

Small Sites - Demonstration of Windfall Potential

Table 9

Ref.	Name	Size	Max. flood zone
WMBR0024	40 Windsor Road & 95 Priors Way	0.17	1
WMBR0066	Land At 22 Tithe Barn Drive Maidenhead	0.02	1
WMBR0085	High Trees Holyport Road Maidenhead	0.19	2
WMCG0015	Homer Farm Cox Green Lane Maidenhead	0.11	1
WMCG0019	33 Northumbria Road Maidenhead	0.05	1
WMCG0020	Ivanhoe Cox Green Lane Maidenhead	0.13	1
WMCO0003	Land at Butts Legh Cottage, School Lane	0.20	2
WMCO0007	Land rear of 124 and 116-126 Whyteladyes Lane	0.22	1
WMCO0009	Garages adj to 20 Windmill Road, Cookham	0.13	1
WMCO0034	Holly Place and land to the rear, Lower Road	0.17	1
WMCO0056	Coxboro Cottage High Road Cookham	0.06	1
WMDA0012	64 London Road Datchet	0.04	1
WMDA0013	Old Council Offices, The Green, Datchet	0.01	3a
WMDA0019	Datchet Mead Hotel 145 Slough Road Datchet	0.24	2
WMET0007	Farrer Theatre, Eton College	0.18	3a
WMET0009	Headmasters Garden, Eton College	0.21	3b
WMET0010	The Briary, Eton College	0.41 ⁽¹⁾	3b
WMET0017	New Schools Extension, Eton College	0.15	2
WMET0034	11A High Street Eton	0.02	3a
WMHO0019	Vine Cottage Horton Road Horton	0.11	3b
WMHU0017	The Old House Warren Row Road Warren Row	0.08	1
WMHU0023	Riders Country House Hotel Bath Road Littlewick Green	0.19	1
WMMA0025	Agnes Hayward Nursery School 29 Lincoln Road Maidenhead	0.07	1
WMMA0030	Land At 35 Havelock Road Maidenhead	0.19	1
WMMA0031	Land To The Rear of 131 Courthouse Road Maidenhead	0.04	1
WMMA1005	39 Gloucester Road	0.03	1

1 less than 0.25ha developable

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D

Ref.	Name	Size	Max. flood zone
WMMA1015	Land Between 69 Gardner Road And Childrens Play Area Fawley Close Maidenhead	0.08	1
WMMA2002	2 Marlow Road. Commonwealth War Graves Comission	0.16	1
WMMA2014	59 Harrow Lane	0.16	1
WMMA2016	98 Cordwallis Road	0.03	1
WMMA2017	British Red Cross Society 6 The Crescent Maidenhead	0.04	1
WMMA2020	19 - 21 Craufurd Rise Maidenhead	0.11	1
WMMA2024	1A Belmont Vale Maidenhead	0.01	1
WMMA2025	33 - 35 St Lukes Road Maidenhead	0.07	1
WMMA2026	Marblecraft Maidenhead Ltd 82A Portlock Road Maidenhead	0.11	1
WMMA3004	Glengary Cottage, Norden Road	0.04	1
WMMA3008	23 Boyn Hill Avenue	0.12	1
WMMA3009	Brocket House,Boyn Hill Avenue	0.18	1
WMMA3012	183-189 Clare Rd	0.16	1
WMMA3015	Western side of 59 Altwood rd	0.12	1
WMMA3019	Land at 57 and 59 Altwood Road	0.24	1
WMMA3029	145 Grenfell Road Maidenhead	0.03	1
WMMA3030	1 Boyn Hill Road Maidenhead	0.03	1
WMMA3032	Boyne Court Boyndon Road Maidenhead	0.14	1
WMMA4008	21 - 29 Florence Avenue	0.04	3a
WMMA4020	Chef Peking, Ray Mead Road	0.14	3a
WMMA4021	The Playroom, Lock Avenue	0.22	3a
WMMA4022	84 Ray Mill Road West	0.10	3b
WMMA4025	Meadow End, Fawley and the Bungalow, Ray Park Avenue	0.15	3a
WMMA4026	55 Lower Cookham Road.	0.21	3a
WMMA4031	9, 10, 11 Ray Lea Close	0.23	3a
WMMA4032	22 Cookham Road	0.05	1
WMMA4036	Land at Derek Mead, Derek Rd	0.05	3a

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Ref.	Name	Size	Max. flood zone
WMMA4052	146 Blackamoor Lane	0.08	2
WMMA4054	39 - 41 North Town Road Maidenhead	0.10	1
WMMA4056	Land At Ashley 61 Lower Cookham Road Maidenhead	0.01	2
WMMA4058	Land Rear of 34 And 36 Laggan Road Maidenhead	0.13	2
WMMA4059	Land Rear of 45 To 51 Ray Mill Road West Maidenhead	0.15	3a
WMMA5022	12 - 13 Bridge Avenue	0.07	3a
WMMA5039	Highclere, Shoppenhangers Road	0.24	1
WMMA5040	102-104 Norden Road	0.21	1
WMMA5046	25-27 Braywick Road	0.14	1
WMMA5065	Methodist Church, King Street	0.01	1
WMMA5067	14-16 Queen Street	0.02	1
WMMA5075	Linkside, Shoppenhangers Road	0.21	1
WMMA5091	71 - 73 High Street Maidenhead	0.05	1
WMMA5093	Redroofs Bed And Breakfast Oldfield Guards Club Road Maidenhead	0.22	3b
WMMA5102	7-9 Bridge Avenue Maidenhead	0.12	3a
WMMA5104	3 Bridge Street Maidenhead	0.04	2
WMMA5105	33 - 37 Queen Street Maidenhead	0.05	1
WMMA5106	38 Forlease Road Maidenhead	0.03	3a
WMMA5107	42 Braywick Road Maidenhead	0.18	1
WMMA5108	Balcony Restaurant 3 Nicholsons Lane Maidenhead	0.02	1
WMMA5109	Greenfields House 7 Braywick Road Maidenhead	0.11	1
WMMA5110	Raymond Thatcher 18 Queen Street Maidenhead	0.01	1
WMMA5111	Site of Meadowview 99 Forlease Road Maidenhead	0.09	3b
WMOW0005	12-14 Warrington Spur	0.14	3a
WMOW0006	71-73 Straight Road	0.2	3a
WMOW0009	16 Orchard Road	0.04	2

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Ref.	Name	Size	Max. flood zone
WMOW0016	15 Lyndwood Drive Old Windsor Windsor	0.03	3a
WMOW0018	1 Burfield Road Old Windsor Windsor	0.06	3a
WMOW0023	Union Inn 17 Crimp Hill Old Windsor Windsor	0.14	1
WMSD0025	CMI Ltd, 5 Rise Road	0.04	1
WMSD0055	1a and 3a Galton House	0.05	1
WMSD0058	Land At 1 Rise Road Sunningdale	0.02	1
WMSD0069	Little Orchard Devenish Lane Sunningdale	0.2	1
WMSH0014	Tradewinds, Cheapside Road	0.24	1
WMSH0025	Land at Nell Gwynne Avenue	0.16	1
WMSH0028	Charters Lane Garages	0.02	1
WMSH0035	33 High Street, Sunninghill	0.04	1
WMSH0049	R/O Budgen's Store, Hermitage Parade, High Street, Ascot	0.1	1
WMSH0059	Ridgefield And Milestone House Winkfield Road Ascot	0.23	1
WMSH0061	1 Fox Covert Close	0.07	1
WMSH0065	29 And Land At 29 Francis Chichester Close Ascot	0.04	3a
WMSH0066	Land At Endeavour House Queens Road Ascot	0.05	1
WMSH0096	Telephone Exchange, Upper Village Rd	0.21	1
WMSH0110	Whitefriars Friary Road Ascot	0.19	1
WMSH0111	Swimming Pool, St Georges School Wells Lane Ascot	0.11	1
WMWI0018	7 and 9 Parsonage Lane	0.23	3a
WMWI0020	5 Hylle Close	0.08	1
WMWI0032	Land Rear Of 61 To 63 West Crescent Fronting Hanover Way	0.13	3a
WMWI0037	Garage Block Maidenhead Road Windsor	0.04	3a
WMWI0038	The Annexe 18 Knights Close Windsor	0.04	1
WMWI0043	Land At 48 The Limes Windsor	0.02	1
WMWI0044	Land Rear of 22 Longmead Windsor	0.06	1
WMWI1000	Land at and to the rear of 63-71 Forest Road	0.15	1

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Ref.	Name	Size	Max. flood zone
WMWI1006	Land at Keepers Farm Close	0.07	1
WMWI1015	Land at 110 Tinkers Lane	0.02	1
WMWI1019	Land At The Cottage Manor Farm Close Fronting Clewer Hill Road Windsor	0.01	1
WMWI2015	21 Peel Close Windsor	0.05	1
WMWI2016	Land Rear of Albion Place Hatch Lane Windsor	0.19	1
WMWI3020	Essex Lodge 69 Osborne Road Windsor	0.11	1
WMWI3021	35 - 37 Hemwood Road Windsor	0.04	1
WMWI4014	36 a, b and c Alexandra Road	0.1	1
WMWI4015	Queen Annes Court, Peascod Street	0.05	1
WMWI4019	1 Thames Street	0.02	1
WMWI4022	24 Alma Road	0.04	3a
WMWI4034	13-15 Sheet Street	0.06	1
WMWI4052	106 - 108 St Leonards Road	0.04	1
WMWI4059	Thames Court, Victoria Street	0.2	1
WMWI4062	12A - 12B Peascod Street Windsor	0.02	1
WMWI4063	17 Gloucester Place Windsor	0.06	2
WMWI4064	4 And 5 Park Street Windsor	0.07	1
WMWI4065	51 Clarence Road Windsor	0.08	3a
WMWI4066	Cavendish House 18 - 19 Thames Street Windsor	0.12	2
WMWI4067	De La Cuona Designs Ltd Mistress Pages House 13A High Street Windsor	0.05	1
WMWI4068	G And T Marshall Ltd 27 Kings Road Windsor	0.04	1
WMWI4069	Robert Dyas 35 - 36 Peascod Street Windsor	0.02	1
WMWI4070	Sovereign Estate Agents 90 Bexley Street Windsor	0.01	2
WMWI4071	The Mitre Oxford Road Windsor	0.02	3a
WMWI4072	Windsor Ex Services Club 107 St Leonards Road Windsor	0.1	1
WMWL0002	Halls Farm, Halls Lane, Waltham St Lawrence	0.48 ⁽²⁾	1
WMWR0005	Concorde Garage, 31 Windsor Road	0.09	3b

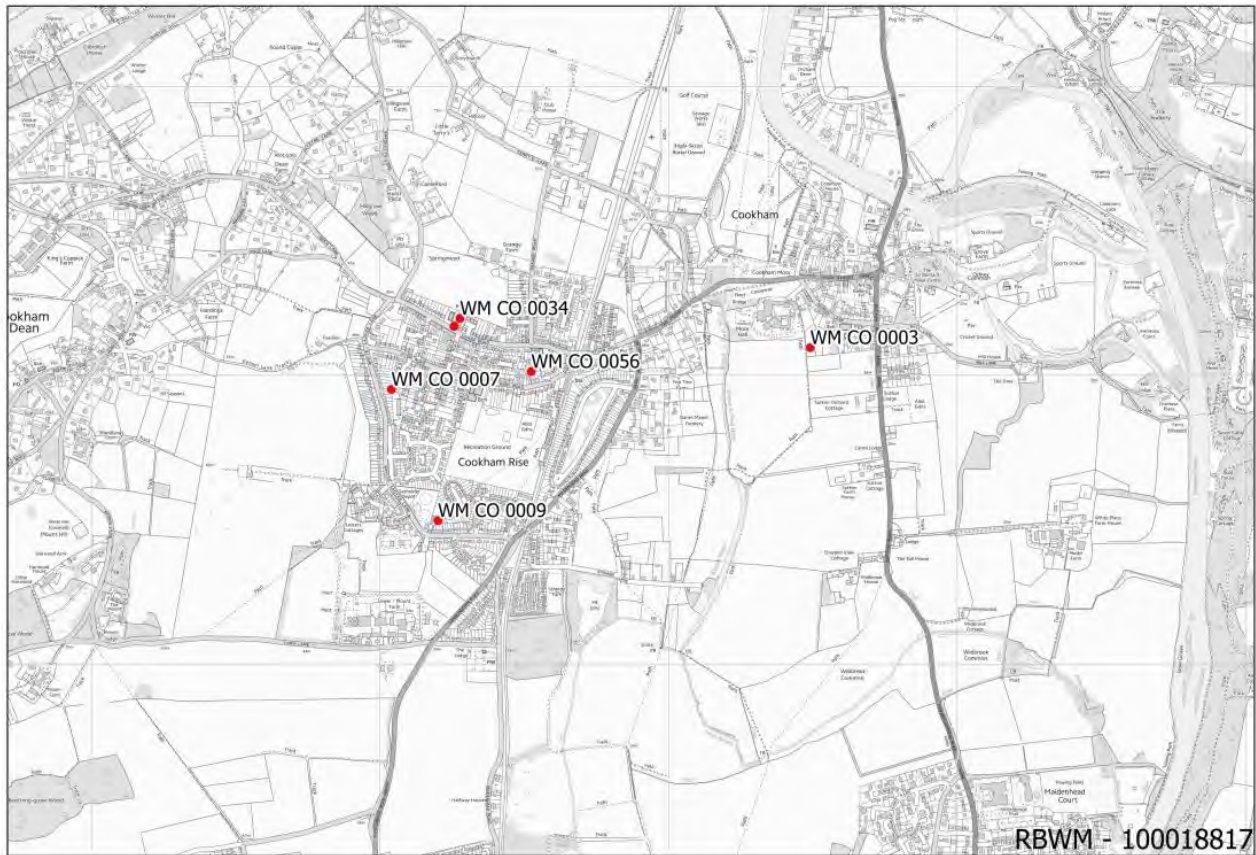
Small Sites - Demonstration of Windfall Potential

D

Ref.	Name	Size	Max. flood zone
WMWW0028	Land Rear of 4 And 5 And 6 Woodlands Park Road Maidenhead	0.14	1

Small Sites - Demonstration of Windfall Potential

Cookham area small sites



Hurley Parish area small sites



Waltham St Lawrence Parish area small sites

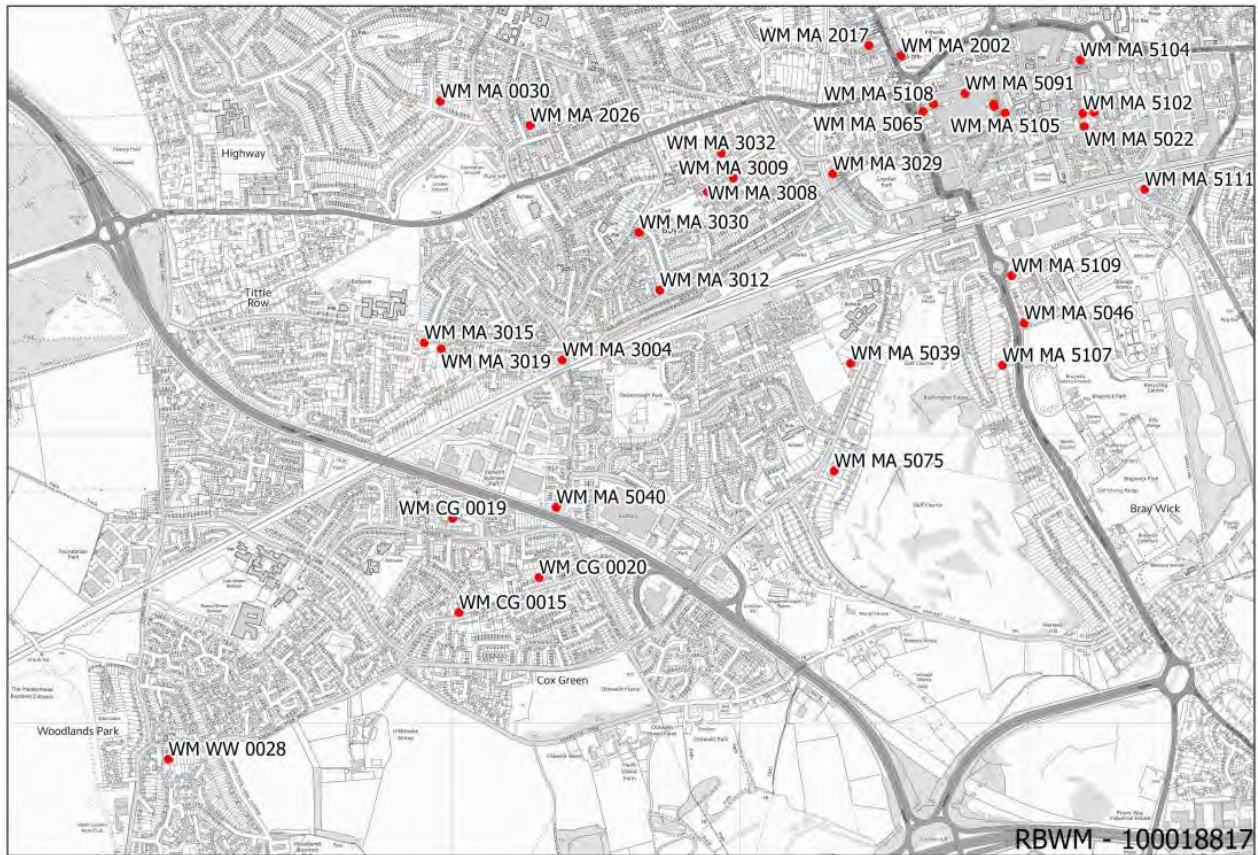


North Maidenhead areas small sites



Small Sites - Demonstration of Windfall Potential

South Maidenhead areas small sites



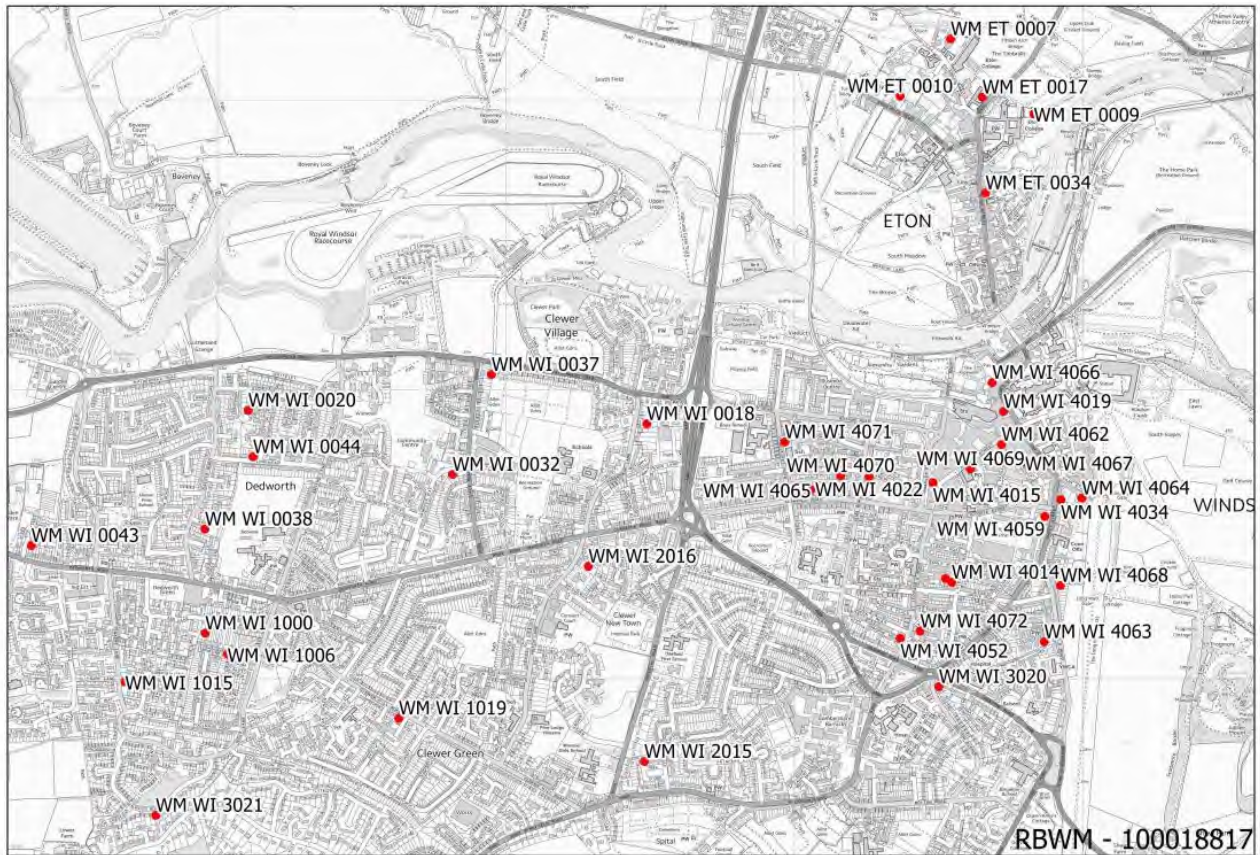
Bray Parish area small sites



Small Sites - Demonstration of Windfall Potential

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Windsor and Eton area small sites



Datchet Parish area small sites



Small Sites - Demonstration of Windfall Potential

Horton Parish area small sites



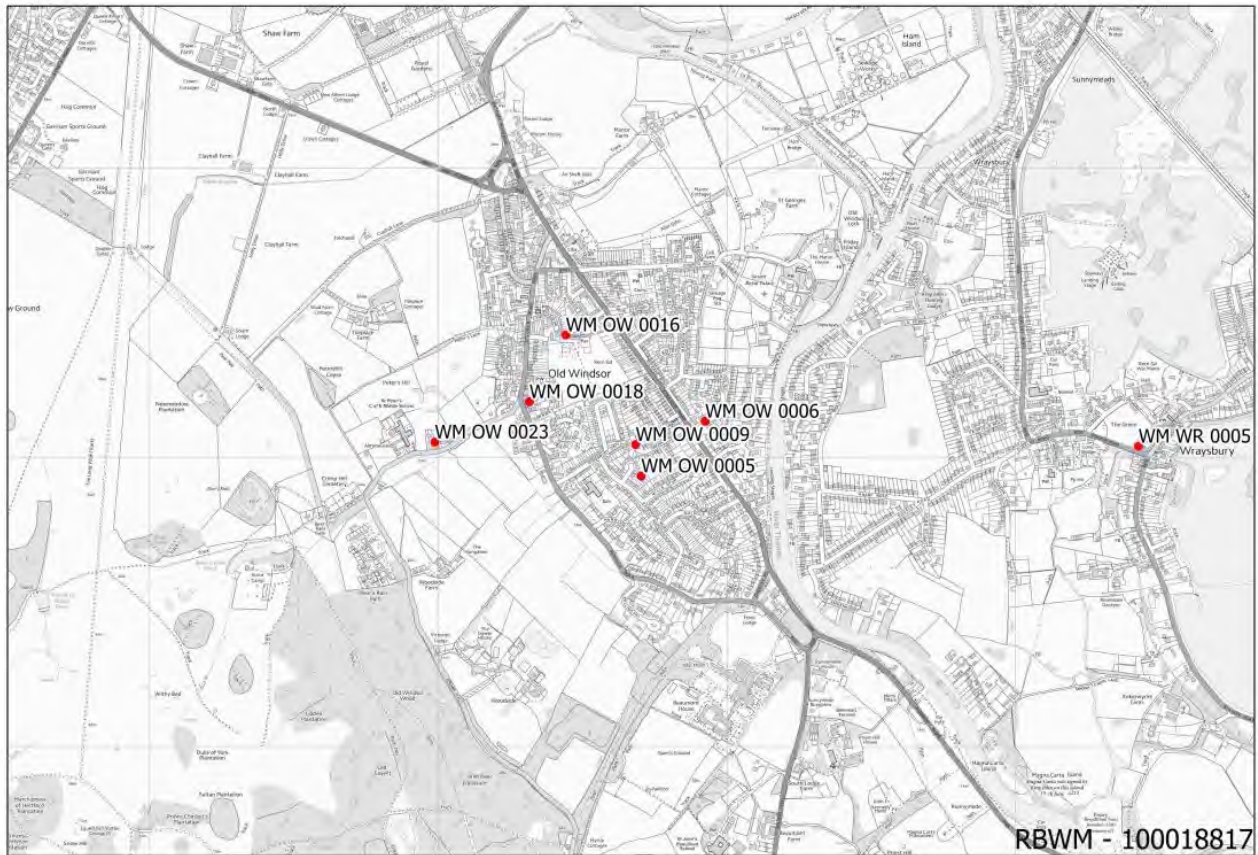
Wraysbury Parish area small sites



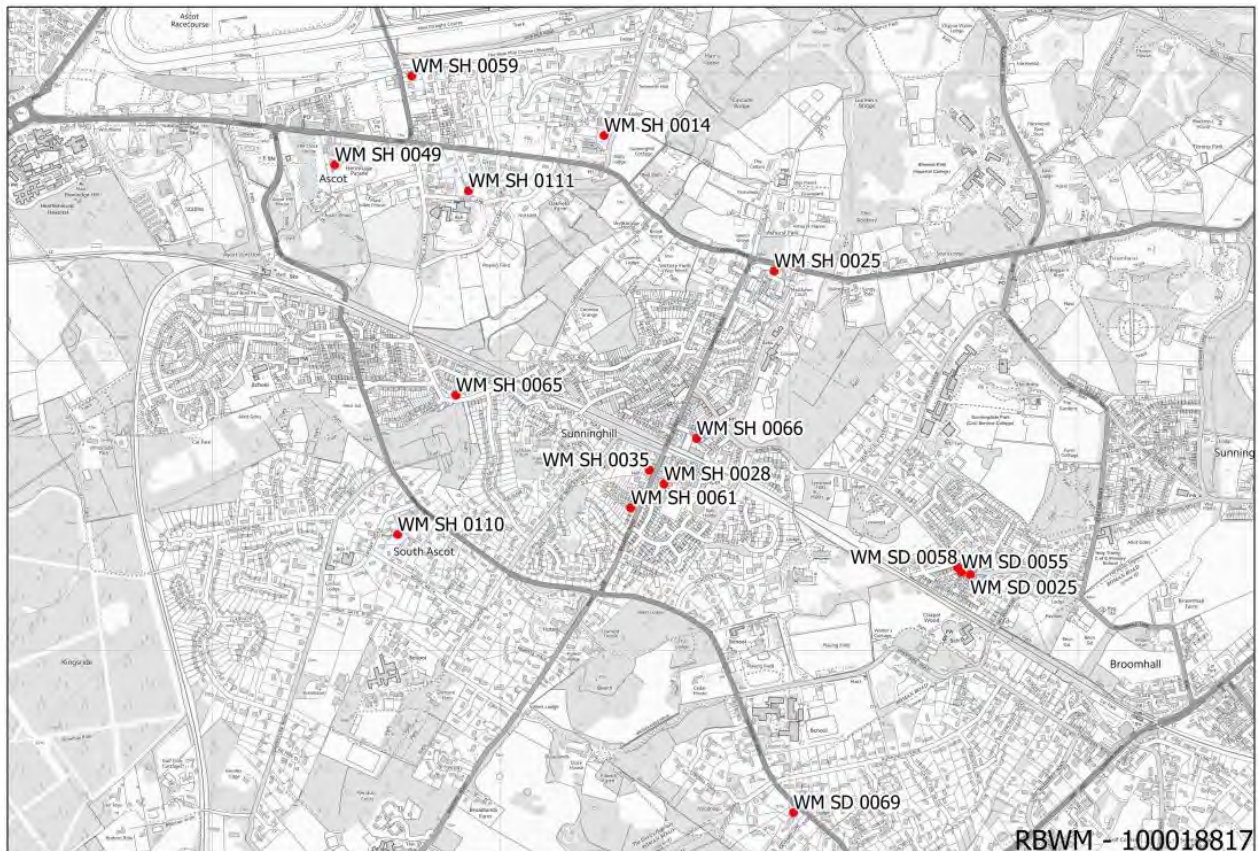
Small Sites - Demonstration of Windfall Potential

D

Old Windsor Parish area small sites



Ascot, Sunninghill and Sunningdale area small sites



Undeveloped Green Belt Sites

Table 10

Ref.	Site name	Parish / Town	Size	Max. flood zone
WMBI0002	Stubbings Farm (Area A), Burchetts Green Lane	Bisham	1.65	1
WMBI0003	Stubbings Farm (Area B), Burchetts Green Lane	Bisham	58.2	1
WMBI0004	Compound at Stubbings nursery	Bisham	1.22	1
WMBI0006	Land Adjacent Honey House Winter Hill Road Maidenhead	Bisham	0.49	1
WMBI0008	Town Farm, Marlow Road	Bisham	47.13	
WMBI0010	Beeches, Henley Road, Pinkneys Green	Bisham	1.21	
WMBR0006	Summerleaze Processing Plant, Monkey Island Lane	Bray	3.63	3b
WMBR0007	Land at Windsor Road	Bray	6.83	3b
WMBR0008	Bray marina	Bray	7.99	3b
WMBR0011	Land North and East of Tithe Barn Drive	Bray	1.2	3a
WMBR0012	Moneyrow Green, Holyport	Bray	2.2	3a
WMBR0013	Land at Lodge Farm & Philberds	Bray	18.12	3a
WMBR0015	Oakley Mushroom Farm, Oakley Green Road	Bray	3.22	3a
WMBR0018	Land South of A308(M)	Bray	25.5	3a
WMBR0019	Land at Kimbers Lane	Bray	0.89	1
WMBR0020	Land at Harvest Hill Road	Bray	7.15	3a
WMBR0021	St Leonards Farm St Leonards Hill	Bray	62.2	1
WMBR0022	Garden Cottage, Fifield Road	Bray	0.38	1
WMBR0023	Land West Braywick Corner, Ascot Rd	Bray	0.17	
WMBR0025	Land to West of Fifield Road	Bray	4.18	1
WMBR0053	Land between A404 & A308	Bray	2.97	3a
WMBR0054	Land to rear of Windsor Road, Bray	Bray	0.39	1
WMBR0055	Land adjacent to Braywick House,, Maidenhead	Bray	1.28	3a
WMBR0056	Land fronting Monkey Island Lane, Bray	Bray	0.31	3a
WMBR0068	Homefield House Paddocks, Fifield Road	Bray	1.42	

Undeveloped Green Belt Sites

E

Ref.	Site name	Parish / Town	Size	Max. flood zone
WMBR0069	Lillibrooke Estate area c, south of M4	Bray	54.73	
WMBR0081	Land at the corner of Windsor Road and Fifield Road	Bray	0.63	
WMBR0082	Land at Peters Lane, Holyport	Bray	0.37	
WMBR0086	Land south of Kimbers Lane, Maidenhead	Bray	7.39	
WMBR0087	Land south of Harvest Hill Road, Maidenhead	Bray	8.57	
WMBR0088	Cedar House Moneyrow Green Holyport	Bray	0.8	
WMCG0004	Land West of Cannon Lane	Cox Green	19.56	1
WMCG0010	Land at Woodlands Park Avenue	Cox Green	8.27	1
WMCG0011	Land at Ockwells Road A	Cox Green	14.4	3a
WMCG0012	Land at Ockwells Road B	Cox Green	39	3a
WMCG0016	Lillibrooke Estate area a, Woodlands Park Road	Cox Green	53.65	
WMCG0017	Lillibrooke Estate area b, north of M4	Cox Green	75.51	
WMCO0005	Moor Hall, Cookham	Cookham	3.4	2
WMCO0011	Land adj to Grubwood Lane	Cookham	2.21	1
WMCO0012	Land adjoining Lee Cottage	Cookham	0.28	2
WMCO0014	Land opposite Sutton Close	Cookham	0.72	3a
WMCO0015	Cannon Court Farm	Cookham	98.96	1
WMCO0017	Land at Lower Mount Farm	Cookham	17.86	1
WMCO0018	Land North of Burnt Oak	Cookham	1.8	1
WMCO0042	Beggars Shaw Alleyns Lane Cookham Maidenhead	Cookham	0.98	1
WMCO0057	Cannon Court Farm Cannon Court Road Maidenhead	Cookham	0.92	
WMDA0004	Land North of Datchet	Datchet	3.84	2
WMDA0005	Land at Slough Road / London Road, Datchet	Datchet	11.57	3a
WMDA0015	St. Augustines Field, Eton Road, Datchet	Datchet	1.75	3a
WMET0002	Willowbrook, Eton College, Eton	Eton	1.09	3b
WMET0021	All weather pitch, Eton College, Eton	Eton	2.48	3a

Undeveloped Green Belt Sites

Ref.	Site name	Parish / Town	Size	Max. flood zone
WMHO0001	Land adj Coppermill Road, Horton	Horton	1.08	3a
WMHO0004	Orchard Cottages and land adjacent, Horton	Horton	0.49	3a
WMHO0007	Land off Layburn Crescent, Horton	Horton	0.44	1
WMHO0008	Land East of Queen Mother Reservoir, Horton	Horton	4.62	3b
WMHO0009	Home Close Farm, Horton	Horton	3.45	2
WMHO0011	Berkyn Manor & adjoining, Horton	Horton	50.93	3b
WMHU0001	Beckford and Woodlands, Warren Row Road, Warren Row	Hurley	0.27	1
WMHU0004	Meadow View Site, Burchetts Green Road, Burchetts Green	Hurley	0.91	1
WMMA4000	Spencers Farm, Land North of Maidenhead	Maidenhead	19.61	3b
WMMA4010	Fullers Yard Sheephouse Road, Maidenhead	Maidenhead	0.27	3a
WMMA4012	Blackamoor Lane & North town Moor A, Maidenhead	Maidenhead	1.4	
WMMA4013	Blackamoor Lane & North town (B), Maidenhead	Maidenhead	2.24	
WMMA4016	Whitebrook Park A, Lower Cookham Road, Maidenhead	Maidenhead	3.93	3b
WMMA5031	Land at Manor Lane, Maidenhead	Maidenhead	5.16	1
WMMA5047	Land opp Allotments, Green Lane, Maidenhead	Maidenhead	1.41	3a
WMMA5085	Manor House, Manor Lane, Maidenhead	Maidenhead	2.7	1
WMMA5099	Maidenhead Golf Course	Maidenhead	53.12	
WMOW0002	Priory Stables Church Road A	Old Windsor	0.85	3a
WMOW0003	Priory Stables Church Road B	Old Windsor	6.91	3b
WMOW0022	Lord Nelson PH, Straight Road	Old Windsor	0.49	
WMSD0004	Rear of Lynwood Crescent, Sunningdale	Sunningdale	1.93	1
WMSD0005	Land North of Cedar Drive, Sunningdale	Sunningdale	3.64	1
WMSD0008	The Post Box Field, Earleywood Farm, Bagshot Road, South Ascot	Sunningdale	0.44	1
WMSD0033	3 Cedars, Silwood Road, Sunningdale	Sunningdale	0.56	1

Undeveloped Green Belt Sites

E

Ref.	Site name	Parish / Town	Size	Max. flood zone
WMSD0034	Brackenber Lodge London Road Sunningdale	Sunningdale	3.69	1
WMSD0061	Land at Sacred Heart College, Sunningdale	Sunningdale	0.25	
WMSH0024	Site at London Rd, Ascot / House in the Wood, London Road, Ascot	Sunninghill and Ascot	2.64	1
WMSH0033	Land to rear of Hermitage Parade and Red House Car Park, High Street, Ascot	Sunninghill and Ascot	2.96	1
WMSH0070	Land to south of High Street, Ascot	Sunninghill and Ascot	2.66	1
WMSH0071	Site at Larch Avenue, Sunninghill	Sunninghill and Ascot	0.95	1
WMSH0079	Land at Blacknest House, Sunninghill	Sunninghill and Ascot	1.88	1
WMSH0102	Maryland, Horse Gate Ride, South Ascot	Sunninghill and Ascot	0.61	
WMWI0001	Land north of A308, Oakley Green, Windsor	Bray	5.3	2
WMWI0002	Land South of A308, Oakley Green, Windsor	Bray	9.3	3a
WMWI0003	Windsor Marina, Maidenhead Road, Windsor	Bray	3.16	
WMWI0004	Land east of Rainworth, Oakley Green Road, Windsor	Bray	1.22	3a
WMWI0007 WMWI0006 WMWI0005	Kennels and Sunnymeads, Dedworth Road, Windsor	Bray	3.48	1
WMWI1007	Land adjacent to Broom Farm Estate, Windsor	Bray	3.53	1
WMWL0003	Milley Farm, Milley Lane	Waltham St Lawrence	0.89	1
WMWL0004	Whitfields Farm, Hungerford Lane	Waltham St Lawrence	1.44	1
WMWL0012	Land South Of Weycock Cottage Milley Road Waltham St Lawrence	Waltham St Lawrence	0.28	1
WMWR0024	98 - 100 Welley Road Wraysbury	Wraysbury	0.34	3b
WMWR0032	Open Space And Play Area Waylands Wraysbury	Wraysbury	0.59	

Undeveloped Green Belt Sites

Ref.	Site name	Parish / Town	Size	Max. flood zone
WMWW0001	Land at Cannon Lane and Breadcroft Lane	White Waltham	3.86	1
WMWW0004	Land East of the Grove Park Estate.	White Waltham	2.62	1
WMWW0005	Land North of Maidenhead Office Park (Area A)	White Waltham	21.52	1
WMWW0006	Land North of Maidenhead Office Park (Area B)	White Waltham	31.96	1
WMWW0007	Bury Court Farm, Waltham Road	White Waltham	0.39	1
WMWW0008	Land South of 4 Butchers Lane	White Waltham	0.25	1
WMWW0009	White Waltham Airfield	White Waltham	11.88-165	1
WMWW0018	Brook House, Paley Street	White Waltham	0.32	3a
WMWW0020	Land r/o Brook House, Paley Street	White Waltham	0.26	1
WMWW0022	Land SW of Breadcroft Lane	White Waltham	7.19	1
WMWW0023	Land at the corner of Burchetts Green Lane and the A4, Littlewick Green	White Waltham	1.59	1
WMWW0030	Patches Acre Breadcroft Lane Maidenhead	White Waltham	0.43	