

Report for: ACTION
Item Number:



<b>Contains Confidential or Exempt Information</b>	<b>Part I</b>
<b>Title</b>	<b>Borough Local Plan Call for Sites</b>
<b>Responsible Officer(s)</b>	Peter Lerner (Interim Planning Policy Manager)
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<b>For Consideration By</b>	Local Plans Working Group
<b>Date to be Considered</b>	12 August 2015

### Report Summary

The purpose of this report is to update Members on the sites received as part of the formal Call for Sites process for the Borough Local Plan (BLP).

## 1. Details of Recommendations

**RECOMMENDATION: That the Local Plans Working Group:**

### 1. Notes the content of this report.

#### Background

- 2.1 The council has a duty to review and assess possible development sites across the borough and, as part of this issued a formal 'call for sites' process between 22 May and 20 July 2015. This means that landowners, developers or residents could suggest potential sites which are available and deliverable and could be developed for a variety of uses. The council was interested in receiving sites for all land uses, including housing

(for example gypsy and traveller sites), employment, retail, tourism, leisure, waste management and minerals extraction and / or processing.

- 2.2 Outside of a formal 'Call for Sites' process sites may still be promoted to the council while the BLP is still being developed. It is anticipated that there will be further formal opportunities for sites to be submitted to the council in the future.
- 2.3 If a site is suggested it does not mean the council necessarily thinks that it is suitable for development, but it does enable a full and proper assessment of all the development options to be undertaken. This information has many purposes – including supporting the BLP, bringing more certainty to the borough's housing supply and providing evidence of site availability. Anybody can suggest a site but, the more information that can be supplied, the better the assessment will be.
- 2.4 During the formal 'Call for Sites' process 2015 the council received 137 sites. A number of which are resubmissions of existing SHLAA sites or have been received by the council post January 2014 i.e. during the consultation on the BLP First Preferred Options. As these sites have previously been reported to Members these have not been repeated in this report.
- 2.5 Those entirely new sites have been listed in the attached appendix, please note that this excludes traveller sites.

#### Housing and Economic Land Availability Assessment (HELAA)

- 2.6 The sites received are then fed into a database and are considered for their suitability for development and inform the process of updating adopted planning policies in the Local Plan. As suggested above, the council already maintains information on sites promoted for housing in the form of the current Strategic Housing Land Availability Assessment (SHLAA). The "Call for Sites" process will be used to update this initial study and widen it to consider other types of development to create a HELAA. During this process those sites received as part of the first Preferred Options will also be incorporated into the HELAA, to ensure the Council has a robust assessment to inform the BLP Second Preferred Options document.
- 2.7 Members will be updated at a future meeting of the Member Working Group.

#### **Supporting information to this report:**

*Appendix A* – As a HELAA has not previously been drafted or released by the Council this means all land uses other than housing are new to this process and are being reported to Members. It should also be noted that in some cases the sites listed will already be known by the Council or within the BLP process.

## Appendix A

New sites received for the purpose of the HELAA

*Employment, Commercial, Leisure, Retail and Tourism*

Site Name	Site Address	Current use	Proposed use
Sunningdale Station and Waitrose Car Parks	-	Car parks	Commercial, small retail
High Street Methodist Church and ancilliary buildings incl. Kingsway Chambers	King Street, Maidenhead. SL6 1EF	Church and community uses	Employment
Land at Crown Farm, Eton Wick.	Land at Crown Farm, Eton Wick, Berks. SL4 6PG	Employment	Employment
103 Arthur Road and Old Yard Workshop	Alma Road, Windsor. SL4 1RU	Retail	Employment
Ascot Racecourse - Car park to the South of High Street	Ascot, Berkshire. SL5 7JX	Leisure	Employment
World of Water	42 Wraysbury Road, Wraysbury. Staines. TW19 6HA	Retail Tourism	Employment Retail Tourism
Shurlock Row Garage and Ashdown	The Street, Shurlock Row, Berkshire. RG10 0PS	Employment	Employment
Land on the North East side of Eton Road	Windsor	Greenfield	Employment
Statesman House	Stafferton Way, Maidenhead. SL6 1AY	Employment	Employment
Outdoor Swimming Pool Site	Off Common Lane, Eton, SL4 6DU	Former outdoor swimming pool	Leisure
Eton College Sports Hall	Off Common Lane, Eton, SL4 6DU	Leisure	Leisure
Ascot Racecourse	Ascot, Berkshire. SL5 7JX	Leisure	Leisure
Ascot Racecourse - Car park to the South of High Street	Ascot, Berkshire. SL5 7JX	Leisure	Leisure
Dedworth Manor Lodge	Maidenhead Road, Windsor, SL4 5HF	Housing	Leisure
Horizon, Hurley	Honey Lane, Hurley. Maidenhead. SL6 6RJ	Employment	Retail Employment
Windsor Link Railway	-	Housing Employment Retail Tourism Leisure	Employment Retail Tourism Leisure

## Housing

Site Name	Site Address	Current use	Proposed use
Land at Wraysbury Hall,	Ferry Lane, Hythe End, Staines, TW19 6HG	Offices	Housing
Land East of Fifield Road	Fifield Road, Fifield, Maidenhead, SL6 2NX	Vacant	Housing
The Walled Garden	Sutton Road, Cookham	Greenfield	Housing
Land at Oakfield Farm	Wells Lane, Ascot. SL5 7DY	Waste/Minerals	Housing
Thamesfield	Wraysbury, Staines, Middlesex. TW19 5JQ ( Closest house, 2 Wharf Road, adjacent to the main entrance)	Greenfield	Housing
Coppice Field	Coppice Drive, Wraysbury, Staines, Middlesex. TW19 5JG (House, 27 Coppice Drive, adjacent to main entrance)	Greenfield	Housing
Land at Clayhall Lane, Old Windsor	Land at Clayhall Lane, Old Windsor	Greenfield agricultural land	Housing
High Street Methodist Church and ancilliary buildings incl. Kingsway Chambers	King Street, Maidenhead. SL6 1EF	Church and community uses	Housing
Land at Crown Farm, Eton Wick.	Land at Crown Farm, Eton Wick, Berks. SL4 6PG	Employment	Housing
Land at Shrubs Hill Grange	Land at Shrubs Hill Grange, London Road, Sunningdale, SL5 0JW	Employment	Housing
Hythe End Farm Development Site	Land to the east and north of Hythe End Road, Wraysbury, TW19 5AN	Greenfield Waste or Minerals Other (Storage)	Housing
Ascot Racecourse - Car park to the South of High Street	Ascot, Berkshire. SL5 7JX	Leisure	Housing
World of Water	42 Wraysbury Road, Wraysbury. Staines. TW19 6HA	Retail Tourism	Housing
McGraw – Hill House	<i>Shoppenhangers Road, Maidenhead, SL6 2QI</i>	Employment	Housing
Summerleaze Lake	<i>Summerleaze Road, Maidenhead</i>	Vacant Greenfield Other (currently in use as a lake)	Housing
Dedworth Manor Lodge	Maidenhead Road, Windsor, SL4 5HF	Housing	Housing
Kennel Wood	Land South of Nursery Lane,	Greenfield	Housing

	Kennel Wood, Ascot. Berkshire		
21 to 33 York Road	Maidenhead. SL6 1SQ	Vacant and derelict	Housing
Desborough Bowling Club	36 York Road, Maidenhead. SL6 1SF	Leisure	Housing
Tectonic Place	Holyport Road. Maidenhead. SL6 2YE	Employment	Housing
Land south of Stanwell Road	Berkyn Manor Farm, Stanwell Road, Horton, Slough, SL3 9PQ	Greenfield	Housing
Pavilions	London Road, Sunninghill, Berkshire. SL5 OPH	Housing	Housing
Broadmoor Garage	Broadmoor Road, Waltham St Lawrence, Berkshire. RG10 0XH	Housing Employment Greenfield (75%)	Housing
Shurlock Row Garage and Ashdown	The Street, Shurlock Row, Berkshire. RG10 0PS	Housing	Housing
Land on the North East side of Eton Road	Windsor	Greenfield	Housing
Land c/o Sturt Green and Rolls Lane	Holyport. SL6 2JQ	Raising animals Greenfield (75%)	Housing
Willow Manor & Manor Grange	Fifield Road, Fifield, Berkshire. SL6 2PG	Housing Employment Greenfield	Housing
Windsor Link Railway	-	Housing Employment Retail Tourism Leisure	Housing
Mezel Hill Yard	Mezel Hill, The Great Park, Windsor	Other - Agricultural	Housing
Manor Farm	Old Windsor, Berkshire. SL4 2LA	Other - Agricultural	Housing
Land lying to the north of Milley Road	Waltham St Lawrence, Berkshire	Greenfield	Housing
Kings Beeches	Devenish Road, Sunningdale, Ascot. SL5 9PE	Housing	Housing
Stroud Farm	Land north and south of Stroud Farm Road, Holyport	100% Greenfield	Housing
Garsons Field Farm	Garsons Lane, Wraysbury. TW19 5JF	100% Greenfield	Housing
Statesman House	Stafferton Way, Maidenhead. SL6 1AY	Employment	Housing

*Minerals, Waste and other*

<b>Site Name</b>	<b>Site Address</b>	<b>Current use</b>	<b>Proposed use</b>
Bray Quarry Extension	Land South East of Bray	Greenfield	Other
Hindhay Quarry	Furze Platt Road, Pinkneys Green, Maidenhead	Waste or Minerals	Waste
Land at Oakfield Farm	Wells Lane, Ascot. SL5 7DY	Waste or Minerals	Waste
Riding Court Farm	Riding Court Road, Datchet. SL3 9JW	Greenfield	Minerals