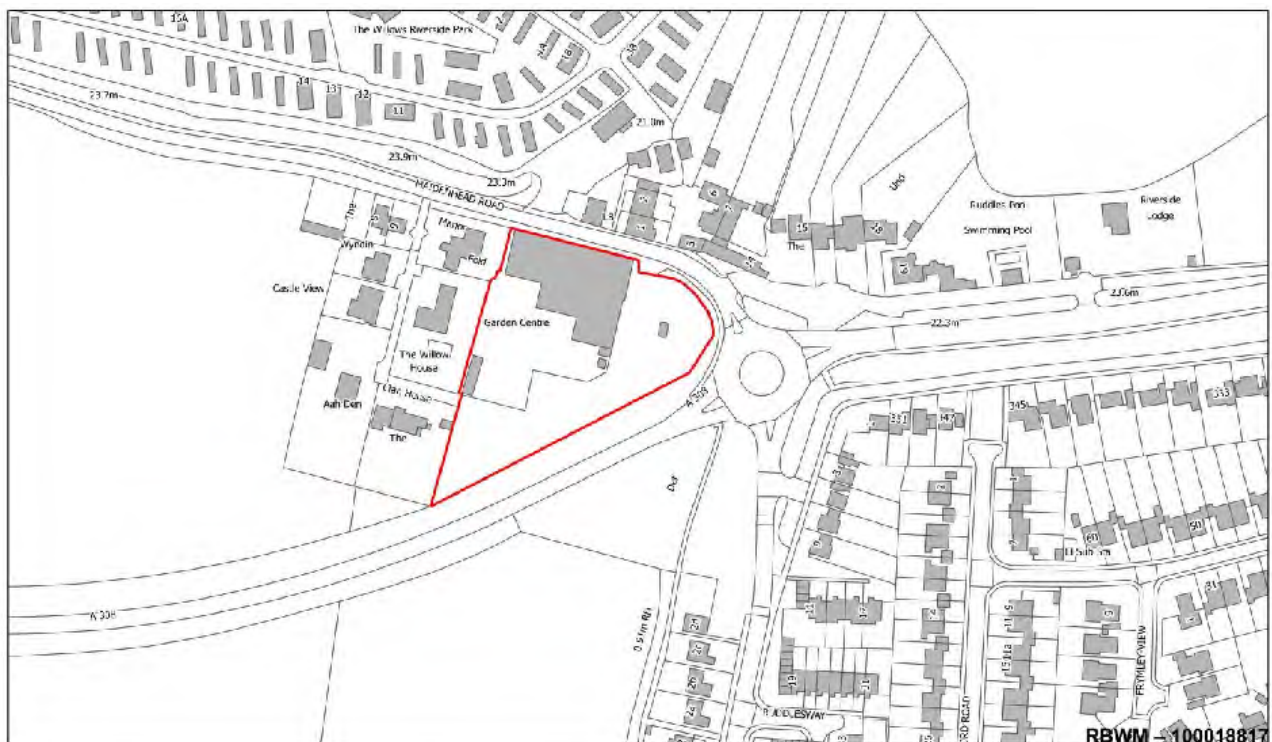


**WMSH0030 - Ascot Station car park, station Hill**





RBWM – 100018811

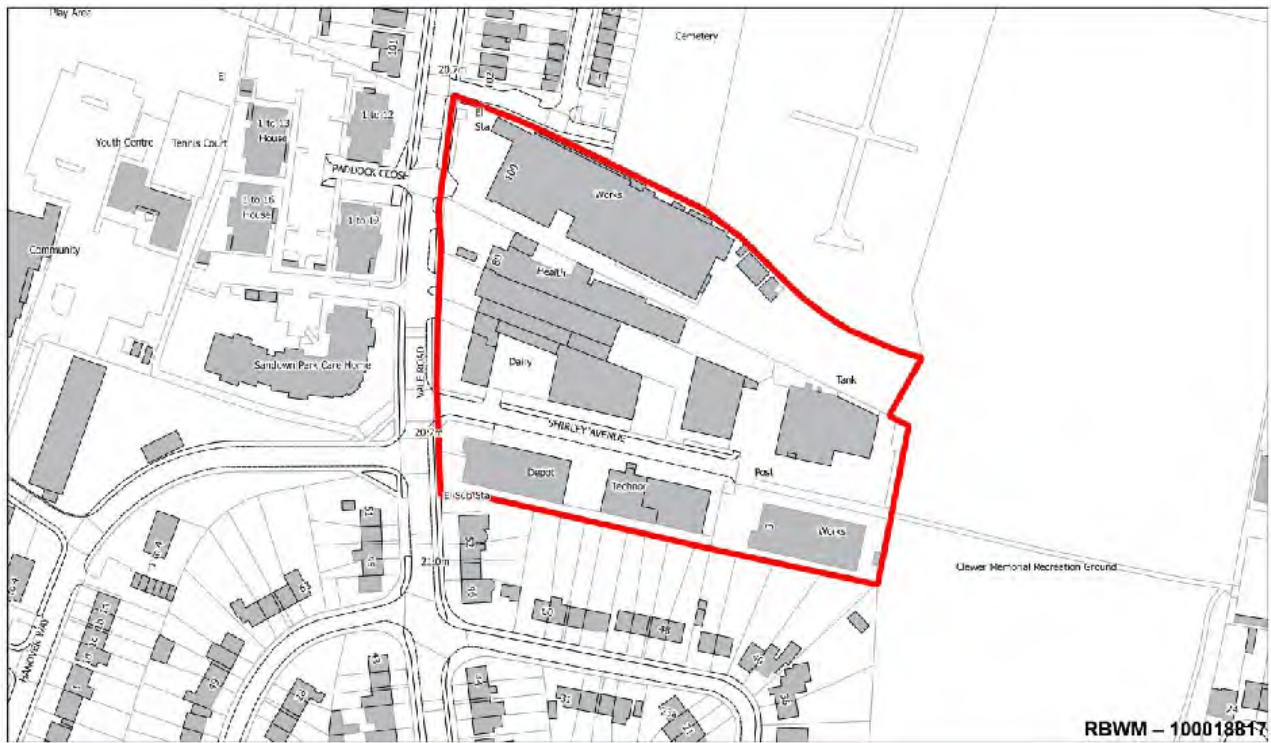




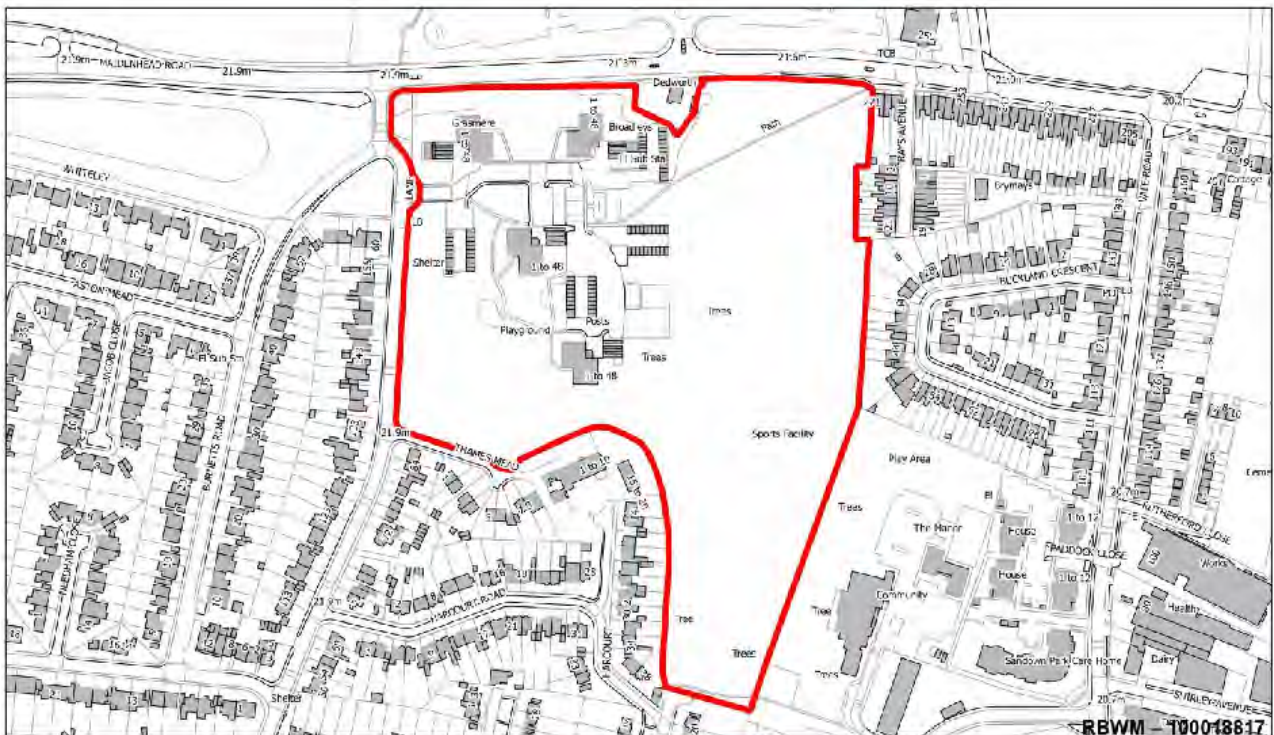
# Emerging Allocations

B

**WMWI0017/0039 - Vale Road Industrial Estate**



**WMWI0041 - Sawyers Close regeneration opportunity**



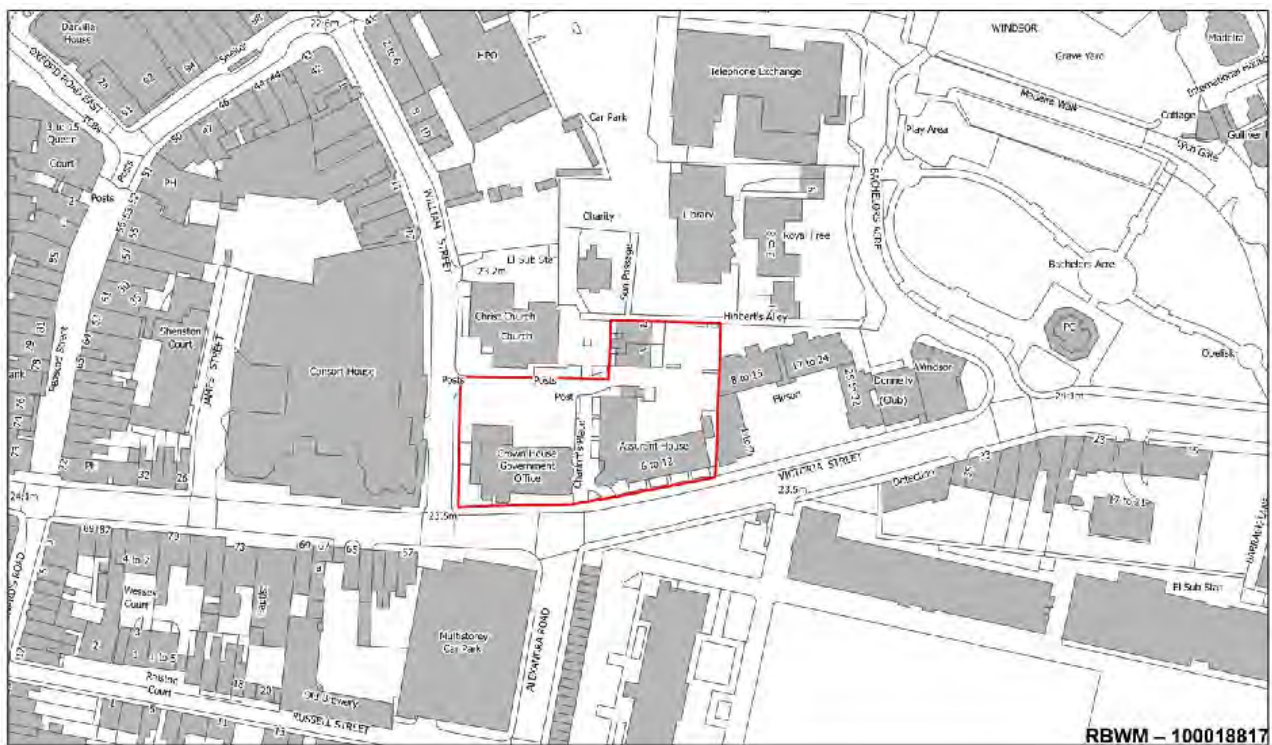


# B Emerging Allocations

**WMWI3024 - Windsor Territorial Army Centre, Bolton Road**

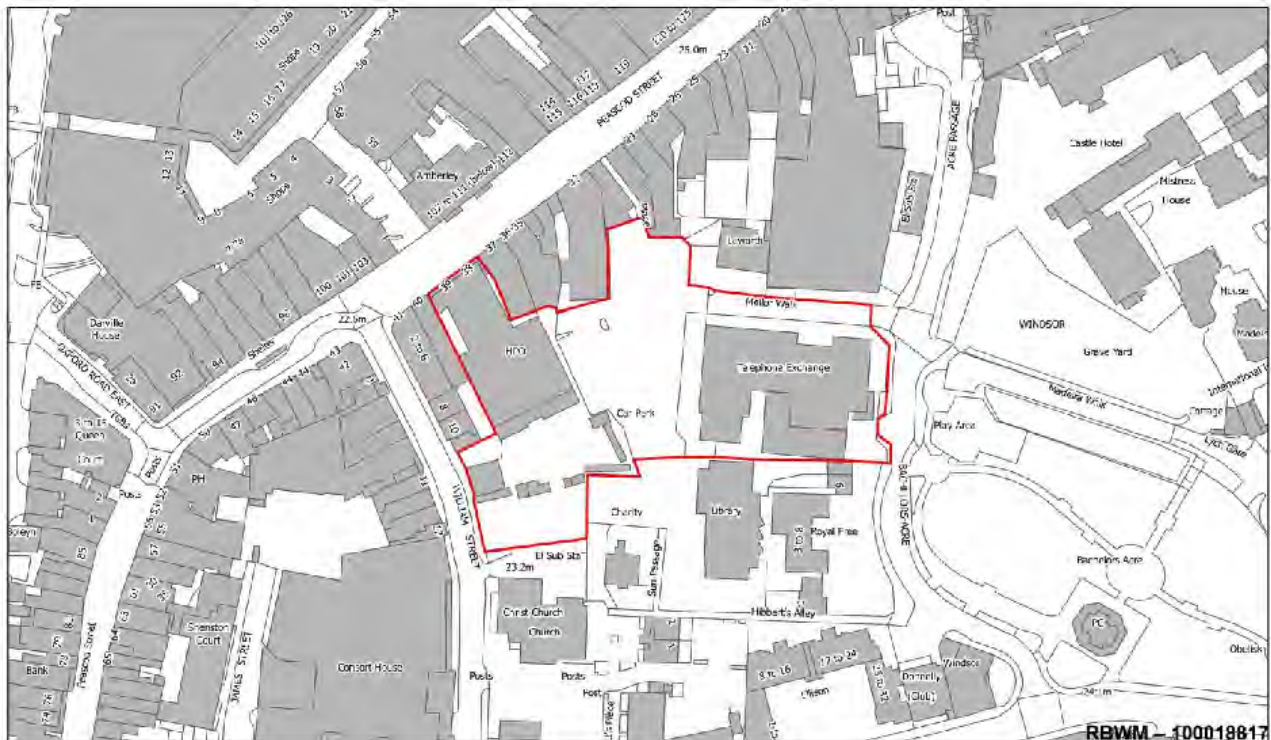


**WMWI4008 - Crown House and Charriott House, Victoria Street**

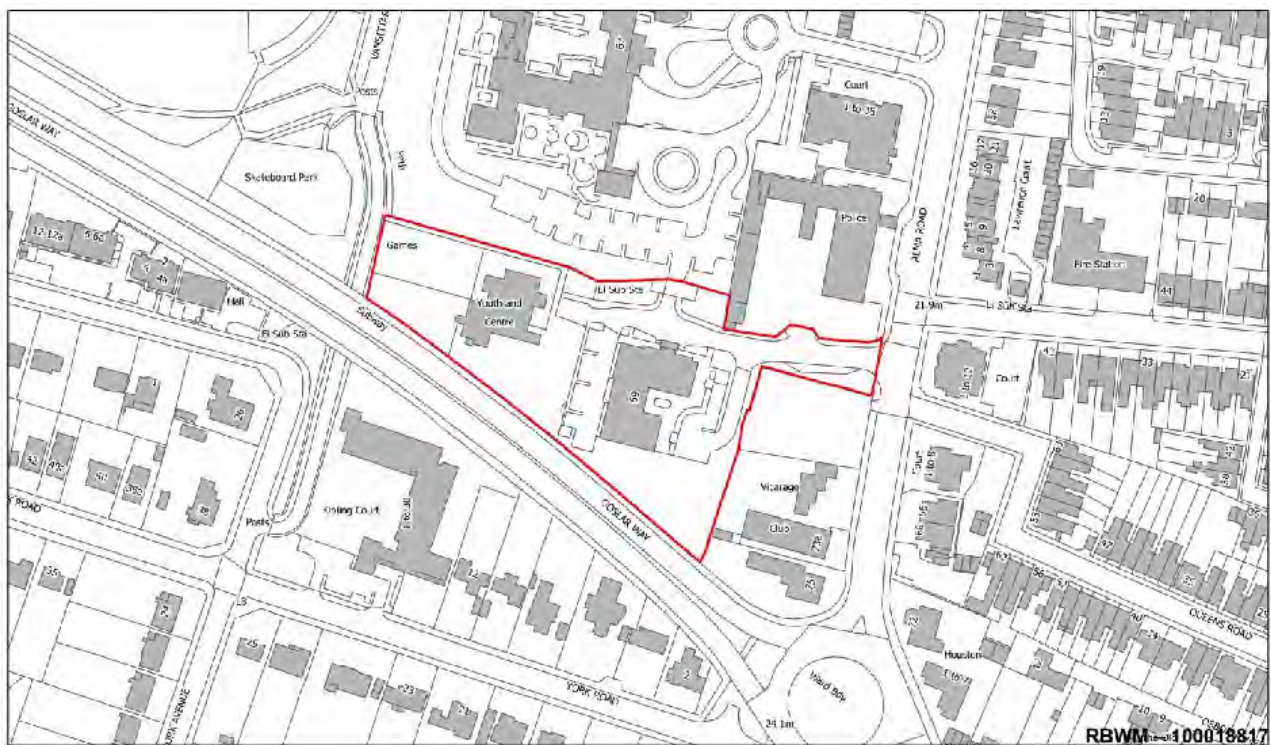




**WMWI4009/4010 - Post Office site, William Street and telephone exchange, Bachelors Acre**



**WMWI4058 - Area between Goslar Way and Alma Road**









**WMWW0026/0003 - Woolley Hall and Woolley Grange, Westacott Way, Littlewick Green**

