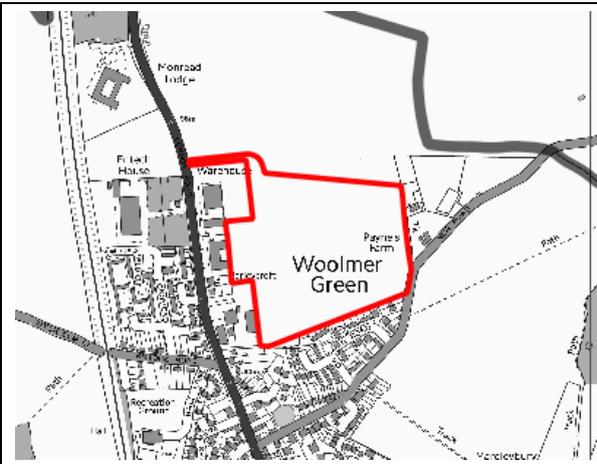


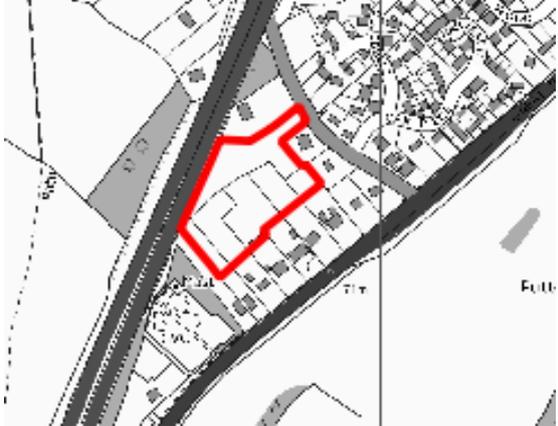
**Review of delivery estimates for sites already proposed for allocation in the  
Draft Local Plan 2016**

As part of the Call for Sites in early 2019, a number of site promoters submitted further information around deliverability of sites which are already proposed for allocation in the Draft Local Plan 2016. These sites have been reviewed and the conclusions can be found in this appendix.

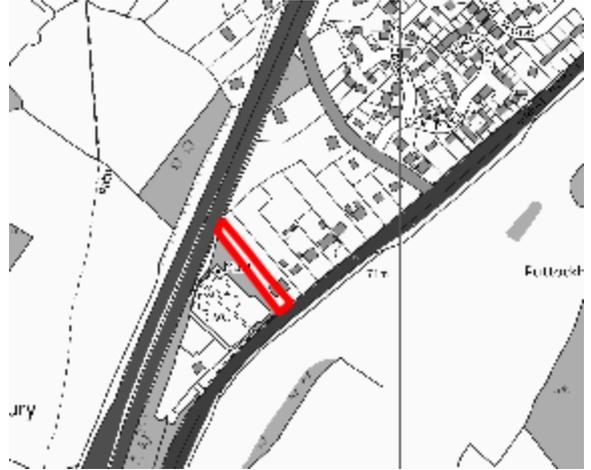
Review of delivery estimates for sites already proposed for allocation in the Draft Local Plan 2016

	<b>Local Plan (HELAA) reference</b>	<b>Site Address or Location</b>	<b>Town or Settlement</b>
	HS15 (WGr1)	Land east of London Road	Woolmer Green
	<b>Urban / Green Belt</b>	<b>Capacity in Draft Local Plan 2016</b>	<b>Promoter's delivery (or other) update</b>
	Green Belt	150	Delivery by 2024/25
<b>2019 Update</b>	<p>The HELAA 2016 assessed delivery in years 0-5 / 6-10 of the plan period on the basis of the need for waste water network upgrades ahead of development (these can take 18 months to 3 years to design and deliver). The promoter (in 2019) has provided additional information in support of the proposed allocation, indicating that the site is available immediately, with delivery estimated by 2024/25 (where the Local Plan is adopted by spring 2020). A pre-development inquiry made to Thames Water, and a Sewer Impact Study by Thames Water (2016), indicated no improvements to the existing sewer network would be required.</p> <p>However, it is unlikely that the plan will be adopted by spring 2020 and Thames Water has advised the council that pre-development advice should only be considered relevant for a period of 12 months. Further, Thames Water continues to advise the Council that on sites in this locality, waste water network upgrades are likely to be required.</p> <p>Consistent with other sites reviewed in the HELAA 2019, and with reference to the Council's evidence on deliverability, it is acknowledged that whilst the potential exists for development to take place within 5 years, the required infrastructure upgrades may impact on delivery timescales. It is therefore considered reasonable, in light of current information, to retain the original delivery estimates.</p>		
<b>Suitable</b>	Yes	<b>Available</b>	Yes
		<b>Achievable</b>	Yes
<b>Conclusion</b>	<p><b>Delivery</b> of this site could take place within <b>1-5 / 6-10 years</b> (subject to the delivery of infrastructure upgrades).</p>		

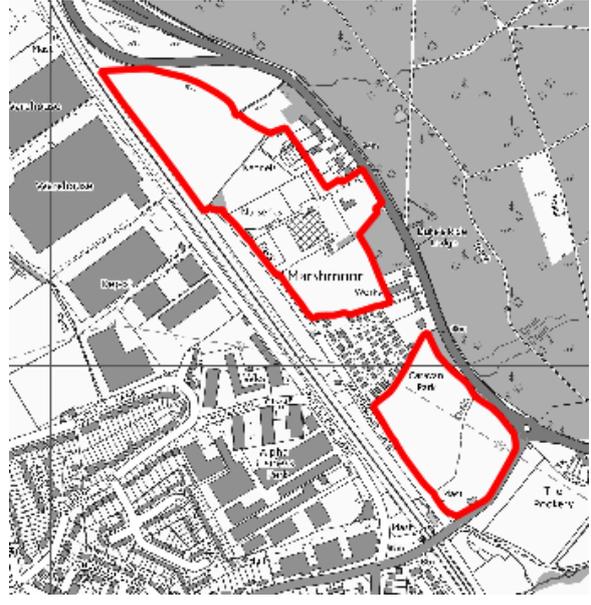
Review of delivery estimates for sites already proposed for allocation in the Draft Local Plan 2016

	<b>Local Plan (HELAA) reference</b>		<b>Site Address or Location</b>		<b>Town or Settlement</b>	
	HS17 (OMH5)		Rear of 2a to 12 Great North Road		Oaklands and Mardley Heath	
	<b>Urban / Green Belt</b>		<b>Capacity in Draft Local Plan 2016</b>		<b>Promoter's delivery (or other) update</b>	
	Green Belt		20		Change in ownership (part of site)	
<b>2019 Update</b>	<p>The HELAA 2016 assessed delivery in years 6-10 recognising the complexity of bringing together the multiple landowners with an interest in the land, to deliver a scheme which addresses the constraints of the site.</p> <p>In 2019, the Council was advised that one of the parcels that forms part of the site had changed ownership. The new owner has confirmed that the parcel of land affected by this change remains available.</p> <p>This is a site with numerous land owners with restrictions and covenants affecting the land. Whilst these do not appear to be insurmountable, it is considered that the delivery timescale from the HELAA 2016 remains appropriate.</p>					
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes	
<b>Conclusion</b>	<b>Delivery</b> of this site is estimated for years <b>6-10</b> of the plan period.					

Review of delivery estimates for sites already proposed for allocation in the Draft Local Plan 2016

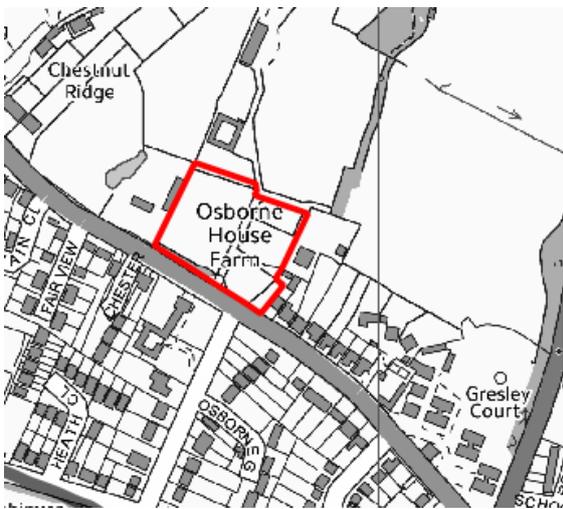
	<b>Local Plan (HELAA) reference</b>	<b>Site Address or Location</b>	<b>Town or Settlement</b>		
	HS16 (OMH8)	2 Great North Road	Oaklands and Mardley Heath		
	<b>Urban / Green Belt</b>	<b>Capacity in Draft Local Plan 2016</b>	<b>Promoter's delivery (or other) update</b>		
	Green Belt	5	Review of restrictions on the site.		
<b>2019 Update</b>	The HELAA 2016 assessed delivery of this small site in years 0-5 of the plan period. In 2019, the promoter has confirmed that the site remains available and that restrictive covenants on the land have been reviewed by a legal professional and that these should not impede delivery. The delivery estimate for the first 5 years of the plan remains relevant.				
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Conclusion</b>	<b>Delivery within 1-5 years.</b>				

Review of delivery estimates for sites already proposed for allocation in the Draft Local Plan 2016

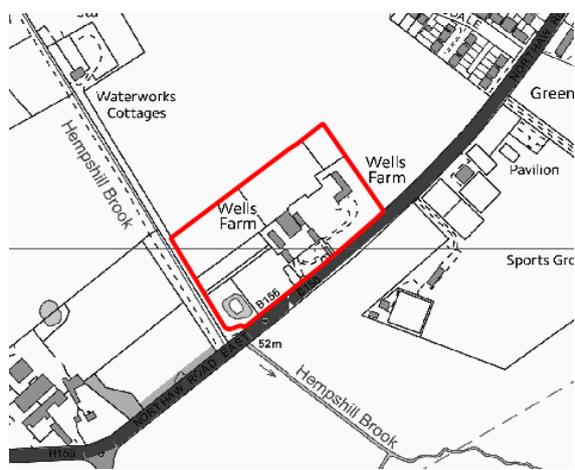
	<b>Local Plan (HELAA) reference</b>	<b>Site Address or Location</b>	<b>Town or Settlement</b>		
	SDS7 (WeG4b)	Land at Marshmoor	Welham Green		
	<b>Urban / Green Belt</b>	<b>Capacity in Draft Local Plan 2016</b>	<b>Promoter's delivery (or other) update</b>		
	Green Belt	Around 80 dwellings and approximately 40,500m <sup>2</sup> of class B1 employment floorspace	Land remains available. Review of restrictions on part of the site. Delivery review.		
<b>2019 Update</b>	<p>The HELAA 2016, assessed the WeG4b site as suitable for a mixed use (residential and employment B1 class uses) development, with delivery over years 1-5 and 6-10, reflecting the multiple landownerships involved and the need for waste water infrastructure upgrades. (Note: an area of land assessed as WeG4a in 2016 formed a sub-parcel of the larger WeG4b and was also found suitable, available and achievable, but was only proposed for allocation in the Draft Local Plan 2016 where it formed part of WeG4b).</p> <p>In 2019, separate parties have confirmed that land within their interest remains available within 5 years. One party has taken advice in connection with a restrictive covenant and is of the view that this is unlikely to impede development pursuant to an allocation in the Local Plan. Indications are that all relevant landowners are willing to bring the site forward.</p> <p>Thames Water has advised (in 2019) that it no longer envisages infrastructure concerns regarding waste water networks for sites around Welham Green, subject to phasing. However, this is a large site with a site specific Local Plan policy (SP23) to guide a mixed use development and it is considered that the more cautious delivery timescales concluded in 2016 remain relevant.</p> <p>(Note, within the proposed wider Marshmoor Policy Area, one site, WeG11 has been found unsuitable in the 2016 and 2019 HELAA, and another site, WeG19 has been withdrawn. Neither of these are considered critical to the delivery of the wider objectives for this site).</p>				
<b>Suitable</b>	Yes *	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Conclusion</b>	<b>Delivery of this site is estimated within 1-5 / 6-10 years.</b>				

\*Refer to HELAA 2016 for full assessment

Review of delivery estimates for sites already proposed for allocation in the Draft Local Plan 2016

	<b>Local Plan (HELAA) reference</b>	<b>Site Address or Location</b>	<b>Town or Settlement</b>		
	HS24 (LHe1)	Land north of Hawkshead Road	Little Heath		
	<b>Urban / Green Belt</b>	<b>Capacity in Draft Local Plan 2016</b>	<b>Promoter's delivery (or other) update</b>		
	Green Belt	35	Delivery within 5 years. Updated position on infrastructure works.		
<b>2019 Update</b>	<p>The HELAA 2016 assessed delivery in years 1-5 / 6-10 of the plan period, on the basis of the need for waste water network upgrades ahead of development (these can take 18 months to 3 years to design and deliver).</p> <p>In 2019, the promoter has indicated that infrastructure works have been put in place to service the site (as part of another development). This includes utilities connections and a new foul sewer, which has been connected to the main district sewer on the A1000 and has been designed to adoptable standards and sized for the development potential of LHe1.</p> <p>It is also noted that in relation to an adjacent site, LHe4, that Thames Water has more recently (in 2019) advised that it does not envisage infrastructure concerns regarding waste water networks, subject to phasing. It is therefore possible that a site of this size, and reflecting the current information about the site, could be deliverable within 5 years.</p>				
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Conclusion</b>	<b>Delivery of this site could take place within 1-5 years</b>				

Review of delivery estimates for sites already proposed for allocation in the Draft Local Plan 2016

	<b>Local Plan (HELAA) reference</b>	<b>Site Address or Location</b>	<b>Town or Settlement</b>		
	HS30 (Cuf7)	Wells Farm, Northaw Road East	Cuffley		
	<b>Urban / Green Belt</b>	<b>Capacity in Draft Local Plan 2016</b>	<b>Promoter's delivery (or other) update</b>		
	Green Belt	75	Delivery within 5 years		
<b>2019 Update</b>	<p>The HELAA 2016 assessed delivery in years 6-10 of the plan period, on the basis of availability information at that time. Further the need for waste water network upgrades ahead of development was identified as being a potential constraint (these can take 18 months to 3 years to design and deliver).</p> <p>In 2019, the promoter has provided additional information in support of the proposed allocation and indicates that the site would now be deliverable in years 1-5 of the plan period. However, Thames Water continues to advise the planning authority that on sites in this locality, waste water network upgrades are likely to be required.</p> <p>Consistent with other sites reviewed in the HELAA 2019, and with reference to the Council's evidence on deliverability, it is acknowledged that whilst the potential exists for development to take place within 5 years, the required infrastructure upgrades may impact on delivery timescales.</p>				
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes
<b>Conclusion</b>	<p><b>Delivery</b> of this site is estimated within <b>1-5 / 6-10 years</b> (subject to infrastructure upgrades)</p>				