

Appendix B

Site Assessments: Housing

| | | | |
|----------------|--|------|------------|
| Site Reference | 5AR001, 5AR002, 5AR003, 5AR004, 5AR005, 5AR006, 5AR020 | | |
| Site address | Land to the North of Reading Road, Cloud Stables, Church Lane, Reading Road, Ridgefield Farm, Land to the South of Reading Road, Lockey Farm | | |
| Parish | Arborfield | Ward | Arborfield |



| Site description | | | |
|---|--------|------------|-------|
| The sites are located to the south and east of Arborfield village, within the countryside. The sites comprise a stables, a farm shop and café with a play area, a dwelling, agricultural buildings and several open fields. The sites are predominantly flat, with some sloping to the north and east. The sites are accessed from Reading Road, Sindlesham Road and Church Lane. | | | |
| Site Size | 26.7ha | PDL status | Mixed |

| Promoted use(s) |
|---|
| Housing (C3 Planning Use Class) – Market and affordable Suitable Alternative Natural Greenspace (SANG) |

| Context | | | |
|-------------------|---|-------------------|---|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> Adjacent to |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input checked="" type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input checked="" type="checkbox"/> 272/1984 |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 3 | Minerals | <input checked="" type="checkbox"/> Sand and Gravel superficial |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 0.9km | Primary school | 0.8km |
| Employment | 3km | Secondary school | 2.8km |

| Relevant planning history |
|-------------------------------|
| No relevant planning history. |

| Suitability |
|---|
| <p>Unsuitable</p> <p>The sites are located close to the small settlement of Arborfield village. Development of these sites would fail to achieve a satisfactory relationship to the existing rural settlement, greatly expanding the built-up area.</p> <p>There are group and further single Tree Preservation Orders (TPOs) in the west of the sites and a number of veteran trees lie throughout, with a small area within an ancient woodland consultation zone. This may inhibit development in areas of the sites, but is not so extensive as to inhibit development of the wider sites. Development of this site would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>The frequency of public transport is to be improved in this area due to the Arborfield Garrison Major Development, but development would put a strain on highways capacity and impact on the proposed Arborfield Cross Relief Road, which would join Reading Road to the west of the sites.</p> <p>This level of development around Arborfield village is considered inappropriate and would result in a strain to limited existing services and facilities.</p> <p>Site 5AR001 is proposed to be used for SANG however, given its limited size, it is not considered that it would be able to accommodate one.</p> <p>These sites are considered to be unsuitable for development.</p> |

| | |
|--|---------------|
| Availability | |
| Potentially available | |
| The sites have been promoted by the landowners and by agents. The sites are in single and multiple ownership. One of the sites has a developer/housebuilder on board, the others do not. There are no disclosed legal issues, however there are tenancies affecting one of the sites and this would need to be investigated further. | |
| Achievability | |
| Not assessed | |
| The sites are not considered to be suitable for development or use as a SANG. | |
| Deliverability / Developability (including potential capacity) | |
| Not developable within the next 15 years | |
| The sites are located close to the small settlement of Arborfield village. It is considered that the development of these sites would fail to achieve a satisfactory relationship to the existing rural settlement, greatly expanding the built-up area. | |
| Potential capacity | 370 dwellings |

| | | | |
|----------------|---|------|----------------------|
| Site Reference | 5AR007, 5AR008, 5AR009, 5AR010, 5AR018, 5AR021, 5BA030 | | |
| Site address | Land to the North and South of School Road, Targetts Farm, Langley Pond Farm Livery Stables, Land off Langley Common Road | | |
| Parish | Arborfield & Barkham | Ward | Arborfield & Barkham |



| Site description | | | |
|---|---------|------------|-------|
| The sites are located to the east of Arborfield Cross, in the countryside and adjacent to settlement limits. The sites are located to the north-west of the Arborfield Garrison Major Development. The sites comprise several fields, a dwelling and a storage yard with various material and built structures. The sites are sloping in nature and are accessed from School Road, Wood Lane and Eversley Road. | | | |
| Site Size | 30.27ha | PDL status | Mixed |

| Promoted use(s) |
|---|
| Housing (Class C3) – Market and affordable, self-build Residential Institutions (Class C2) |

| Context | | | |
|-------------------|---|-------------------|---|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input type="checkbox"/> |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 3 & 4 | Minerals | <input checked="" type="checkbox"/> Sand and Gravel superficial |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 0.2km | Primary school | 0.2km |
| Employment | 1.8km | Secondary school | 1.6km |

| Relevant planning history |
|---------------------------|
| No relevant history |

| Suitability |
|--|
| Unsuitable |
| <p>The sites are located between the settlement limits of Arborfield Cross and Arborfield Garrison Major Development.</p> <p>Development of the sites would fail to achieve a satisfactory relationship with the existing settlement pattern. Development south of School Road would compromise the separation of settlements, leading to potential coalescence. Development to the north of School Lane is poorly related to the existing built-up area and is more related to the open countryside.</p> <p>Development of this site would result in the loss of some Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>Development of the sites would affect highway capacity and road safety, with increased traffic past the primary school on School Road and/or along Langley Common Road.</p> <p>There are also observed drainage issues on the south side of School Road. The sites are not therefore considered to be suitable for development.</p> <p>These sites are considered to be unsuitable for development.</p> |

| Availability |
|-----------------------|
| Potentially available |

The sites have been promoted by agents on behalf the landowners. The sites are in single and multiple ownership. There are developers/housebuilders on board for four of the six sites. There are no disclosed legal issues, however this would need to be investigated further.

Achievability

Not assessed

The sites are not considered to be suitable for development.

Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

The sites are located between the settlement limits of Arborfield Cross and Arborfield Garrison Major Development. It is considered that the development of the sites would fail to achieve a satisfactory relationship with the existing settlement pattern.

| | |
|--------------------|---------------|
| Potential capacity | 450 dwellings |
|--------------------|---------------|

| | | | |
|----------------|--|------|------------|
| Site Reference | 5AR011, 5AR014, 5AR015 | | |
| Site address | Land off Betty Grove Lane, Land off Mole Road and Land at Arborfield | | |
| Parish | Arborfield | Ward | Arborfield |



| Site description | | | |
|---|---------|------------|-------|
| The sites are located to the south of the M4, to the north of Arborfield Cross and to the east of Shinfield within the countryside. The land is rural in character comprising several large fields, farms and the University of Reading Dairy Research Centre. A number of water courses run through the sites towards the River Loddon which runs along the western boundary of the sites. This area comprises Flood Zones 2 and 3. The sites undulate with higher ground to the east. The sites are accessed from a number of points, including the byway on Mole Road, access gate on Church Lane and security gate entrance to the Research Centre on Reading Road. | | | |
| Site Size | 256.9ha | PDL status | Mixed |

| Promoted use(s) |
|--|
| Promoted for all use classes (A, B, C, D) including housing. |

| Context | | | |
|-------------------|---|-------------------|---|
| Flood Zone 3b | <input checked="" type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input checked="" type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input checked="" type="checkbox"/> | Ancient Woodland | <input checked="" type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input type="checkbox"/> |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 3/4 | Minerals | <input checked="" type="checkbox"/> Sand and Gravel superficial |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1km | Primary school | 0.9km |
| Employment | 1.8km | Secondary school | 2km |

| Relevant planning history |
|-------------------------------|
| No relevant planning history. |

| Suitability |
|--|
| Unsuitable |
| <p>The sites are located in the open countryside. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure.</p> <p>Development of the sites would incur significant adverse landscape / visual impacts.</p> <p>Whilst some areas of the sites are subject to flooding and contain ancient woodland, these are not extensive and do not inhibit potential development. Development of this site would result in the loss of some Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>The scale of development might allow for the provision of some infrastructure; however there are few opportunities to provide sustainable travel choices. Access to the M4 is currently poor and congested to junction 11 via the A327 and B3270 or junction 10 via the B3030, B3270 and Winnersh. A new M4 junction could be considered, but would be subject to extensive agreements with Highways England, which adds considerable uncertainty about delivery.</p> <p>This cluster of sites has been considered by the commissioned consultants as part of a wider masterplanning exercise to test a scenario of approximately 1,000 dwellings at this location including its viability with regard to necessary infrastructure. This exercise has concluded that development here could be viable but development of this scale would not be sufficient to fund major infrastructure improvements.</p> |

On balance, the sites are considered to be less sustainable. Development would incur significant negative impacts.

Availability

Potentially available

Agents have promoted the sites and provided land ownership details. The sites are in single ownership. There are no housebuilders/developers involved. There are no disclosed legal issues however this would need to be investigated further.

Achievability

Not assessed

The sites are not considered to be suitable for development.

Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

It is considered that the development of the sites would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated with limited access to infrastructure. There are few overriding opportunities to improve sustainability.

| | |
|--------------------|----------------|
| Potential capacity | 3850 dwellings |
|--------------------|----------------|

| | | | |
|----------------|---------------------------------------|------|------------|
| Site Reference | 5AR012 | | |
| Site address | Ducks Nest Farm and Chamberlains Farm | | |
| Parish | Arborfield | Ward | Arborfield |



| Site description | | | |
|---|---------|------------|--------------------------|
| The site is located to the south of Arborfield Cross and to the north-west of the Arborfield Garrison Major Development. The site is located within the countryside and outside of settlement limits. The site comprises several large subdivided fields in association with Ducks Nest Farm. The site is undulating in nature with a prominent ridgeline that runs from north east to south west from which there are long views. The site is accessed from Swallowfield Road. | | | |
| Site Size | 33.65ha | PDL status | Predominantly greenfield |

| Promoted use(s) |
|---|
| Housing (C3 Planning Use Class) – Market and affordable |

| Context | | | |
|-------------------|---|-------------------|-------------------------------------|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input checked="" type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input type="checkbox"/> |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 3 | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 0.1km | Primary school | 0.3km |
| Employment | 1.4km | Secondary school | 1.2km |

| Relevant planning history |
|-------------------------------|
| No relevant planning history. |

| Suitability |
|--|
| Unsuitable |
| <p>The site is located between the settlement limits of Arborfield Cross and Arborfield Garrison Major Development. The site is poorly related to the existing settlement pattern. Development here would result in development creep and potential coalescence with the Arborfield Cross and Arborfield Garrison Major Development.</p> <p>The site is more related to the open countryside and development would result in harm to this high quality landscape that affords long views.</p> <p>The Arborfield Relief Road is planned to run through part of the site and is being funded as part of the Arborfield Garrison Major Development. This would impact on the location and quantum of development on the site and direct access is not anticipated as it is being designed as a rural single carriageway highway to relieve congestion and improve the environment of Arborfield Cross.</p> <p>Whilst the site lies adjacent to an area of ancient woodland, this would not prohibit potential development. Development of this site would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>An area of the site to the north lies within the Chamberlain's Farm Area of Special Character. Any development would need to retain and enhance the special character of the area and its setting.</p> <p>On balance, the site is not considered suitable for development. Whilst it is close to planned improved facilities at the Arborfield Garrison development, development of this site would result in harm to the landscape and potential coalescence of settlements.</p> |

| | |
|---|---------------|
| Availability | |
| Potentially available | |
| The site has been promoted by an agent and there are multiple land owners. There is a developer involved and there are tenancies and easements affecting the site. There are no known legal issues, however this would need to be investigated further. | |
| Achievability | |
| Not assessed | |
| The site is not considered to be suitable for development. | |
| Deliverability / Developability (including potential capacity) | |
| Not developable within the next 15 years | |
| It is considered that the site is poorly related to the existing settlement as it is situated between Arborfield Cross and Arborfield Garrison. The site relates more to the open countryside. | |
| Potential capacity | 500 dwellings |

| | | | |
|----------------|---|------|------------|
| Site Reference | 5AR013 | | |
| Site address | Land to the rear of The Copse, Eversley Road, RG2 9LZ | | |
| Parish | Arborfield | Ward | Arborfield |



| Site description | | | |
|---|-------|------------|-------------------|
| The site is located to the west of Arborfield Garrison Major Development Area and the A327. The site is located within the countryside and outside of settlement limits. The site comprises an irregularly shaped parcel of land that consists of a residential property, and vacant land that is covered in hardstanding and gravel. To the south of the site is Bound Oak Industrial Estate. The site is accessed from the A327 from Poperinghe Way via an access that also serves Highfield Park, which lies to the north of the site. | | | |
| Site Size | 1.2ha | PDL status | Predominantly PDL |

| Promoted use(s) |
|---|
| Housing (C3 Planning Use Class) – Market and affordable |

| Context | | | |
|-------------------|-------------------------------------|-------------------|-------------------------------------|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input checked="" type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input type="checkbox"/> |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input type="checkbox"/> | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1km | Primary school | 1.2km |
| Employment | 1.4km | Secondary school | 1.3km |

| Relevant planning history |
|--|
| <p>F/2013/1035 Proposed use of land for the stationing of mobile homes for residential use - Refused. Reasons for refusal:</p> <ul style="list-style-type: none"> - inappropriate development with the countryside and outside the settlement limits of Arborfield - fails to provide satisfactory details in terms of adequate infrastructure, services, community and other facilities - does not provide affordable housing. <p>O/2004/1646 & O/2004/1647 - Outline application for the proposed demolition of existing buildings and redevelopment of land to provide residential development of a density of 30 - 40 dwellings per hectare on an area of 4.4 hectares to include open space, associated access, car par – Refused. Reasons for refusal:</p> <ul style="list-style-type: none"> - failed to demonstrate vehicular access - within the countryside - failed to demonstrate adequate measures for the protection and enhancement of the rural landscape character of the area - loss of a permanent Gypsy site - may have an adverse impact on protected species - design and layout - affordable housing. |

| Suitability |
|--|
| Unsuitable |
| <p>The site is located to the west of the Arborfield Garrison Major Development, adjacent to the Bound Oak Industrial Estate, which could impact on amenities of future occupiers.</p> <p>Whilst the site lies adjacent to an area of ancient woodland, this would not prohibit potential development.</p> |

The site consists of a scrap-yard/commercial use and dwellings and development of this would support the re-use of brownfield land. However, given this use it is known there would be contamination issues, which would require further investigation.

Though development could support brownfield re-use, the site is separated from the Arborfield Garrison by the busy A327 which is a significant consideration and development would represent an illogical extension to the existing settlement pattern.

The site is considered to be unsuitable for residential development.

Availability

Potentially available

The site has been promoted by an agent on behalf of a single landowner. There is no developer on board and no disclosed legal issues, however this would need to be investigated further.

Achievability

Not assessed

The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

Development would achieve the re-use of a brownfield site. Notwithstanding this, the site is separated from the Arborfield Garrison by the busy A327 which is a significant consideration. In the absence of detailed highway investigation the suitability of the site is unknown.

| | |
|--------------------|--------------|
| Potential capacity | 18 dwellings |
|--------------------|--------------|

| | | | |
|----------------|-------------------------------------|------|------------|
| Site Reference | 5AR023 | | |
| Site address | Redwood, Swallowfield Road, RG2 9JY | | |
| Parish | Arborfield | Ward | Arborfield |



| Site description | | | |
|---|--------|------------|--------------------------|
| The site lies to the west of the village of Arborfield Cross, within the countryside. The site is irregularly shaped, generally flat and comprises a residential garden. Henry Street Garden Centre lies to the rear of the site and is visible over the residential fencing. The site is accessed via Swallowfield Road. | | | |
| Site Size | 0.27ha | PDL status | Predominantly greenfield |

| Promoted use(s) |
|--|
| Housing (C3 Planning Use Class) – Market |

| Context | | | |
|-------------------|---|-------------------|---|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input checked="" type="checkbox"/> 1692/2019 |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 3 | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 2.7km | Primary school | 0.8km |
| Employment | 2.4km | Secondary school | 2.2km |

| Relevant planning history |
|------------------------------|
| No relevant planning history |

| Suitability |
|---|
| Unsuitable |
| <p>The site lies to the west of the settlement of Arborfield Cross, within the countryside. Development would fail to achieve a satisfactory relationship with the existing settlement pattern, being rural in its location.</p> <p>The site lies adjacent to the Chamberlain's Farm Area of Special Character. Any development would need to retain and enhance the special character of the area and its setting. A Grade 2 listed building (Yew Tree Cottage) also lies to the east of the site and development would need to respect its setting.</p> <p>The site is constrained by its shape and access via the side of the existing dwelling.</p> <p>A group TPO lies along the eastern boundary of the site, but would not inhibit development.</p> <p>Development of this site would result in the loss of Grade 3 agricultural land.</p> <p>The site is not considered to be suitable for development.</p> |

| Availability |
|--|
| Potentially available |
| The site has been promoted by the landowner. There is no housebuilder/developer involved. There are no legal issues disclosed, however this would need to be investigated further. |

| Achievability |
|--|
| Not assessed |
| The site is not considered to be suitable for development. |

| Deliverability / Developability (including potential capacity) | |
|---|-------------|
| Not developable within the next 15 years | |
| The site lies to the west of the settlement of Arborfield Cross, within the countryside. Development would fail to achieve a satisfactory relationship with the existing settlement pattern, being rural in its location. | |
| Potential capacity | 2 dwellings |

| | | | |
|----------------|---|------|---------|
| Site Reference | 5BA002, 5BA025 | | |
| Site address | Land at Barkham Manor, 29 Bearwood Road | | |
| Parish | Barkham | Ward | Barkham |



| Site description | | | |
|--|--------|------------|-------|
| The sites are located to the west of Barkham, outside of settlements limits within the countryside. The sites comprise a dwelling, a back garden and an area of paddock at Bearwood Road which slopes down steeply to the west, and a field sited to the north of Barkham Road that slopes up to the east where there is an area of woodland covered by TPO ref. 765/1995. | | | |
| Site Size | 1.74ha | PDL status | Mixed |

| Promoted use(s) |
|--|
| Housing (C3 Planning Use Class) – Market and affordable Residential Institution (C2 Planning Use Class) |

| Context | | | |
|-------------------|---|-------------------|--|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input checked="" type="checkbox"/> 765/1995 |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 3 | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.9km | Primary school | 1.8km |
| Employment | 1.8km | Secondary school | 2.4km |

| Relevant planning history |
|---|
| 29 Bearwood Road: F/2004/3560 – Erection of 2 dwellings - Approved |

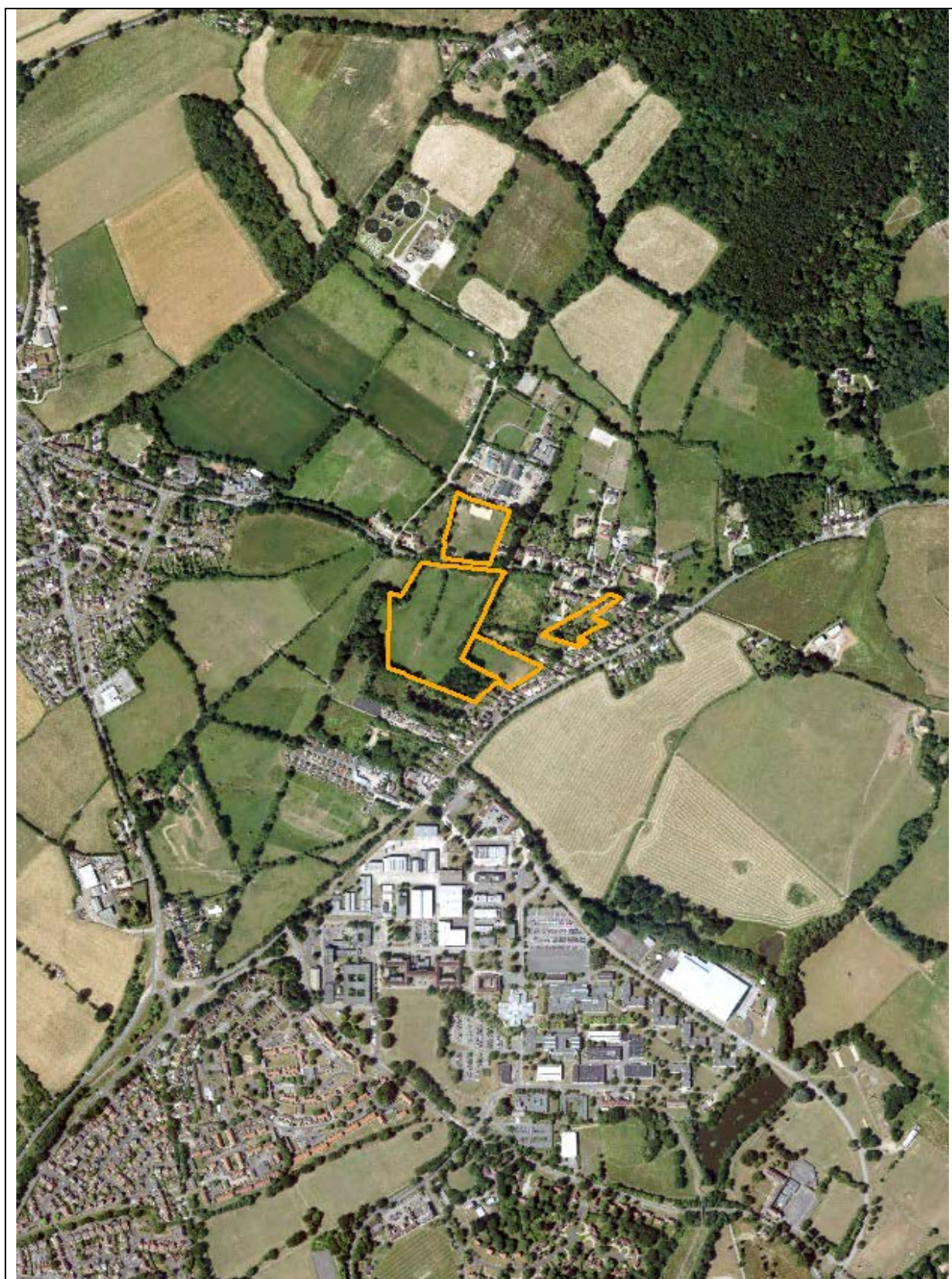
| Suitability |
|---|
| Unsuitable |
| Development of the sites would fail to achieve a satisfactory relationship to the existing settlement and the sites are more related to the open countryside. |
| It is noted that 29 Bearwood Road is sited to the rear of dwellings fronting Bearwood Road (already tandem development). The creation of further development here would put additional strain on the site access (an access driveway). It is also noted that over half the site at the Land at Barkham Manor is covered in TPO woodland and the developable area of the site would be very small. |
| Development of this site would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation. |
| These sites are considered to be unsuitable for development. |

| Availability |
|---|
| Potentially available |
| The sites have been promoted by an agent and a landowner. The sites are in single ownership and one of them has a developer involved. There are no disclosed legal issues affecting the sites, though this would need to be investigated further. |

| Achievability |
|--|
| Not assessed |
| The sites are not considered to be suitable for development. |

| Deliverability / Developability (including potential capacity) | |
|--|--------------|
| Not developable within the next 15 years | |
| It is considered that the sites would fail to achieve a satisfactory relationship to the existing settlement and the sites are more related to the open countryside. | |
| Potential capacity | 25 dwellings |

| | | | |
|----------------|---|------|---------|
| Site Reference | 5BA003, 5BA014, 5BA015, 5BA028, 5BA029 | | |
| Site address | Land at Suncot, Oakwood View - Land between 30 and 32 Langley Common Road, Langley Pond Farm Paddocks | | |
| Parish | Barkham | Ward | Barkham |



| Site description | | | |
|---|--------|------------|--------------------------|
| The sites are located to the east of Arborfield Cross, to the north of the Arborfield Garrison Major Development. The sites are located in the countryside and outside of settlement limits. The sites comprise fields and grazing land. The sites are accessed from School Road and Langley Common Road. | | | |
| Site Size | 5.61ha | PDL status | Predominantly greenfield |

| Promoted use(s) |
|---|
| Housing (C3 Planning Use Class) – Market and affordable |

| Context | | | |
|-------------------|---|-------------------|---|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input type="checkbox"/> |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 4 | Minerals | <input checked="" type="checkbox"/> Sand and Gravel superficial |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 0.6km | Primary school | 0.6km |
| Employment | 1.8km | Secondary school | 1.7km |

| Relevant planning history |
|--|
| <p>172165 – Outline Planning Application for 70 Dwellings (access to be considered and all other matters reserved) – Refused 29/4/19:</p> <ul style="list-style-type: none"> • Detrimental and urbanising impact on the countryside • Detrimental impact on ecology and biodiversity • Highways safety issues <p>152998 - Outline application for the erection of two detached dwellings, appearance, landscaping and layout to be considered – Refused:</p> <ul style="list-style-type: none"> • Within countryside • Detrimental impact on privacy of neighbours • Fails to secure mitigation for the adverse effect on the integrity of the Thames Basin Heaths Special Protection Area. <p>F/2002/7341 Proposed erection of 2 detached dwellings and garages - Refused.</p> <ul style="list-style-type: none"> • Intensify existing sporadic development outside settlement boundaries • Maintaining Green Gap |

| Suitability |
|---|
| Unsuitable |
| <p>The sites are located between the settlement limits of Arborfield Cross and Arborfield Garrison Major Development. The sites are poorly related to the existing settlement pattern.</p> <p>Development of houses here would result in the extension of development along School Road which would affect the physical and perceived separation of settlements and lead to potential coalescence with the Arborfield Cross and Arborfield Garrison Major Development. The sites are more related to the open countryside.</p> <p>Development of the sites would affect highway capacity and road safety, with increased traffic past the primary school on School Road and/or along Langley Common Road. Access to the</p> |

Suncot site would be through existing residential curtilage so currently the site is inaccessible.

The sites are considered unsuitable for housing.

Availability

Potentially available

The sites have been promoted by an agent on behalf of the landowner. They are in single ownership. There is a housebuilder/developer on board for two of the sites. There are no legal issues disclosed, however this would need to be investigated further.

Achievability

Not assessed

The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

The sites are located between the settlement limits of Arborfield Cross and Arborfield Garrison Major Development. It is considered that the development of the sites would fail to achieve a satisfactory relationship with the existing settlement pattern.

| | |
|--------------------|--------------|
| Potential capacity | 80 dwellings |
|--------------------|--------------|

| | | | |
|----------------|--|------|---------|
| Site Reference | 5BA004, 5BA011, 5BA019 | | |
| Site address | The Bungalow Edneys Hill, Land to rear of 370 – 384 Barkham Road, Wrens Nest Stables | | |
| Parish | Barkham | Ward | Barkham |



| Site description | | | |
|---|--------|------------|--------------------------|
| The sites are located to the south of Barkham, within the countryside and adjacent to settlement limits. The sites comprise several dwellings fronting Barkham Road, as well as backgardens, and several fields. The land is undulating in nature. The sites are accessed from Barkham Road and Edney's Hill. | | | |
| Site Size | 6.09ha | PDL status | Predominantly greenfield |

| Promoted use(s) |
|--|
| Housing (C3 Planning Use Class) – Market, affordable, self-build and custom build. Residential Institutions (C2 Planning Use Class) |

| Context | | | |
|-------------------|---|-------------------|-------------------------------------|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input type="checkbox"/> |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 3 & 4 | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 2km | Primary school | 1.5km |
| Employment | 1.2km | Secondary school | 2.6km |

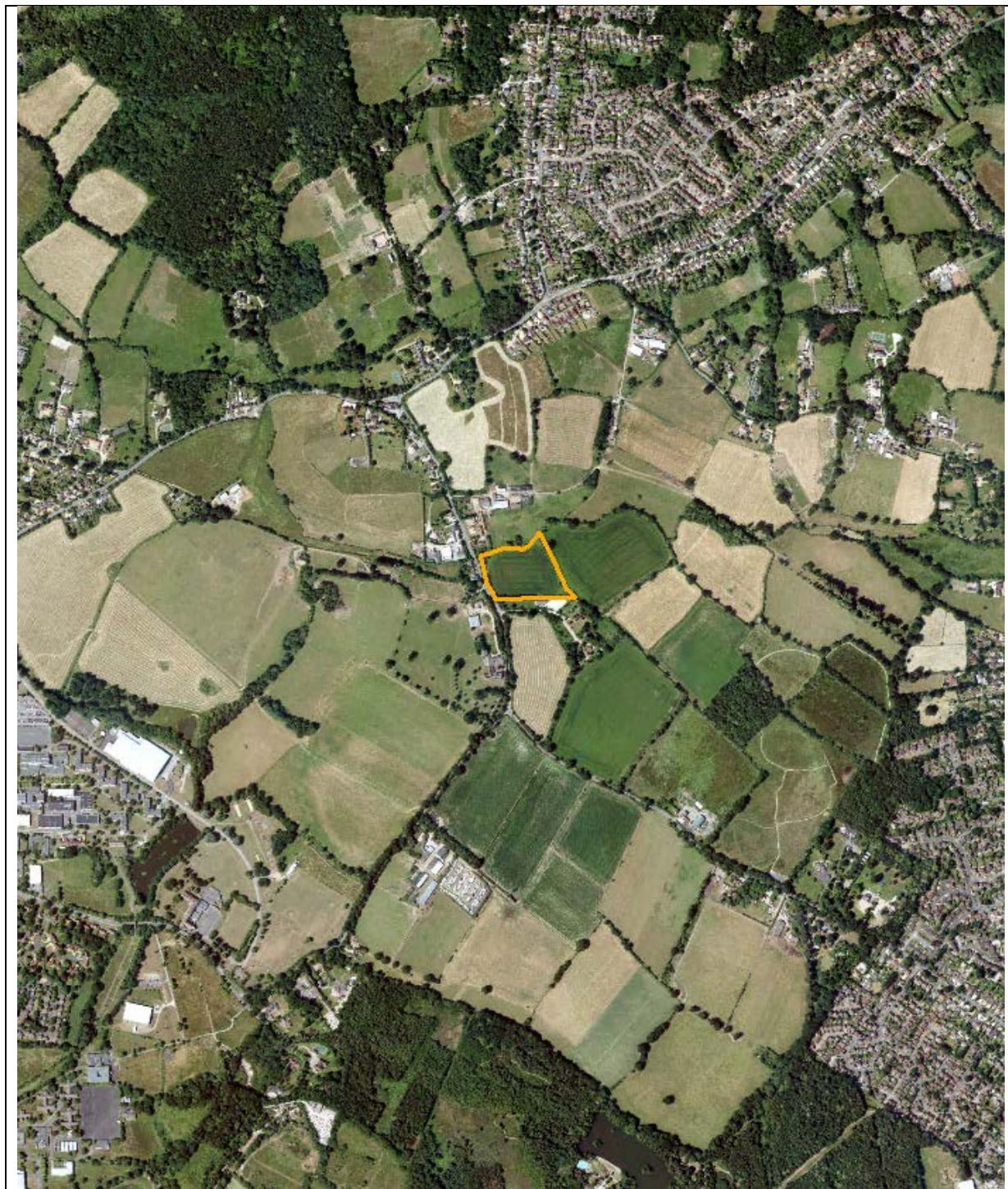
| Relevant planning history |
|-------------------------------|
| No relevant planning history. |

| Suitability |
|--|
| Unsuitable |
| <p>The sites, whilst adjacent to Barkham, fail to achieve a satisfactory relationship to the existing settlement, forming an illogical protrusion away from the main built-up area and being more strongly related to the open countryside.</p> <p>Access from/to the sites is likely to only be achieved from Edneys Hill which is a narrow lane which carries a national speed limit. The lane forms part of a cycle network and there is very little opportunity to improve / widen the corridor to provide enhanced facilities, such as footpaths, cycleways separate from the carriageway and a widened carriageway. Edneys Hill joins Barkham Road where there are congestion issues. The sites also have poor accessibility to facilities.</p> <p>Development of this site would result in the loss of some Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>Overall the sites are considered to be less sustainable and development for all uses proposed is not considered to be suitable.</p> <p>These sites are considered to be unsuitable for development.</p> |

| Availability |
|---|
| Potentially available |
| The sites have been promoted by agents and a landowner. They are in both single and multiple ownership. Two sites have no housebuilders/developers on board, the other site does have a housebuilder/developer on board. There are legal issues disclosed and this would need to be investigated further. |

| | |
|--|---|
| Achievability | |
| Not assessed | |
| The sites are not considered to be suitable for development. | |
| | |
| Deliverability / Developability (including potential capacity) | |
| Not developable within the next 15 years | |
| The sites, whilst adjacent to Barkham, fail to achieve a satisfactory relationship to the existing settlement and it is considered that development would form an illogical protrusion away from the main built-up area and being more strongly related to the open countryside. | |
| Potential capacity | 90 dwellings m ² floorspace of C2 Use unknown |

| | | | |
|----------------|-----------------------------------|------|---------|
| Site Reference | 5BA008 | | |
| Site address | Land off Barkham Street, RG40 4PN | | |
| Parish | Barkham | Ward | Barkham |



| Site description | | | |
|---|-------|------------|--------------------------|
| The site is located to the south of Barkham and to the north-west of Arborfield Garrison Major Development. The site is located within the countryside and outside of settlement limits. The site comprises a single field covered in grass. There is no vehicular access to the site at present. | | | |
| Site Size | 1.7ha | PDL status | Predominantly greenfield |

| Promoted use(s) |
|---|
| Housing (C3 Planning Use Class) – Market and affordable |

| Context | | | |
|-------------------|---|-------------------|--------------------------|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input checked="" type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input type="checkbox"/> |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 4 | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 2km | Primary school | 1.7km |
| Employment | 1.9km | Secondary school | 1.9km |

| Relevant planning history |
|-------------------------------|
| No relevant planning history. |

| Suitability |
|--|
| Unsuitable |
| <p>The site is located in the open countryside. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated with limited access to infrastructure.</p> <p>To the south of the site lie several listed buildings and setting would need to be considered. The site lies partly within the Barkham Church and Manor Area of Special Character (ASC) and any development would need to respect this character.</p> <p>Approximately half of the site lies within flood zone 2 and the area is known to have flooded within recent years. While national guidance does not preclude residential development in flood zone 2, it should be guided first to Flood zone 1 and therefore further investigation is needed with reference to an updated Strategic Flood Risk Assessment.</p> <p>This site is considered to be unsuitable for development.</p> |

| Availability |
|--|
| Potentially available |
| The site has been promoted by an agent on behalf of a landowner. The site is in single ownership and there is no housebuilder/developer involved. There are no legal issues disclosed though this would need to be investigated further. |

| Achievability |
|--|
| Not assessed |
| The site is not considered to be suitable for development. |

| Deliverability / Developability (including potential capacity) |
|--|
|--|

| | |
|--|--------------|
| Not developable within the next 15 years | |
| The site is located in the open countryside. It is considered that the development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated with limited access to infrastructure. | |
| Potential capacity | 25 dwellings |

| | | | |
|----------------|------------------------------------|------|---------|
| Site Reference | 5BA009 | | |
| Site address | Model Farm, Barkham Ride, RG40 4EX | | |
| Parish | Barkham | Ward | Barkham |



| Site description | | | |
|--|-------|------------|-------|
| The site is located to the south of Barkham and the west of Finchampstead North, in the countryside and outside settlement limits. The site comprises a large field as well as a dwelling and several commercial businesses. The site is accessed from Barkham Ride. | | | |
| Site Size | 5.7ha | PDL status | Mixed |

| Promoted use(s) |
|--|
| Housing (C3 Planning Use Class) – Market |

| Context | | | |
|-------------------|---|-------------------|--------------------------|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input type="checkbox"/> |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 4 | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.5km | Primary school | 1.1km |
| Employment | 1.7km | Secondary school | 1.8km |

| Relevant planning history |
|-------------------------------|
| No relevant planning history. |

| Suitability |
|---|
| Unsuitable |
| The site is located in the open countryside, to the north west of Finchampstead North. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to services and facilities. |
| Rooks Nest Wood SANG is located to the east of the site and separates it from the settlement of Finchampstead North. |
| This site is considered to be unsuitable for development. |

| Availability |
|--|
| Potentially available |
| The site has been promoted by an agent on behalf of a landowner. The site is in single ownership and there is no housebuilder/developer involved. There are no legal issues disclosed though this would need to be investigated further. |

| Achievability |
|--|
| Not assessed |
| The site is not considered to be suitable for development. |

| Deliverability / Developability (including potential capacity) | |
|---|--------------|
| Not developable within the next 15 years | |
| It is considered that the site is poorly related to the existing settlement pattern, being isolated and with limited access to services and facilities. | |
| Potential capacity | 85 dwellings |

| | | | |
|----------------|--------------------------|------|---------|
| Site Reference | 5BA010 | | |
| Site address | Barkham Square, RG40 4PN | | |
| Parish | Barkham | Ward | Barkham |



| Site description | | | |
|---|--------|------------|--------------------------|
| <p>The site is located between Commonfield Road to the east, Langley Common Road to the northwest and the Arborfield Garrison site to the south.</p> <p>The site comprises several large fields and a small area of woodland. A stream runs through the centre of the site from north to south. The site is undulating throughout with areas of higher ground to the south. The site is accessed from Commonfield Lane.</p> | | | |
| Site Size | 58.2ha | PDL status | Predominantly greenfield |

| Promoted use(s) |
|---|
| Housing (C3 Planning Use Class) – Market and affordable |

| Context | | | |
|-------------------|---|-------------------|-------------------------------------|
| Flood Zone 3b | <input checked="" type="checkbox"/> | 400m SSSI | <input checked="" type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input checked="" type="checkbox"/> | Ancient Woodland | <input checked="" type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input type="checkbox"/> |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 4 | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 0.8km | Primary school | 0.8km |
| Employment | 1.2km | Secondary school | 1.1km |

| Relevant planning history |
|-------------------------------|
| No relevant planning history. |

| Suitability |
|---|
| Potentially suitable |
| <p>The site is adjacent to the Arborfield Garrison Major Development and development could achieve a satisfactory relationship with the planned development, forming a logical extension. With the Arborfield Garrison Major development evolving, the opportunity exists to integrate the site into the overall master plan for the area.</p> <p>Access and transport improvements could be considered alongside the Arborfield Garrison Major Development and further work would be needed to understand the highway impact on Barkham Road, Langley Common Road, Commonfield Lane and wider local highway network. Public transport improvements would also be required and would need to be coordinated with the Major Development strategy.</p> <p>The topography of the site is undulating and rises to the north. This increases landscape sensitivity and potential for visual impacts which require further investigation. Beyond the site to the north east there are several listed buildings where setting would need to be considered.</p> <p>The Barkham Brook tributary runs through the centre of the site, providing a habitat for a range of protected species. The area around the tributary is also subject to flooding, however this is not extensive and does not inhibit potential development.</p> <p>Various pockets of ancient woodland lie throughout the site. The site lies within 400m of Longmoor Bog Site of Special Scientific Interest (SSSI) and further investigation about how development could negatively impact the SSSI is required. There are also potential contamination issues on the site, which would require further investigation.</p> <p>On balance, the site is considered to be comparatively sustainable. Although development would</p> |

| |
|--|
| incur some negative impacts relating to landscape and heritage, the site provides an opportunity for extension to the Arborfield Garrison Major Development. |
|--|

| |
|---------------------|
| Availability |
|---------------------|

| |
|-----------------------|
| Potentially available |
|-----------------------|

| |
|--|
| This site has been promoted by an agent with support from the landowner. There is a housebuilder/developer on board. There are no known tenancy agreements or legal issues affecting the site. This would need to be investigated further. |
|--|

| |
|----------------------|
| Achievability |
|----------------------|

| |
|------------------------|
| Potentially achievable |
|------------------------|

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|--|
| The sites are considered potentially suitable for development and therefore the site is considered to be potentially achievable. |
|--|

| |
|---|
| Deliverability / Developability (including potential capacity) |
|---|

| |
|-------------------------|
| Potentially developable |
|-------------------------|

| |
|---|
| On balance, the site is considered to be comparatively sustainable. Although development would incur some negative impacts relating to landscape and heritage, the site provides an opportunity for extension to the Arborfield Garrison Major Development. |
|---|

| | |
|--------------------|---------------|
| Potential capacity | 500 dwellings |
|--------------------|---------------|

| | | | |
|----------------|--|------|---------|
| Site Reference | 5BA012 | | |
| Site address | Reading Football Club, Hogwood Park, Park Lane, RG40 4PT | | |
| Parish | Barkham | Ward | Barkham |



| Site description | | | |
|---|---------|------------|-------|
| The site is located to the north-east of Hogwood Industrial Estate and covers a large area of the Reading Football Club Training Ground and extends into the Arborfield Major Development site to the north. The site is located in the countryside. To the east of the site is Park Lane, which also provides the access point. The site is relatively flat. | | | |
| Site Size | 10.42ha | PDL status | Mixed |

| Promoted use(s) |
|---|
| Housing (C3 Planning Use Class) – Market and affordable Assembly and leisure (D2 Planning Use Class) |

| Context | | | |
|-------------------|---|-------------------|---|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input checked="" type="checkbox"/> 1497/2015 |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 4 | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.9km | Primary school | 1.7km |
| Employment | 0km | Secondary school | 0.2km |

| Relevant planning history |
|---|
| 163547 – Application for 140 residential units, associated works and 2.83ha of SANG – Decision pending. |

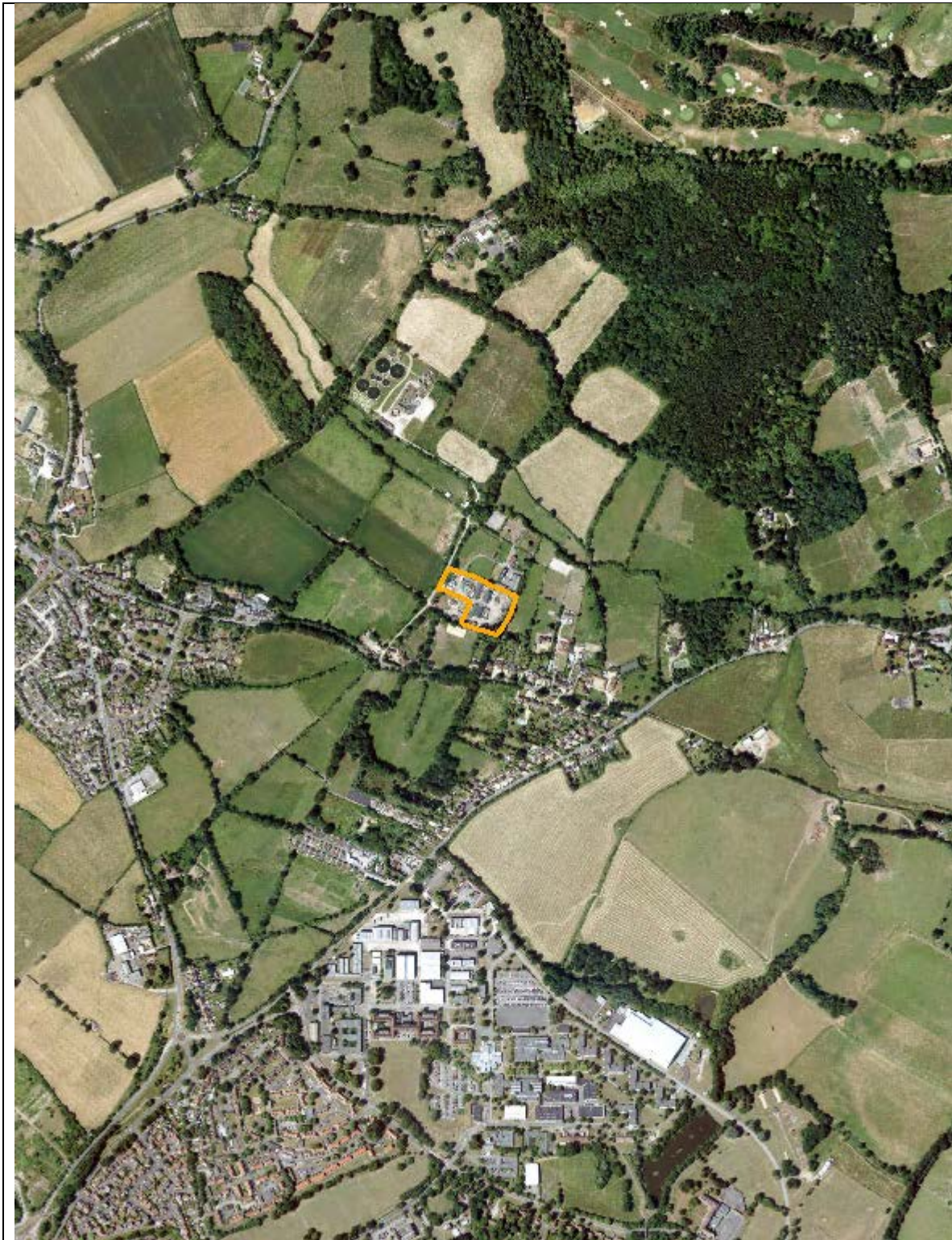
| Suitability |
|--|
| Potentially suitable |
| The site is well related to the Arborfield Garrison Major Development, forming a logical extension. The site is a mix of brownfield and greenfield land comprising a number of sports pitches and associated buildings. |
| Public transport is being improved through the development of the Arborfield Garrison Major Development. Highway impacts will be mitigated and access improved to the site with the Nine Mile Ride Extension connection to the A327. |
| There are a couple of single TPOs in the north of the site, but these would not inhibit potential development of the site. There are potential contamination issues on the site which would need to be investigated further. |
| The site is considered to be potentially suitable for development. |

| Availability |
|--|
| Available |
| An application for 140 residential units is currently under consideration and pending decision (163547). |

| Achievability |
|---|
| Potentially achievable |
| The site is considered be potentially suitable for development and therefore the site is considered to be potentially achievable. |

| Deliverability / Developability (including potential capacity) | |
|--|---|
| Potentially developable | |
| The site is well related to the Arborfield Garrison Major Development Location, forming a logical extension. | |
| Potential capacity | 140 dwellings m ² of D2 use unknown at this stage |

| | | | |
|----------------|-------------------------------------|------|---------|
| Site Reference | 5BA013 | | |
| Site address | Woodlands Farm, Wood Lane, RG41 4TS | | |
| Parish | Barkham | Ward | Barkham |



| Site description | | | |
|---|--------|------------|-------------------|
| The site is located to the east of Arborfield Cross, outside of settlement limits, within the countryside. The site is comprised of a number of commercial businesses, as well as storage areas and a dwelling. The majority of the site is covered with hardstanding, though there is an area of grass around the dwelling, forming a garden. The site is accessed from Wood Lane (a narrow lane with no pavements) off School Road. | | | |
| Site Size | 1.48ha | PDL status | Predominantly PDL |

| Promoted use(s) |
|--|
| Housing (C3 Planning Use Class) – Market and affordable. |

| Context | | | |
|-------------------|---|-------------------|---|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input type="checkbox"/> |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 4 | Minerals | <input checked="" type="checkbox"/> Sand and Gravel superficial |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 0.7km | Primary school | 0.6km |
| Employment | 2km | Secondary school | 2km |

| Relevant planning history |
|--|
| CLE/2010/1528 – for a number of B uses for different units – part approved part refused. |

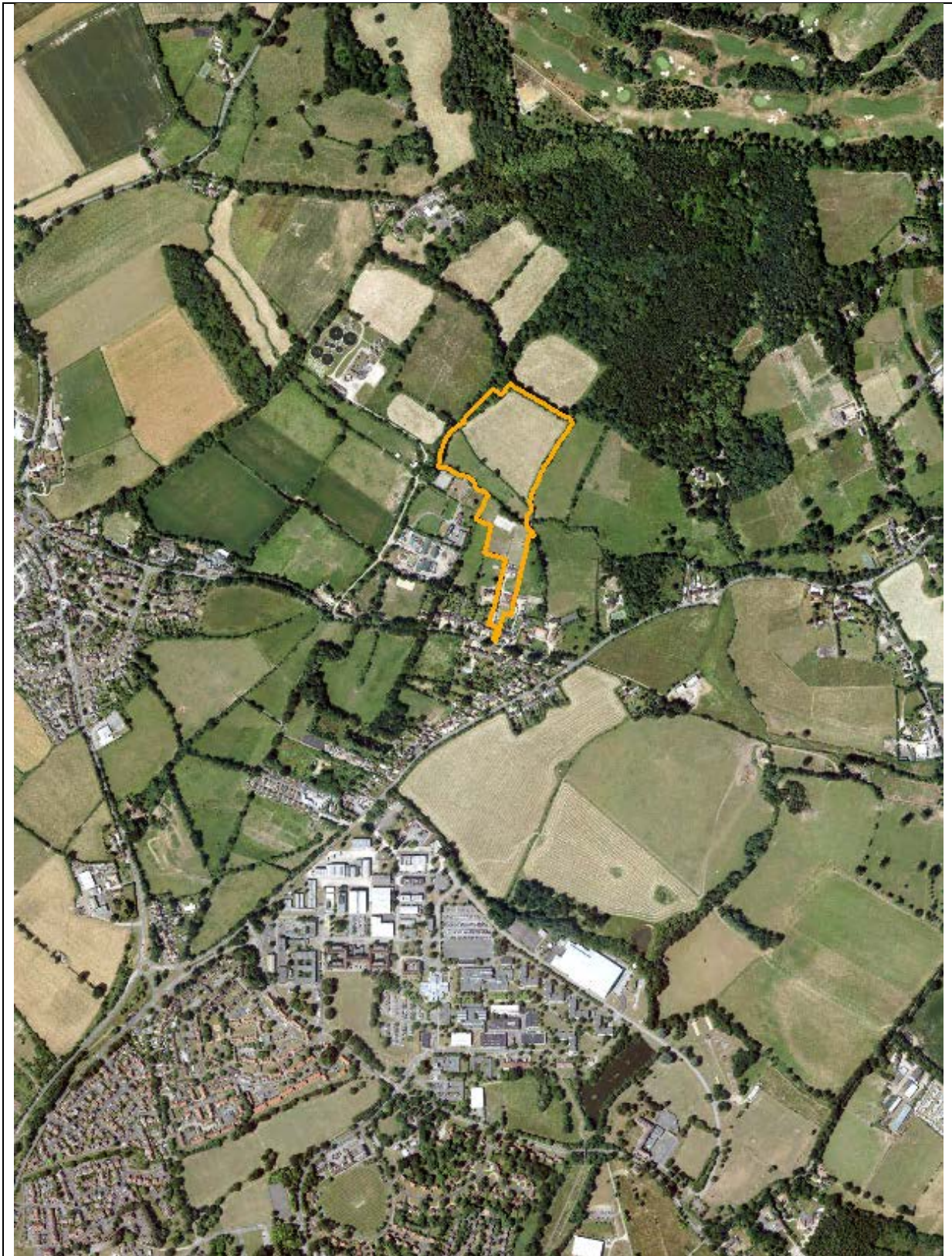
| Suitability |
|---|
| Unsuitable |
| <p>The site lies to the east of Arborfield Cross and to the north of the Arborfield Garrison Major Development. The site comprises previously developed land but is not ideally related to existing settlements.</p> <p>Development would achieve the re-use of a brownfield site but there are potential contamination issues on the site, which would require further investigation. The existing means of access from Wood Lane is poor (a narrow public right of way and limited highway which is not maintained to full highway standards) and is used by horse-riders and walkers and has no pavements. Improvements would likely be needed.</p> <p>On balance, the site is not considered to be well related to existing houses and therefore new housing development would represent an illogical settlement protrusion.</p> <p>This site is considered to be unsuitable for dwellings.</p> |

| Availability |
|--|
| Potentially available |
| The site has been promoted by the landowner. There is no developer on board, nor are there any disclosed legal issues, however this would need to be investigated further. |

| Achievability |
|--|
| Not assessed |
| The site is not considered to be suitable for development. |

| Deliverability / Developability (including potential capacity) | |
|--|--------------|
| Not developable within the next 15 years | |
| The site is not considered to be well related to existing houses and therefore new housing development would represent an illogical settlement protrusion. | |
| Potential capacity | 20 dwellings |

| | | | |
|----------------|------------------------------------|------|---------|
| Site Reference | 5BA016 | | |
| Site address | Willow Farm, School Road, RG41 4TN | | |
| Parish | Barkham | Ward | Barkham |



| Site description | | | |
|---|-------|------------|--------------------------|
| The site is located to the west of Barkham and to the east Arborfield Cross, within the countryside and outside of settlement limits. The site comprises Willow Farm; a series of fields, paddocks, a dwelling and some outbuildings. The site is undulating in nature and rural in character. The site is accessed from School Road and Wood Lane. | | | |
| Site Size | 6.2ha | PDL status | Predominantly greenfield |

| Promoted use(s) |
|--|
| Housing (C3 Planning Use Class) – Market |

| Context | | | |
|-------------------|---|-------------------|---|
| Flood Zone 3b | <input checked="" type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input checked="" type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input checked="" type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input type="checkbox"/> |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 3 | Minerals | <input checked="" type="checkbox"/> Sand and Gravel superficial |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 0.9km | Primary school | 0.8km |
| Employment | 2.2km | Secondary school | 2.1km |

| Relevant planning history |
|-------------------------------|
| No relevant planning history. |

| Suitability |
|---|
| <p>Unsuitable</p> <p>The site is located in the open countryside. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure.</p> <p>The main access to the site is currently off School Lane. Wood Lane could provide a means of access but is considered unsuitable because it is a narrow public right of way and is a road which is not maintained to full highway standards and is used by horse-riders and walkers and has no pavements.</p> <p>The topography of the site is undulating. The fields provide part of the high quality sensitive landscape of The Coombes and contribute to the rural landscape of this landscape character area. Development could cause significant harm to this and may prohibit potential development.</p> <p>The central part of the site is subject to flooding, lying within flood zones 2 and 3. This would likely inhibit the potential development of the whole site. Development of this site would result in the loss of Grade 3 agricultural land.</p> <p>This site is considered to be unsuitable for development.</p> |

| Availability |
|---|
| Potentially available |
| The site has been promoted by the landowner and is in single ownership. There is no developer/housebuilder involved. There are no disclosed legal issues, however this would need to be investigated further. |

| | |
|--|--------------|
| Achievability | |
| Not assessed | |
| The site is not considered to be suitable for development. | |
| | |
| Deliverability / Developability (including potential capacity) | |
| Not developable within the next 15 years | |
| The site is located in the open countryside. It is considered that development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure. | |
| Potential capacity | 80 dwellings |

| | | | |
|----------------|--|------|---------|
| Site Reference | 5BA017 | | |
| Site address | Land adjacent to Coppid Hill House, RG41 4TG | | |
| Parish | Barkham | Ward | Barkham |



| Site description | | | |
|---|-----|------------|--------------------------|
| The site is located to the south of Barkham, within the countryside and adjacent to settlement limits. The site comprises one square shaped field fronting Barkham Road. The land slopes steeply downwards to the south-east. The site is accessed from Edney's Hill. | | | |
| Site Size | 1ha | PDL status | Predominantly greenfield |

| Promoted use(s) |
|---|
| Housing (C3 Planning Use Class) – Market, affordable, self-build and custom build |

| Context | | | |
|-------------------|---|-------------------|-------------------------------------|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input type="checkbox"/> |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 3 & 4 | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 2km | Primary school | 1.5km |
| Employment | 1.2km | Secondary school | 2.6km |

| Relevant planning history |
|---|
| <p>Coppid Hill House: 161412 – 8 custom build dwellings – refused (19.07.16) and dismissed at appeal (01.03.2017).</p> <ul style="list-style-type: none"> • The scale of residential development in the countryside being unsuitable in principle • the significant negative effect of each development on the character and appearance of the area; • the effect of each development on ecology and the Thames Basin Heaths Special Protection Area; • the provision of affordable housing; and whether the development would provide a suitable living environment for the future occupiers |

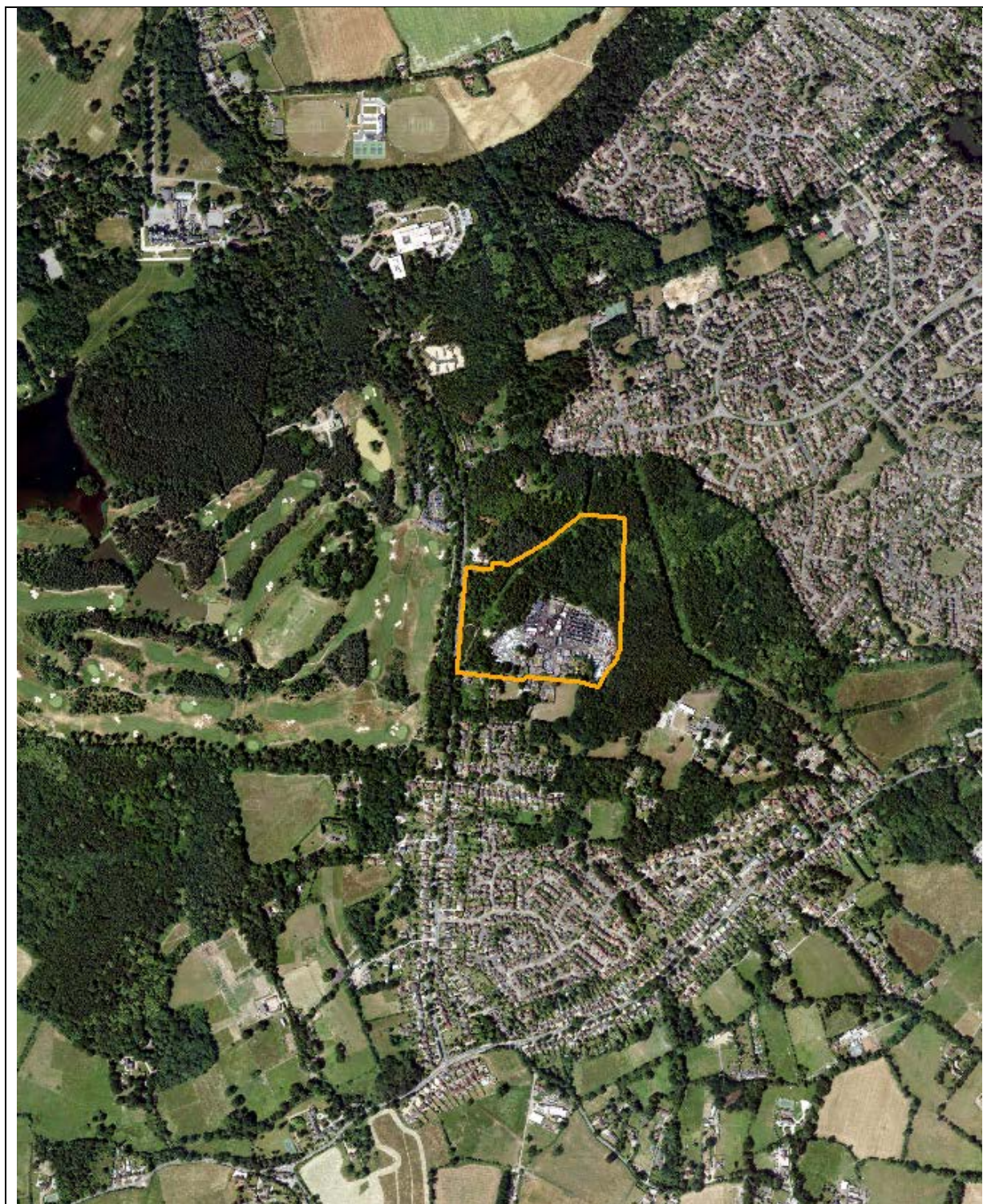
| Suitability |
|--|
| Unsuitable |
| <p>The site is adjacent to the settlement limits of Barkham, however the site itself is highly rural in character and strongly relates to the open countryside to the south, which the site slopes down towards. In the decision notice for application 161412, the Inspector found that “The erection of new dwellings would erode the open character and quality of the area by extending the built development in an undesirable fashion”.</p> <p>Development of this site would result in the loss of some Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>This site is considered to be unsuitable for development.</p> |

| Availability |
|---|
| Potentially available |
| <p>The site has been promoted by an agent on behalf of a single landowner. There is a housebuilder/developer on board. There are no legal issues disclosed, however this would need to be investigated further.</p> |

| |
|--|
| Achievability |
| Not assessed |
| The site is not considered suitable for development. |

| | |
|--|------------------|
| Deliverability / Developability (including potential capacity) | |
| Not developable within the next 15 years | |
| It is considered that the site is not considered to be suitable for development. | |
| Potential capacity | 8 - 14 dwellings |

| | | | |
|----------------|------------------------------------|------|---------|
| Site Reference | 5BA018 | | |
| Site address | Land at Highlands Avenue, RG41 4SP | | |
| Parish | Barkham | Ward | Barkham |



| Site description | | | |
|--|-------|------------|-------------------|
| The site is located to the north of Barkham. The southern part of the site is used as a scrap yard and several dwellings. The remainder of the site is covered with woodland (covered by TPO ref. 20/1973). The scrap yard slopes steeply in parts and the woodland is undulating in character. The site is accessed from Highlands Avenue, off Bearwood Road. | | | |
| Site Size | 9.6ha | PDL status | Predominantly PDL |

| Promoted use(s) |
|---|
| Housing (C3 Planning Use Class) – Market and affordable |

| Context | | | |
|-------------------|-------------------------------------|-------------------|---|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input checked="" type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input checked="" type="checkbox"/> 20/1973 & 199/1981 |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input type="checkbox"/> | Minerals | <input checked="" type="checkbox"/> Sand and Gravel superficial |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.2km | Primary school | 0.9km |
| Employment | 1.2km | Secondary school | 1.8km |

| Relevant planning history |
|-------------------------------|
| No relevant planning history. |

| Suitability |
|--|
| Potentially suitable |
| <p>The site lies just outside the settlement limits of Barkham. Development would fail to achieve a satisfactory relationship with the existing settlement pattern, forming an illogical protrusion away from the main built-up area.</p> <p>The presence of the surrounding woodland acts to restrict the developable area and contain visual impacts. The woodland is recognised as ancient woodland and is further protected by a Tree Preservation Order.</p> <p>The existing means of access from Highlands Avenue is not considered to be of sufficient standard to support development and would require improvements.</p> <p>Approximately one third of the site consists of a scrap-yard and dwellings and development of this would support the re-use of brownfield land. However, given this use it is known there would be contamination issues, which would require further investigation.</p> <p>The site provides an opportunity to redevelop brownfield land to the more neighbourly use of residential and is therefore considered to be potentially suitable.</p> |

| Availability |
|---|
| Potentially available |
| An agent has promoted the site and provided land ownership details. The site is in single ownership but no housebuilder/developer details have been provided. There are no disclosed legal issues, however there are tenancies on site. This would need to be investigated further. |

| Achievability | |
|--|---|
| Achievability unknown | |
| The sites are considered potentially suitable for development and therefore the site is considered to be potentially achievable. | |
| Deliverability / Developability (including potential capacity) | |
| Potentially developable | |
| The site lies just outside the settlement limits of Barkham. Development would fail to achieve a satisfactory relationship with the existing settlement pattern, forming an illogical protrusion away from the main built-up area. However, the site could achieve the re-use of brownfield land for a more neighbourly use. | |
| Potential capacity | 40 dwellings (based on development of brownfield land only) |

| | | | |
|----------------|--------------------------------------|------|---------|
| Site Reference | 5BA026 | | |
| Site address | Land North of Barkham Road, RG41 4TJ | | |
| Parish | Barkham | Ward | Barkham |



| Site description | | | |
|---|-------|------------|--------------------------|
| The site is located to the west of Barkham on the northern side of Barkham Road. The site is located within the countryside and outside of settlement limits. The site is covered in overgrown scrub and woodland. A stream runs along the northern site boundary and a small area of the site falls within Flood Zone 3. The site is accessed from Barkham Road. | | | |
| Site Size | 1.6ha | PDL status | Predominantly greenfield |

| Promoted use(s) |
|---|
| Housing (C3 Planning Use Class) – Market, affordable and self-build |

| Context | | | |
|-------------------|---|-------------------|-------------------------------------|
| Flood Zone 3b | <input checked="" type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input checked="" type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input checked="" type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input type="checkbox"/> |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 4 | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.3km | Primary school | 1.2km |
| Employment | 2km | Secondary school | 2km |

| Relevant planning history |
|---|
| <p>F/2010/1692 - Erection of 1 dwelling - Refused.</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> • Fails to make satisfactory provisions of adequate services, amenities and infrastructure • Intrusive visual effects • Within countryside • Within floodzone 3 • Fails to provide Affordable Housing • Does not mitigate against Thames Basin Heath • Impact of the development on a BAP priority habitat |

| Suitability |
|---|
| <p>Unsuitable</p> <p>The site is located between the settlement limits of Barkham and Arborfield Garrison Major Development. Development of the site would fail to achieve a satisfactory relationship to the existing settlement pattern as it is more related to the open countryside.</p> <p>Whilst an area to the north of the site is subject to flooding, this is not extensive and does not inhibit potential development. There are also potential contamination issues on the site, which would require further investigation.</p> <p>The site is not considered to be in a sustainable location, with limited access to services and facilities.</p> <p>This site is considered to be unsuitable for development.</p> |

| Availability |
|---|
| Potentially available |
| The site has been promoted by an agent on behalf of the landowner (single ownership). There is a developer involved. There are no disclosed legal issues, however this would need to be |

| |
|-----------------------|
| investigated further. |
|-----------------------|

| |
|----------------------|
| Achievability |
|----------------------|

| |
|--------------|
| Not assessed |
|--------------|

| |
|--|
| The site is not considered to be suitable for development. |
|--|

| |
|---|
| Deliverability / Developability (including potential capacity) |
|---|

| |
|--|
| Not developable within the next 15 years |
|--|

| |
|---|
| It is considered that development of the site would fail to achieve a satisfactory relationship to the existing settlement pattern as it is more related to the open countryside. |
|---|

| | |
|--------------------|--------------|
| Potential capacity | 10 dwellings |
|--------------------|--------------|

| | | | |
|----------------|--|------|---------|
| Site Reference | 5BA027 | | |
| Site address | Land to the North of 178 Bearwood Road | | |
| Parish | Barkham | Ward | Barkham |



| Site description | | | |
|--|-------|------------|--------------------------|
| The site lies to the west of the settlement of Winnersh, adjacent to the settlement limits, within the countryside. The site lies to the east of Bearwood Road. The site comprises an area of inaccessible woodland. | | | |
| Site Size | 3.8ha | PDL status | Predominantly greenfield |

| Promoted use(s) |
|---|
| Housing (C3 Planning Use Class) – Market, affordable and self-build |

| Context | | | |
|-------------------|-------------------------------------|-------------------|--|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input checked="" type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input checked="" type="checkbox"/> 20/1973, 87/1978 |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input type="checkbox"/> | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.5km | Primary school | 0.7km |
| Employment | 2km | Secondary school | 1.8km |

| Relevant planning history |
|-------------------------------|
| No relevant planning history. |

| Suitability |
|--|
| Unsuitable |
| <p>The site, whilst adjacent to Wokingham, fails to achieve a satisfactory relationship to the existing settlement, forming an illogical protrusion away from the main built-up area and being more strongly related to the open countryside.</p> <p>The majority of the site comprises of woodland, including ancient woodland, and is covered by two woodland TPOs. This significantly constrains the site and would inhibit development. Development would require removal of trees, which would have significant harm to the character of the area. There are also potential contamination issues on the site, which would require further investigation.</p> <p>There is currently no vehicular access to the site.</p> <p>The site is not considered to be suitable for development.</p> |

| Availability |
|---|
| Potentially available |
| The site has been promoted by an agent on behalf of the landowner. There is a housebuilder/developer involved and there are no known legal issues affecting the site. This would need to be investigated further. |

| Achievability |
|--|
| Not assessed |
| The site is not considered to be suitable for development. |

| Deliverability / Developability (including potential capacity) |
|--|
| Not developable within the next 15 years |

The site, whilst adjacent to Wokingham, fails to achieve a satisfactory relationship to the existing settlement, forming an illogical protrusion away from the main built-up area and being more strongly related to the open countryside.

| | |
|--------------------|--------------|
| Potential capacity | 47 dwellings |
|--------------------|--------------|

| | | | |
|----------------|--|------|---------|
| Site Reference | 5CV001 | | |
| Site address | Land east and west of Park View Drive North, Charvil, RG10 NQY | | |
| Parish | Charvil | Ward | Charvil |



| Site description | | | |
|---|--------|------------|--------------------------|
| The site is located to the north of Charvil in the countryside, adjacent to the settlement boundary. The land is rural in character and comprises several fields. The site is bounded to the north and east by fields, to the south by the A4, recreation ground and dwellings and to the west by dwellings and fields. The site is gently sloping/undulating. The site is accessed from Park View Drive North. | | | |
| Site Size | 13.2ha | PDL status | Predominantly greenfield |

| Promoted use(s) |
|---|
| Housing (C3 Planning Use Class) – Market and affordable |

| Context | | | |
|-------------------|---|-------------------|---|
| Flood Zone 3b | <input checked="" type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input checked="" type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input checked="" type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input checked="" type="checkbox"/> 46/1971 |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 4 | Minerals | <input checked="" type="checkbox"/> Sand and Gravel superficial |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.3km | Primary school | 0.5km |
| Employment | 1.7km | Secondary school | 1.2km |

| Relevant planning history |
|------------------------------|
| No relevant planning history |

| Suitability |
|---|
| Potentially suitable |
| <p>The site is adjacent to Charvil and development would achieve a satisfactory relationship with the existing built-up area of Park View Drive North, forming a logical extension.</p> <p>There are two ancient monuments adjoining the north west sections of the site where impact on setting would require further investigation. There is potential for the development to provide an opportunity to improve public access to these heritage assets, but the potential impact upon the heritage assets is unknown at this stage. To the north of the site has been identified as a valued landscape which would affect the location of development.</p> <p>The eastern section of the site lies within flood zone 3 and the southern part of the site is known to flood. This would affect the location and quantum of development. There are also potential contamination issues on the site, which would require further investigation.</p> <p>The separation of Charvil and Twyford would be maintained with the extent of development being similar to that existing to the south of Bath Road. The remaining area of separation is subject to flood risk providing assurance that the settlements will remain distinct.</p> <p>Further consideration would be required around the no right turn from the A4 onto Park View Drive North, potential highway capacity of the A4 and pedestrian and cycle infrastructure, as well as traffic safety implications of housing development on the Twyford/Sonning roundabout.</p> <p>On balance the site is considered to be comparatively sustainable. Heritage impacts require further investigation to inform both the location and quantum of development that could be acceptably accommodated.</p> |

| | |
|---|--------------|
| Availability | |
| Potentially available | |
| An agent has promoted the site and provided land ownership details. The site is in single ownership. There is no housebuilder/developer involved. There are no legal issues disclosed but this would need to be investigated further. | |
| Achievability | |
| Potentially achievable | |
| The site is considered potentially suitable for development and therefore the site is considered to be potentially achievable. | |
| Deliverability / Developability (including potential capacity) | |
| Potentially developable | |
| On balance the site is considered to be comparatively sustainable. Heritage impacts require further investigation to inform both the location and quantum of development that could be acceptably accommodated. | |
| Potential capacity | 85 dwellings |

| | | | |
|----------------|---------------------------------|------|---------|
| Site Reference | 5CV002 | | |
| Site address | Land West of Park Lane, Charvil | | |
| Parish | Charvil | Ward | Charvil |



| Site description | | | |
|--|--------|------------|--------------------------|
| <p>The site is located to the south of Charvil, within the countryside, adjacent to the settlement boundary. The site comprises a field currently used for horse grazing. The site is bounded to the north by housing, the south by the railway line, the west by Sonning Golf Course and to the east by Park Lane and Charvil Primary School and community facilities. The site is accessed via Park Lane.</p> <p>Part of the site has planning permission for 25 new homes and it is noted that an area of the site has been set up for use as access and a construction compound.</p> | | | |
| Site Size | 10.7ha | PDL status | Predominantly greenfield |

| Promoted use(s) |
|---|
| Housing (C3 Planning Use Class) – Market and affordable |

| Context | | | |
|-------------------|--|-------------------|--|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input checked="" type="checkbox"/> 275/1984 |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 2 & 3a | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 2km | Primary school | 0.2km |
| Employment | 1.8km | Secondary school | 0.7km |

| Relevant planning history |
|---|
| 143292 – Erection of 25 detached houses – refused and subsequently allowed at appeal 2 March 2017 |

| Suitability |
|---|
| Potentially suitable |
| <p>The site is adjacent to Charvil and development would achieve a satisfactory relationship with the existing built up area, forming a logical extension.</p> <p>The site comprises Grade 2 and 3a best and most versatile agricultural land. Development would result in the loss of this high quality agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>A group and three single TPOs lie along the northern boundary of the site and an area of ancient woodland lies adjacent to the south of the site. However, these would not inhibit development.</p> <p>Part of the site is currently being developed for housing and there is an opportunity to extend this in a well contained, comparatively sustainable location.</p> |

| Availability |
|--|
| Available |
| The site has been promoted by an agent on behalf of a single landowner. There are no disclosed legal issues and part of the site is currently being developed by the owner/housebuilder. The site is therefore considered to be available. |

| Achievability |
|---------------|
|---------------|

| | |
|---|--|
| Achievable | |
| The site is considered potentially suitable and as part of the site is currently being developed, it is considered to be achievable. | |
| Deliverability / Developability (including potential capacity) | |
| Potentially developable | |
| The site is adjacent to Charvil and development would achieve a satisfactory relationship with the existing built up area, forming a logical extension. | |
| Potential capacity | 100 dwellings (25 of which have planning permission) |

| | | | |
|----------------|----------------------------------|------|---------|
| Site Reference | 5CV004 | | |
| Site address | 3 Norris Green, Woodley, RG5 4RU | | |
| Parish | Charvil | Ward | Charvil |



| Site description | | | |
|---|--------|------------|-------|
| The site is located to the south of Charvil and the east of Woodley, within the countryside and outside of settlement limits. The site is surrounded by Ashenbury Park to the south and east and woodland to the north. The site is comprised of a dwelling, detached garages and large bird cages and sheds in the garden. The site is accessed from a single track off Waingels Road. | | | |
| Site Size | 0.36ha | PDL status | Mixed |

| Promoted use(s) |
|--|
| Housing (C3 Planning Use Class) – Market |

| Context | | | |
|-------------------|-------------------------------------|-------------------|---|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input type="checkbox"/> |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input type="checkbox"/> | Minerals | <input checked="" type="checkbox"/> Sand and gravel superficial |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.1km | Primary school | 0.6km |
| Employment | 0.9km | Secondary school | 0.1km |

| Relevant planning history |
|------------------------------|
| No relevant planning history |

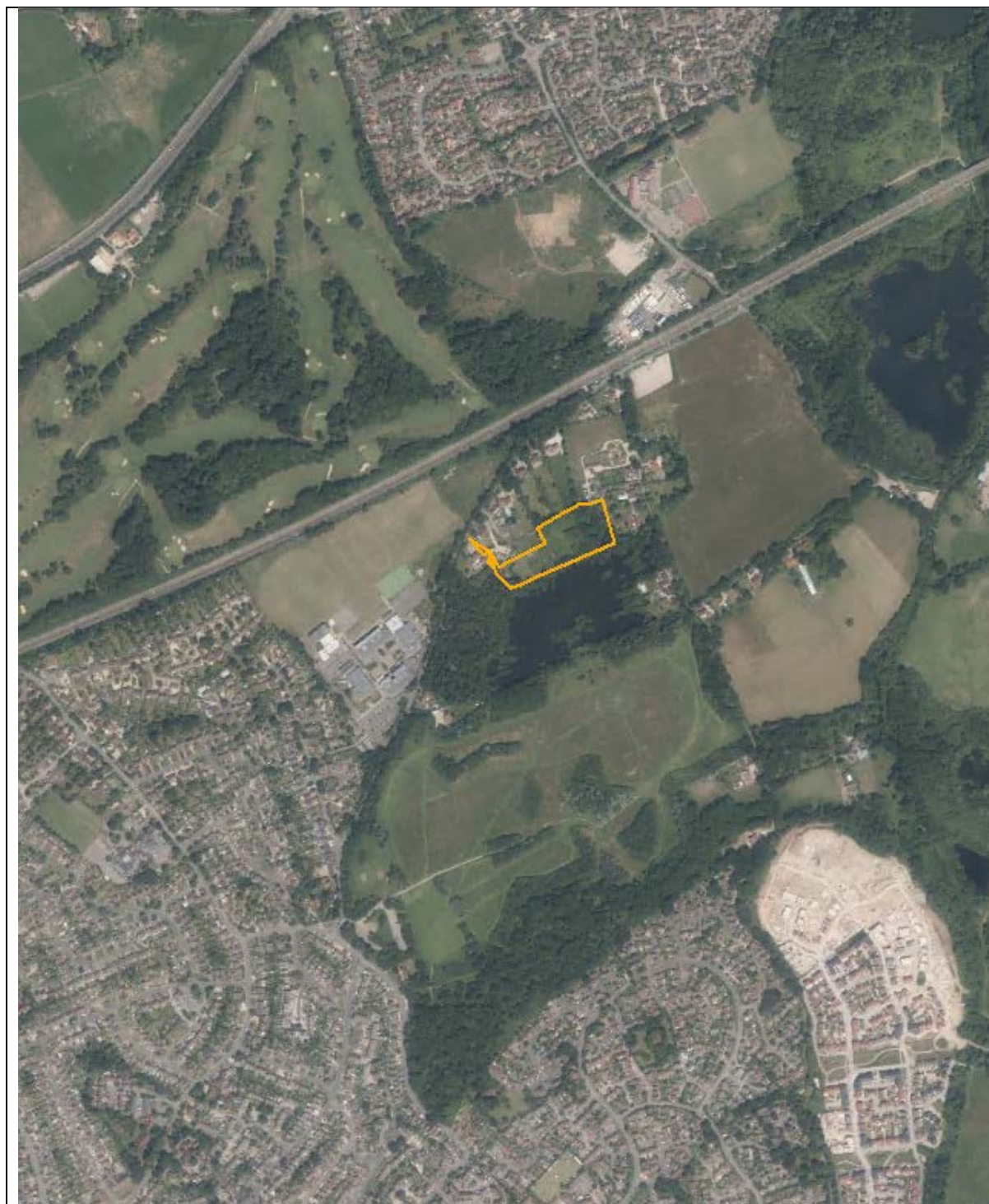
| Suitability |
|--|
| Unsuitable |
| Development of the site would fail to achieve a satisfactory relationship to the existing settlement pattern, being located between the settlements of Woodley and Charvil. |
| The site is small and thinly shaped, protruding into the surrounding woodland and parkland. The site is not considered suitable for development. There are also potential contamination issues on the site, which would require further investigation. |
| This site is considered to be unsuitable for development. |

| Availability |
|---|
| Potentially available |
| The site has been promoted by the landowner and is in single ownership. There is no housebuilder/developer involved. There are no disclosed legal issues, however this would need to be investigated further. |

| Achievability |
|--|
| Not assessed |
| The site is not considered to be suitable for development. |

| Deliverability / Developability (including potential capacity) | |
|---|-------------|
| Not developable within the next 15 years | |
| It is considered that development of the site would fail to achieve a satisfactory relationship to the existing settlement pattern, being located between the settlements of Woodley and Charvil. | |
| Potential capacity | 5 dwellings |

| | | | |
|----------------|--|------|---------|
| Site Reference | 5CV005 | | |
| Site address | Land to the rear of Oaktree Cottage, Waingels Road | | |
| Parish | Charvil | Ward | Charvil |



| Site description | | | |
|---|-------|------------|--------------------------|
| The site is located to the south of Charvil and the east of Woodley, within the countryside and outside of settlement limits. The site is surrounded by a lake and woodland to the south and west and dwellings and gardens to the north and east. The site comprises sub-divided paddocks with an assortment of outbuildings and lakeside jetties. The site is accessed via an unmade road from Waingels Road, in between residential dwellings. | | | |
| Site Size | 1.5ha | PDL status | Predominantly greenfield |

| Promoted use(s) |
|---|
| Housing (C3 Planning Use Class) – Market and affordable |

| Context | | | |
|-------------------|---|-------------------|-------------------------------------|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input type="checkbox"/> |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 2 | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.1km | Primary school | 0.6km |
| Employment | 0.9km | Secondary school | 0.1km |

| Relevant planning history |
|-------------------------------|
| No relevant planning history. |

| Suitability |
|--|
| Unsuitable |
| Development of the site would fail to achieve a satisfactory relationship to the existing settlement pattern, being located between the settlements of Woodley and Charvil. |
| Development of the site would result in the loss of a small area of Grade 2 agricultural land, to the east of the site. However, this would not inhibit development. There are also potential contamination issues on the site, which would require further investigation. |
| The site access track currently lies adjacent to a number of residential dwellings at close proximity, raising concerns of its suitability. The intensification of use of this access, should the site be developed, would result in unneighbourly noise and disturbance. |
| The site is not considered to be suitable for development. |

| Availability |
|--|
| Potentially available |
| The site has been promoted on behalf of two landowners. There is no housebuilder/developer on board and no known legal issues have been disclosed. This would need to be investigated further. |

| Achievability |
|--|
| Not assessed |
| The site is not considered to be suitable for development. |

| Deliverability / Developability (including potential capacity) |
|--|
|--|

| | |
|---|--------------|
| Not developable within the next 15 years | |
| Development of the site would fail to achieve a satisfactory relationship to the existing settlement pattern, being located between the settlements of Woodley and Charvil. | |
| Potential capacity | 17 dwellings |