

SHORT TERM EMPLOYMENT LAND REVIEW

Cabinet Member: Councillor David Johncock

Wards Affected: All

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PROPOSED DECISION

That the sites listed in Tables 1 and 2 in Appendix A are released as being acceptable in principle only for residential development (subject to subsequent detailed proposals for planning permission being acceptable).

Reason for Decision

To contribute towards meeting the Council's five year housing land supply requirement.

Corporate Implications

National Policy

1. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

Financial

2. The Council is at risk of losing planning appeals both in terms of protecting sites used for employment and incurring costs if we are unable to demonstrate that we have a five year housing land supply and still refuse planning permission.

Risks

3. There is a risk of more speculative planning applications on other sites in the District if the Council cannot demonstrate that it is positively managing the delivery of new housing development.

Executive Summary

4. The Cabinet Report on October 20th 2014 proposed the release of the Reserve Sites and sets out the position in relation to how the Council proposes to meet housing needs over the coming years. The agreement to release the Reserve Sites does not result in the Council having a full five year housing land supply and as a result further work has been undertaken to identify other sites that can contribute towards making up the shortfall.
5. The Council is at risk of losing planning appeals if it seeks to protect employment land despite not having a five year housing land supply and as a result incurring costs. Further there is a greater risk of more speculative

planning applications on sites in the District if the Council cannot demonstrate that it is positively managing the delivery of new housing development. In addition national planning policy indicates that policies should avoid the long term protection of employment land where there is no reasonable prospect of a site being used for that purpose and that applications for housing should be allowed where there is not a strong economic case for retaining the sites in employment use.

6. Officers have assessed employment sites to identify if any can be redeveloped for residential uses and contribute towards either to the five year housing land supply or beyond. This assessment has identified sites in the following three categories:
 - a. Sites to release that can contribute towards the five year supply
 - b. Sites to release that cannot contribute towards the five year supply at the moment but may in the future
 - c. Sites that should be retained in employment use
7. The majority of the sites identified for release do not contribute towards the five year supply. Those that do are not sufficient to result in the Council being able to demonstrate a five year supply of housing sites.
8. Table 1 below sets out a summary of the findings:

| Type of site | no. of sites | no.of dwellings | amount of land (ha) |
|--|--------------|-----------------|---------------------|
| Sites recommended for release and in the five year land supply | 5 | 166 | 5.9 |
| Sites recommended for release and not in the five year land supply | 9 | 229 | 14.3 |
| Sites that should not be released | 54 | / | 70 |

Sustainable Community Strategy/Council Priorities – Implications

9. The release of these sites for development would contribute towards the provision of new housing including affordable housing, in line with the Sustainable Community Strategy.

Background and Issues

10. The agreement to release the Reserve Sites does not result in the Council having a full five year housing land supply and as a result further work has been undertaken to identify other sites that can make up the shortfall.
11. In response to member and community concerns that we have not explored all the opportunities to provide housing elsewhere, officers have now assessed whether there is any employment land that could be released for housing to contribute towards the five year housing land supply, whilst at the same time considering the future economic implications of releasing employment land.
12. Paragraph 47 of the National Planning Policy Framework (NPPF) requires that local authorities have a five year supply of “deliverable” housing sites identified at any given time; this should be based on a district-wide objectively assessed

need (OAN) in the absence of an up to date adopted Local Plan . The Council's current target of 402.5 dpa¹ is set out in the adopted Core Strategy, but this is out of date as it is based on the now withdrawn South East Plan. A draft housing needs assessment was published in January 2014 giving an OAN between 550 and 600 new homes per year although this was prepared before new National Planning Practice Guidance was published. Since then the emerging assessment (the Central Bucks Housing and Economic Development Needs Assessment covering Wycombe, Aylesbury Vale and Chiltern Districts) is showing a higher OAN for the District. This work is still in progress and is due to be completed by October 2015.

13. The 2014 draft Economy Study prepared by consultants Peter Brett Associates (PBA) as part of the evidence base for the New Local Plan included a review of all our main employment sites. It identified a limited number of sites that could be redeveloped for other uses; however, it also concluded that based on a scenario of matching new homes with job growth any further additional losses would need to be matched by new provision elsewhere in the district as well as providing for additional job growth in the District. As such a careful balance needs to be struck between releasing employment land, retaining existing land, and providing new employment land. The work with Aylesbury Vale and Chiltern Districts is also updating economic forecasts and the need for employment land.

Planning Policy Context

National Planning Policy Framework (NPPF)

14. The NPPF sets out in paragraph 19 that significant weight should be placed on the need to support economic growth through the planning system, paragraph 20 further requires planning authorities to proactively plan for the development needs of business; and paragraph 21 sets out that policies should avoid the long term protection of sites allocated for employment use, with an emphasis being placed on market signals and the relative need to support different land uses along with supporting a sustainable local community.
15. The NPPF, however also sets out in paragraph 51 that applications to change to residential use commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area should normally be approved, provided that there are not strong economic reasons why such development would be inappropriate.
16. Changes to permitted development rights in the Town and Country Planning (General Permitted Development) Order 2015 currently allows for offices to change to residential use for a three year period ending in May 2016. It is unclear at this time whether this permitted change will be extended or not. There have been a significant number of notifications to the Council of the intention to exercise this change, and these are accounted for in our five year housing land supply assessment, although only some of these have been implemented to date.

Local Planning Policy

17. Adopted policies in the Core Strategy and Local Plan identify business parks and industrial areas, setting out policies that aim to protect employment land in

¹ dwellings per annum

general from non-employment generating uses. The Delivery and Site Allocations Plan (DSA) document contains policies that allow scattered business sites and some other industrial sites in the Desborough area to be redeveloped for residential use subject to certain conditions being met. The DSA policies were drafted in the context of the emerging NPPF and approved after the final version was produced.

18. The Council has a track record of releasing former employment sites for residential development as part of the focus on previously developed land through the 1990's and early 2000's. This along with property values and Government planning policy has led to increased pressure from developers to seek permission for the redevelopment of employment sites for residential uses. The Council has mixed experiences of defending such sites in the context of a depressed market for commercial land, the NPPF focus on delivery of new homes and the presumption in favour of sustainable development being used to justify departing from adopted policies in the face of a lack of a five year housing land supply.

Assessment of Sites

19. The PBA employment land review has been re-visited to identify sites that have potential to be re-developed for housing, whilst bearing in mind the importance of employment sites to the local economy and the fact that alternative provision may need to be made for new employment sites if sites are released.
20. A desk-top based assessment has been undertaken which sets out to identify key sites that could be redeveloped for residential uses. The assessment is based on considering the following:
 - Existing employment sites promoted for residential use through consultations/planning applications/pre-applications
 - All Scattered sites² (as identified by PBA in the employment land review)
 - Sites with long term or concentration of vacant properties (sourced from Buckinghamshire Business First and Estates Gazette)
21. Sites were categorised as sites that could be released or not. The factors used in assessing whether a site should be released are set out below:
 - Site specific recommendations in PBA employment land review – retain or release
 - Site specific commentary in PBA employment land review – where condition/location/age of site/building indicates any long term re-use issues
 - Suitability of surrounding land uses for on-going employment use – e.g. immediately surrounded by residential development
 - Recent planning applications/pre-application enquiry
 - Vacancy – whether a site has recurring or concentration of vacancies
 - Scale and size of site – potential economic impact

² Defined in the DSA as sites that are not part of an existing or designated employment/business area and, accommodate "B" uses as defined by the Use Class Order or are employment generating "sui generis" uses".

Results

22. The initial assessment considered 68 sites (see appendix A for list of sites and potential dwelling capacity. The assessment identified that five sites could be released and contribute towards the Council's five year land supply providing approximately 166 dwellings) and resulting in the loss of 6 ha of employment land.
23. In order to be able to be counted as part of the Council's five year supply, sites need to meet specific tests set down in national policy and guidance in terms of availability and deliverability. This is based on there being a formal pre-application enquiry, a planning application or the site has been promoted to the Council as part of the on-going assessment of housing land supply where owners/developers are contacted to ascertain the likelihood of a site coming forward for development within the next five years. Generally a site needs to be in the planning application or pre-application process for it to be considered in the five year housing land supply.
24. A further 9 sites are identified as being suitable for release and could potentially accommodate up to 229 new homes resulting in the loss of 14 ha of employment land. However, at the moment these sites do not satisfy the criteria for inclusion in the five year housing land supply. If the Council chooses to proactively release these sites, developer interest will increase and some will come into the five year housing land supply in time, and the remainder will contribute our longer term housing land supply and feed into the overall housing supply for the Local Plan.
25. The 54 remaining sites are recommended to be retained in employment use as they are well used sites in locations or condition that are considered to be important for the local economy.
26. The assessment also identified that based on the vacancy data (sourced from the Estates Gazette) that although there are a number of vacant premises (approximately 230 - 133 office and 97 industrial), there are no significant concentrations of vacant properties in any one location that would suggest that a site should be redeveloped for other uses. It is necessary to have vacant premises to allow natural functioning of a property allowing businesses to form, grow and re-locate.

Economic Impact

27. Those sites identified as being suitable for redevelopment for residential use are either small, isolated, in poor condition or there are market signals indicating that the site or premises are no longer suited to employment activity.
28. The Economy Study identified that any further losses of employment land would need to be replaced by new land in order to meet the forecast needs for employment land going forward. The location and size of sites identified for release would not have any significant economic impacts given the nature of the sites, but release of further sites would have an impact and a somewhat cautious approach is needed at this stage, as work is on-going on the local plan including work updating the position on housing and economic needs, including future requirements for business floor space. Releasing more sites than recommended would exacerbate losses and further increase out-commuting and further potential losses as the amount of available properties are reduced undermining the local economy.

Five year housing land supply implications

29. The sites recommended for release would have a relatively modest impact on the five year housing land supply and is unlikely to close the gap to give a full five year supply, although the five year supply assessment is being updated in the light of the emerging latest housing needs work and latest housing supply information. However the sites will make a contribution and further sites will come into the five year supply as the development industry brings forward development on the sites.

Conclusions

30. As set out above a limited number of sites have been identified as being able to contribute towards the five year land supply.
31. Releasing these sites (when considered alongside the release of the reserve sites) would assist the Council in demonstrating that it has attempted to maximise the supply of housing sites, whilst at the same time attempting to safeguard the district's economy, assist in protecting those employment sites that are retained and minimise the risk of losing those sites at appeal.
32. Releasing sites that have been identified as suitable for residential uses but are not considered to be part of the five year land supply will further support this position and may also act as a signal to the market, landowners and developers to bring sites forward, potentially moving sites into the five year land supply in the future.
33. Releasing employment sites for other uses would potentially have a negative impact on the local economy and availability of sites for local businesses although the sites recommended for release are the ones that are more difficult to justify retaining for employment and more difficult to secure employment provision on in the future.
34. The Local Plan will need to address the issue of identifying new employment land to help replace lost employment land as well as to accommodate future forecast job growth.

Consultation

35. The approach to this assessment and the results has been undertaken in consultation with officers responsible for Economic Development and Property Services.

Options

36. The aim of this assessment was to identify whether there are employment sites that could be redeveloped for housing and result in the Council having a five year land supply or contribute towards that supply.
37. As the assessment has not resulted in sufficient sites to achieve a five year supply, Cabinet has the following options:
 - 1) **Release the sites in table 1– these sites could accommodate up to 166 new homes and assist the Council in demonstrating that it has attempted to maximise the supply of housing sites, assisting in the defence of speculative proposals at appeal;**
 - 2) **Release sites in table 1 and 2 – these sites could accommodate up to 395 new homes, but would not result in achieving a five year land supply and result in the loss of sites that are currently in employment use.**

- 3) **Release all sites and still not achieve a 5 year housing land supply but in addition risk long term economic impacts of losing a substantial amount of employment land and premises**
- 4) **Do not release any sites – as option 1 does not result in the Council achieving a five year land supply, and the redevelopment of the sites would be in line with existing policy Cabinet could choose to let the sites be released through the normal development management processes. However a realistic approach needs to be adopted which does not involve resisting loss of sites for which there is little prospect of economic development in the future, including the risk of unnecessarily “fighting” appeals.**

Next Steps

38. If Cabinet agree to the recommendations in this report, the next steps would be to confirm that those sites identified in tables 1 and 2 are acceptable in principle **only** to change of use from employment to residential use. Planning permission would still be subject to the detailed assessment of any planning application through the normal processes involving either the Councils Planning Committee or delegated powers as appropriate.

Background Papers

National Planning Policy Framework

National Planning Policy Guidance

Wycombe District Council Core Strategy adopted 2008

Wycombe District Council Delivery and Site Allocations for Town Centres and Development Management adopted 2013

Wycombe District Council Draft Economy Study 2014

Appendices

Appendix A

There are 3 tables in this appendix:

1. sites recommended for release and that can be counted in the 5 yr land supply – Green on Map
2. sites recommended for release and that cannot be counted in the 5 yr land supply – Amber on Map
3. sites that should not be released – Red on Map

Table 1 Sites recommended for release to housing that can be counted in the 5 year housing land supply

| ID | Site | Area | dwelling | PBA recommendation | WDC Recommendation | Comments |
|------|----------------------------------|------|----------|--|------------------------|---|
| HW30 | Terriers House | 1.1 | 23 | Retain as scattered site | Release in 5 yr supply | Release as a mixed use retaining listed building in commercial use. Planning application submitted for redevelopment, retains commercial use of listed building, buildings to rear have permission under permitted development rights to change to residential use. Potential to link with development of the adjacent reserve site. . |
| HW42 | Queens Road | 0.8 | 25 | Possible release poor quality/derelict | Release in 5 yr supply | Site at east end of area is derelict/vacant, part already has planning permission for residential development |
| N04 | former Leo Pharma, Longwick Road | 3.5 | 96 | Mixed use (subject to marketing) | Release in 5 yr supply | Specialised buildings built for previous owner, marketing and commercial agent information identifies no potential for redevelopment to provide new employment uses or as a mixed use site. Planning application submitted Sep 2015 |
| S15 | Harleyford House | 0.3 | 9 | Release | Release in 5 yr supply | Site recommended for release by PBA, manor house previously used as offices but vacant for significant amount of time, suitable for residential use |

| | | | | | | |
|--------------|------------------------------------|------------|------------|---|------------------------|--|
| S09a | Computer House, Globe Park, Marlow | 0.2 | 13 | Retain - applies to whole of Globe Park | Release in 5 yr supply | Building has prior notification to change to residential, is located on outer most corner of Globe Park close to railway station and unlikely to undermine rest of employment area |
| Total | | 5.9 | 166 | | | |

Table 2 Sites to be released for housing but not currently expected to contribute to the 5 year land supply

| ID | Site | Area | dwellings | PBA recommendation | WDC Recommendation | Comments |
|------|---|------|---|--|------------------------------|---|
| HW11 | Dashwood Avenue | 0.9 | 27 | Residential conversion/poor quality/suggests redev | Release not in 5 year supply | poor quality buildings |
| HW12 | Ogilvie Road | 0.3 | 9 | Retain as scattered site | Release not in 5 year supply | PBA comment that it may be difficult to let, part of site has planning permission for residential development |
| HW20 | Leigh Street | 1.8 | 54 | Split site into 3 areas one to retain as employment and others potential redevelopment | Release not in 5 year supply | Site has a mix of buildings, potential to improve area, identified by PBA as a redevelopment area |
| HW43 | Ricketts Road, Ryedale. | 0.2 | 5 | Retain as scattered site | Release not in 5 year supply | Current planning application for redevelopment to residential, premises deemed to be unsuitable by current owners |
| HW63 | former Railco | 0.9 | 27 | Retain - assessed as part of wider employment area | Release not in 5 year supply | Site is cleared and separated by river from remainder of industrial site but has restrictive long term lease making redevelopment unviable |
| N07 | Former Hypnos, Picts Lane, Princes Risborough | 3.0 | 90 | Release | Release not in 5 year supply | Site demolished and partly cleared application for residential use withdrawn. Commercial advice advises good site for employment as part of a housing led mixed use scheme, not being promoted by owner currently |
| N08 | Molins, Saunderton | 7.0 | Subject to a detailed scheme overcoming the | Release | Release not in 5 year supply | Brownfield site in Greenbelt and AONB, potentially unsustainable location for housing unless a detailed scheme can resolve these issues. Also poor location for commercial uses. Release may be possible if part of wider |

| ID | Site | Area | dwellings | PBA recommendation | WDC Recommendation | Comments |
|-----|---|------|---------------------------------------|--------------------------|------------------------------|--|
| | | | sustainability issues of the location | | | development as part of area action plan, if this proceeds. |
| S11 | Westhorpe House | | 12 | Potential to release | Release not in 5 year supply | Vacant and isolated location |
| S29 | Hughes Builders Merchant, Flackwell Heath | 0.2 | 6 | Retain as scattered site | Release not in 5 year supply | Surrounded by residential area |
| | | 14.3 | 229 | | | |

Table 3 – Sites to be retained as employment land

| ID | Site | Area | dwellings | PBA recommendation | WDC Recommendation | Comments |
|------|---|------|-----------|----------------------------------|------------------------|--|
| HW02 | Johnson and Johnson | 5.7 | 170 | Allocate as Business Park | Do not release | Prime office location - single large scale occupier |
| HW04 | Verco (south) | 2.25 | 40 | Mixed use (subject to marketing) | Release in 5 yr supply | Marketing identifies commercial interest in whole of site, scope for some residential as part of an employment led scheme, potential amenity issues with existing premises, planning application received for mixed use. |
| HW09 | Grafton Street, Desborough (incl. Fryers Works) | 0.9 | 27 | Maintain as Employment Area | Do not release | Identified by PBA as part of Desborough area stock that may need replacing, neighbouring uses residential - part of desborough (outside Policy HW2 area of the DSA) |
| HW10 | Desborough Park Road | 5.7 | 172 | Maintain as Employment Area | Do not release | well used, large area with critical mass and limited vacancy |
| HW13 | Brow Works, Copyground Lane | 0.4 | 11 | Retain as scattered site | Do not release | Well occupied site with only one vacancy |
| HW15 | Kitchener Road | 0.3 | 8 | Retain as scattered site | Do not release | Modern buildings limited vacancy |

| ID | Site | Area | dwellings | PBA recommendation | WDC Recommendation | Comments |
|------|--|------|-----------|---|------------------------------|---|
| HW18 | Marlborough Industrial Estate | 3.0 | 89 | Maintain as Employment Area | Do not release | Large area includes many buildings in active use, DSA policy allows redevelopment subject to meeting policy requirements, no active interest in redevelopment |
| HW19 | Desborough Street | 0.3 | 9 | Retain as scattered site | Do not release | Part of site has consent for Gym but the remainder well maintained |
| HW22 | Wycombe Industrial, West End Street Desborough | 0.6 | 17 | Retain as scattered site | Do not release | Well used, no vacancy, good condition, surrounded by residential uses |
| HW21 | Kitchener Works | 0.2 | 5 | Retain as scattered site | Release not in 5 year supply | Surrounded by residential development, old and unlikely to be re-used if vacated, was a badly sited user in previous local plan |
| HW23 | Desborough Avenue | 0.2 | 5 | Retain as scattered site | Release not in 5 year supply | Well used buildings variety of uses, located opposite parade of shops, one vacancy - |
| HW41 | Rye Park House/Queens Road/London Road | 0.4 | 11 | Retain as scattered site | Release not in 5 year supply | 3 part site - 1 part has planning permission for HMO, , office fronting London Road occupied, industrial unit |
| HW46 | 461 London Road | 0.3 | 9 | Potential redevelopment site - poor quality | Release not in 5 year supply | Occupied, single building, accessed off London Road, poor quality building |
| HW61 | Beechwood Hall | 0.4 | 13 | Retain as scattered site | Release not in 5 year supply | Office, in predominantly residential area, permitted development rights allows to change to residential use |
| HW24 | Temple End, High Wycombe | 0.4 | 11 | Retain as scattered site | Do not release | No evidence to suggest inappropriate use or vacant |
| HW26 | former DHL, Hughenden Avenue | 1.5 | 44 | Maintain as Employment Area | Do not release | Small office on site has permission to change to residential under permitted development rights, but site dominated by a modern warehouse building |
| HW28 | Former De La Rue | 0.8 | 23 | Maintain as Employment Area | Do not release | Whole site originally employment and agreed to release part to housing (now being redeveloped) provided remainder redeveloped for business (for which outline permission exists). |

| ID | Site | Area | dwellings | PBA recommendation | WDC Recommendation | Comments |
|------|--|------|-----------|-----------------------------|--------------------|--|
| HW31 | Chiltern Tyre Care, Hazlemere | 0.2 | 5 | Retain as scattered site | Do not release | Well located and occupied site |
| HW33 | Telephone Exchange, Tylers green | 0.2 | 5 | Release | Do not release | Site appears to be in use. Application submitted to alter roof |
| HW34 | St Johns Road, Penn. | 0.2 | 6 | Retain as scattered site | Do not release | No evidence to suggest inappropriate use or vacant |
| HW39 | Discovery House, High Wycombe | 0.2 | 7 | Retain as scattered site | Do not release | Well used modern office |
| HW42 | Queens Road | 0.8 | 25 | n/a | Do not release | Middle site - in active use, no vacancy |
| HW47 | 470 - 490 London Road | 0.4 | 11 | Retain as scattered site | Do not release | Well located, recent planning permission for new commercial building |
| HW48 | Abbey Barn Estate | 0.5 | 15 | Retain as scattered site | Do not release | Well located, and well used site, good access |
| HW49 | Gomm Road/Tannery Road Industrial Estate | 5.0 | 151 | Maintain as Employment Area | Do not release | Site in mixed condition, but well occupied with limited vacancy |
| HW52 | Fairview Industrial Estate | 1.1 | 34 | Retain as scattered site | Do not release | Site well used, large units but access is poor surrounded by residential uses |
| HW54 | Hyundai - 722 - 728 London Road | 0.7 | 21 | Retain as scattered site | Do not release | Well located, in use, no vacancy |
| HW58 | Derehams Lane (Loudwater House) | 0.3 | 10 | Retain as scattered site | Do not release | Well used site , accessible location on London Road |
| HW62 | Treadaway Hill Tech Centre | 0.8 | 25 | Retain as scattered site | Do not release | Well located and used site near Junction 3 of M40 |
| HW69 | Former Bartletts, Desborough | 0.52 | 15.6 | not assessed | Do not release | Whole site originally employment and agreed to release part to housing (now being redeveloped) provided remainder redeveloped for business (for which outline permission exists. Limited marketing to date). |
| HW69 | Daws Hill | 1.3 | 38 | not assessed | Do not release | Mixed use site with recent consent for residential and employment development |

| ID | Site | Area | dwellings | PBA recommendation | WDC Recommendation | Comments |
|--------|---|------|-----------|--------------------------|--------------------|--|
| HWTC15 | Easton Street | 3.4 | 101 | Retain as scattered site | Do not release | Easton street is key employment area allocated in the DSA, PBA identify some scope for some limited residential but should be substantially retained as employment. Permission granted for small residential/office scheme . |
| N01 | Holly Tree Farm | 0.6 | 18 | Retain as scattered site | Do not release | Well used rural location |
| N04 a | Longwick Road (Hypnos) | 6.1 | 184 | Release | Do not release | Consider as part of Area Action Plan for Princes Risborough |
| N09 | Ministry Wharf, Saunderton | 0.5 | 14 | Retain as scattered site | Do not release | Well used rural site |
| N14 | Independent Business Park, Stokenchurch | 0.3 | 9 | Retain as scattered site | Do not release | Site on market, good access to M40, but tight access from residential road, 2 units vacant, |
| N15 | The Sawmill, Stokenchurch | 1.4 | 42 | Retain as scattered site | Do not release | large site in use |
| N16 | Axis 40, Stokenchurch | 0.5 | 14 | Retain as scattered site | Do not release | Well used office |
| N18 | C R Bates Industrial Estate, Stokenchurch | 0.9 | 28 | Retain as scattered site | Do not release | Fronts main road, surrounded by residential uses, no vacancy |
| N19 | Wycombe Road, Stokenchurch | 0.4 | 13 | Retain as scattered site | Do not release | Fronts main road, surrounded by residential uses, no vacancy |
| N20 | Wycombe Road, Stokenchurch | 0.6 | 17 | Retain as scattered site | Do not release | Fronts main road, surrounded by residential uses, no vacancy |
| N21 | North Estate Piddington | 0.8 | 23 | Retain as scattered site | Do not release | Well used rural site |
| N23 | TRADA, Hughenden Valley | 2.1 | 62 | Retain as scattered site | Do not release | Well used, , in Greenbelt and AONB |
| new | Springbank House remainder | 0.3 | 9 | not assessed | Do not release | Mixed use site with recent consent for residential and employment development - employment element subject to marketing requirement - 1 year marketing outstanding |
| S04 | Rose Business Estate, Marlow Bottom | 0.67 | 20.1 | Retain as scattered site | Do not release | Number of recurring vacancies over the past years, only employment site in village, good start |

| ID | Site | Area | dwellings | PBA recommendation | WDC Recommendation | Comments |
|-----|---|------|-----------|------------------------------|--------------------|---|
| | | | | | | up location historically |
| S12 | Westfield Farm, Medmenham | 2.1 | 63 | Retain as scattered site | Do not release | no vacancy, remote rural location |
| S14 | Former WRC Site (SAS Centre), Medmenham | 5.1 | 154 | Retain as scattered site | Do not release | Recent application to allow for more offices on-site |
| S17 | Pump station, Bourne End | 1.3 | 38 | Retain as scattered site | Do not release | Site used as a pumping station |
| S18 | The Parade, Bourne End | 0.3 | 9 | Retain as scattered site | Do not release | Modern and well used properties |
| S24 | Wessex Road Industrial Estate | 4.0 | 121 | possible poor quality | Do not release | Well occupied only couple of vacancies |
| S27 | Wyebriidge House, Cores End Road | 0.5 | 16 | Retain as scattered site | Do not release | Well-functioning area, no vacancies |
| S28 | Stag Place, Woburn | 0.2 | 6 | Retain as scattered site | Do not release | Well located and well used office |
| S30 | Glory Park | 2.8 | 85 | Designate as a business park | Do not release | PBA evidence identify that site is deliverable for offices Site is subject to planning application for residential. |
| S32 | SRS Joinery, Woburn | 0.84 | 25.2 | Retain as scattered site | Do not release | In active use, no developer interest |

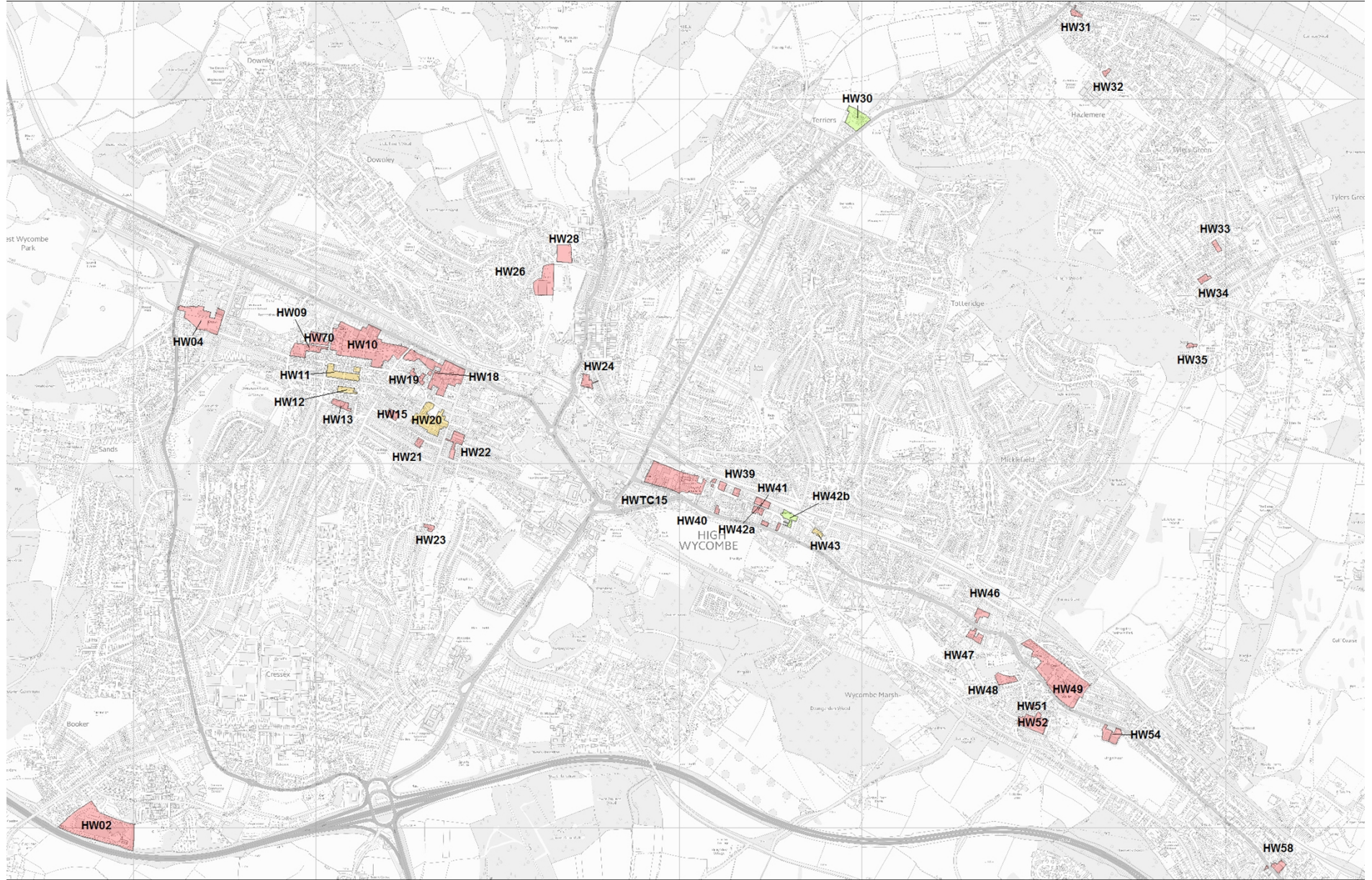
Maps of sites

Key

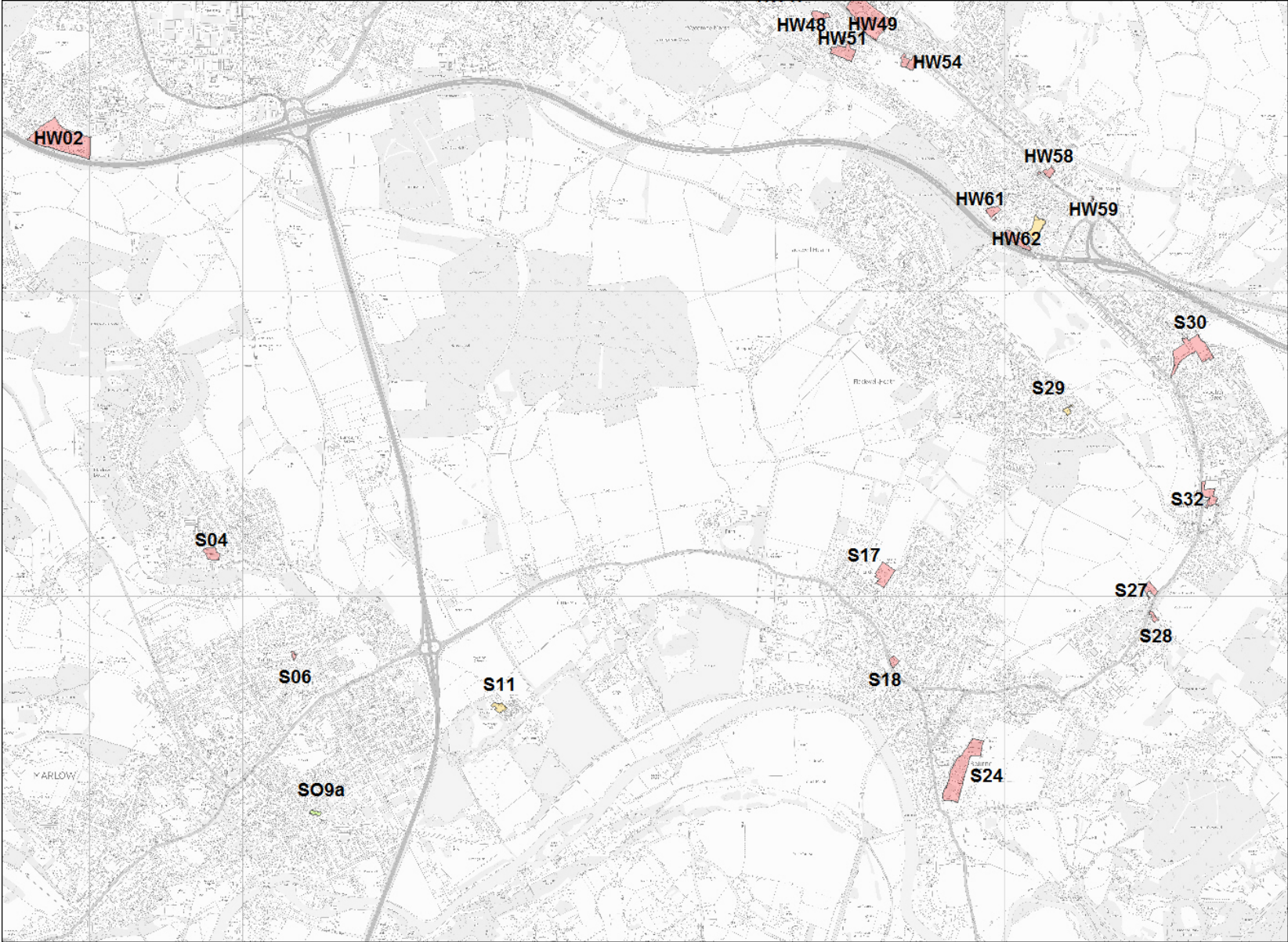
- 1) High Wycombe
- 2) Wooburn, Bourne End and Marlow
- 3) Medmenham
- 4) Lane End and Piddington
- 5) Saunderton and Hughenden
- 6) Stokenchurch
- 7) Princes Risborough

- Release in 5 year supply
- Release not in 5 year supply
- Do not release

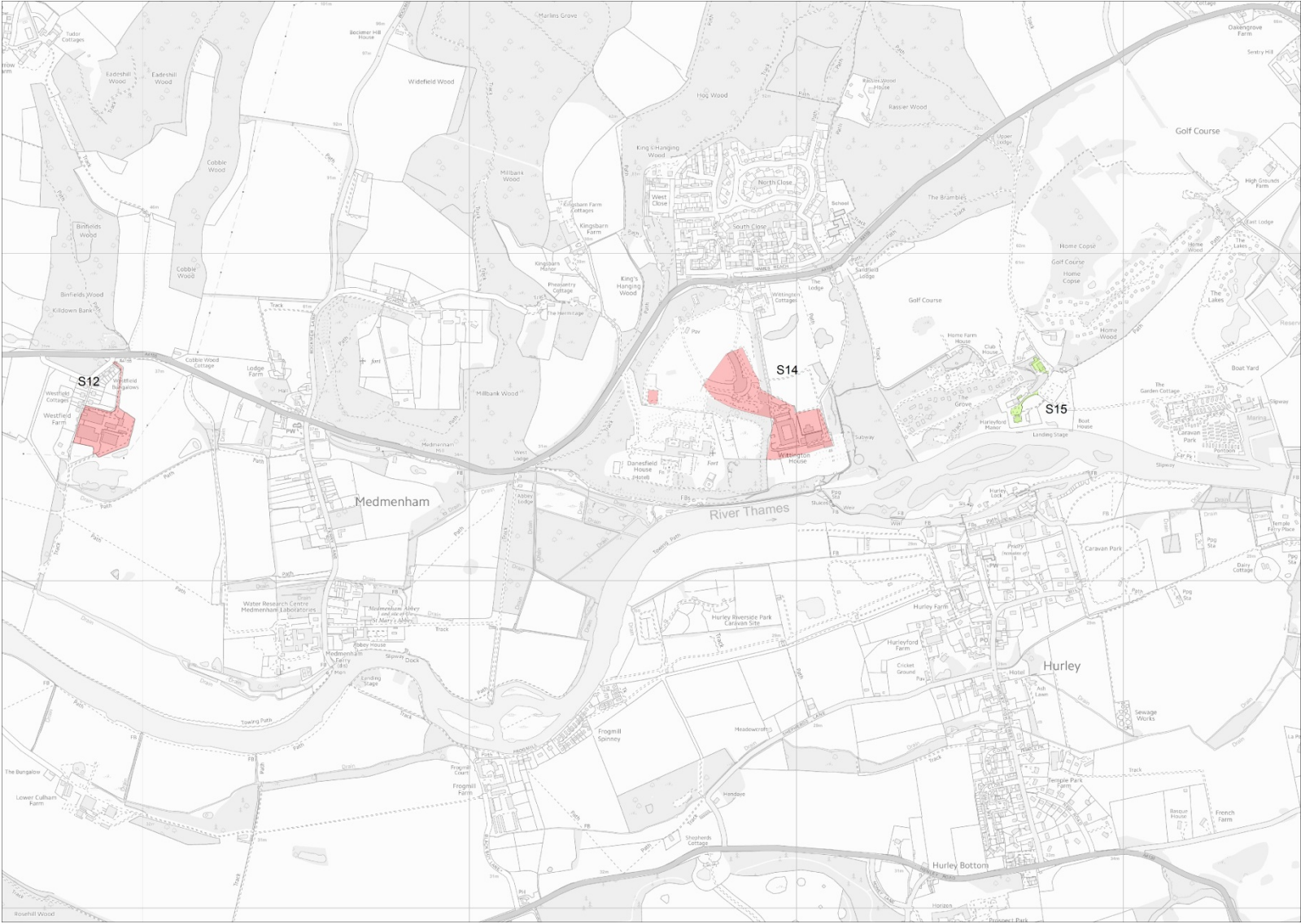
High Wycombe



Wooburn, Bourne End and Marlow



Medmenham



Lane End and Piddington



Saunderton and Hughenden



Stokenchurch



Princes Risborough

