

Site Reference	5FI001		
Site address	Tintagel Farm, Sandhurst Road, RG40 3JD		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The site is located to the east of Finchampstead North and to the South of Wokingham. The site is located outside of settlement limits within designated countryside. The site has a backland location and comprises areas of tree coverage and cleared areas with dwellings and buildings. The site is bounded by woodland and a public footpath and the southern part of the site is covered by Tree Preservation Order (TPO) 721/199. The site is accessed via a rough track from Sandhurst Road.			
Site Size	2.04ha	PDL status	Mixed

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable, self-build House in Multiple Occupation (Class C4) Nursing home (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 checked="" type="checkbox"/> 721/1995
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.8km	Primary school	1km
Employment	1.6km	Secondary school	3km

Relevant planning history
No relevant planning history

Suitability
Unsuitable
<p>The site is located adjacent to Finchampstead North. Development would form an illogical protrusion away from the main built up area, however the site is well contained by trees, many of which are TPO protected.</p> <p>Residential development in this backland setting would result in additional development creep away from the main road, resulting in traffic access and congestion issues as well as potential neighbour amenity issues. Additional housing on this site is unlikely to be well related to the nearby housing, and some of this housing on Tintagel Close is already backland development away from the road. There is existing access to the site, but this is narrow and unmade and would likely need improvements to accommodate development.</p> <p>A woodland TPO covers over half of the site and this would affect the quantum and location of development.</p> <p>Due to the location of the site between Wokingham and Finchampstead North and the road network, there is limited access to services and facilities. This would be particularly detrimental to potential future occupiers of a residential care home.</p> <p>The site is partly brownfield and development would achieve re-use of this land in a well contained site. However, 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>

This site is considered to be unsuitable for residential development.

Availability
Potentially available
The site has been promoted by a landowner and is in multiple ownership. There is no housebuilder/developer involved. There are no disclosed legal issues though there are tenancies affecting the land and 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	30 dwellings

Site Reference	5FI002, 5FI005, 5FI009, 5FI031		
Site address	Heartwood Lodge, Silverstock Manor and Land at Sandhurst Road, RG40 3LT		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
<p>The sites are located on the south-western and north-eastern sides of Sandhurst Road, to the east of Finchampstead North. The sites are located within the countryside, outside of settlement limits. The sites comprise areas of woodland that are subject to woodland Tree Preservation Order (TPO) 555/1992, as well as a wood chipping business at Heartwood Lodge and a dwelling at Silverstock Manor.</p> <p>The sites are undulating in nature and accessed from Sandhurst Road.</p>			
Site Size	6.95ha	PDL status	Predominantly greenfield

Promoted use(s)
<p>Housing (C3 Planning Use Class) – Market, affordable and self-build</p> <p>Nursing home (C2 Planning Use Class)</p> <p>House in Multiple Occupation (C4 Planning Use Class)</p>

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"/> 233/1983, 555/1992
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	0.6km	Primary school	1.1km
Employment	1.8km	Secondary school	3.2km

Relevant planning history
<p>Silverstock Manor:</p> <p>Numerous planning applications since the 1960s for dwellings refused and dismissed at appeal. Most recent dismissal 17/11/2017 at appeal on application 162865, for 7 dwellings.</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> • Unsustainable location • Inappropriate layout and design • Affordable housing <p>Absence of Strategic Access Management and Monitoring payments/Thames Basin Heath mitigation</p>

Suitability
<p>Unsuitable</p> <p>The sites are located between the settlements of Finchampstead North and Pinewood (Crowthorne). Development of the sites would fail to achieve a satisfactory relationship with the existing settlement pattern. Development would compromise the separation of settlements, leading to potential coalescence.</p> <p>The sites are mostly covered by a Woodland TPO and development would require removal of trees which would have significant harm to the character of the area. This woodland also provides a natural break between Wokingham, Finchampstead North and Crowthorne. It is noted that the Silverstock Manor site has been cleared and is at least partially brownfield, but development here would have an urbanising impact within an important settlement gap.</p>

Due to the location between settlements, the sites have poor access to services, facilities and public transport.

There are also potential contamination issues on the site, which would require further investigation.

The sites are considered to be unsuitable for development.

Availability

Potentially available

Agents and land owners have promoted the sites and provided land ownership details. The sites are in multiple ownership. There are no housebuilders/developers on board. 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 settlements of Finchampstead North and Pinewood (Crowthorne). It is considered that development of the sites would fail to achieve a satisfactory relationship with the existing settlement pattern.

Potential capacity

7450m² floor space for C2 Use
100 dwellings

Site Reference	5FI003		
Site address	31 & 33 Barkham Ride, RG40 4EX		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
<p>The site straddles the boundaries of Finchampstead and Barkham Parishes, on the north-eastern side of Barkham Ride. The site comprises two large properties featuring detached dwellings as well as several outbuildings and caravans. The site is located within the countryside, adjacent but outside of the settlement of Finchampstead North which is sited to the east. To the west of the site is Rooks Nest Wood SANG (Suitable Alternative Natural Greenspace).</p> <p>The site is relatively flat, but gently sloping in parts. The site is accessed from Barkham Ride by two separate driveways.</p>			
Site Size	5.4ha	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 type="checkbox"/>

Distance to facilities			
Healthcare	1.1km	Primary school	0.7km
Employment	1.7km	Secondary school	2km

Relevant planning history
Replacement dwelling applications approved - F/2002/6734, F/2008/1991

Suitability
Potentially suitable
<p>The site is located adjacent to Finchampstead North and development would achieve a satisfactory relationship with the existing built-up area, forming a logical extension.</p> <p>There are potential contamination issues on the site, which would require further investigation.</p> <p>The site has fairly good access to services and facilities within Finchampstead North and is considered to be potentially suitable for development, subject to an appropriate site access.</p>

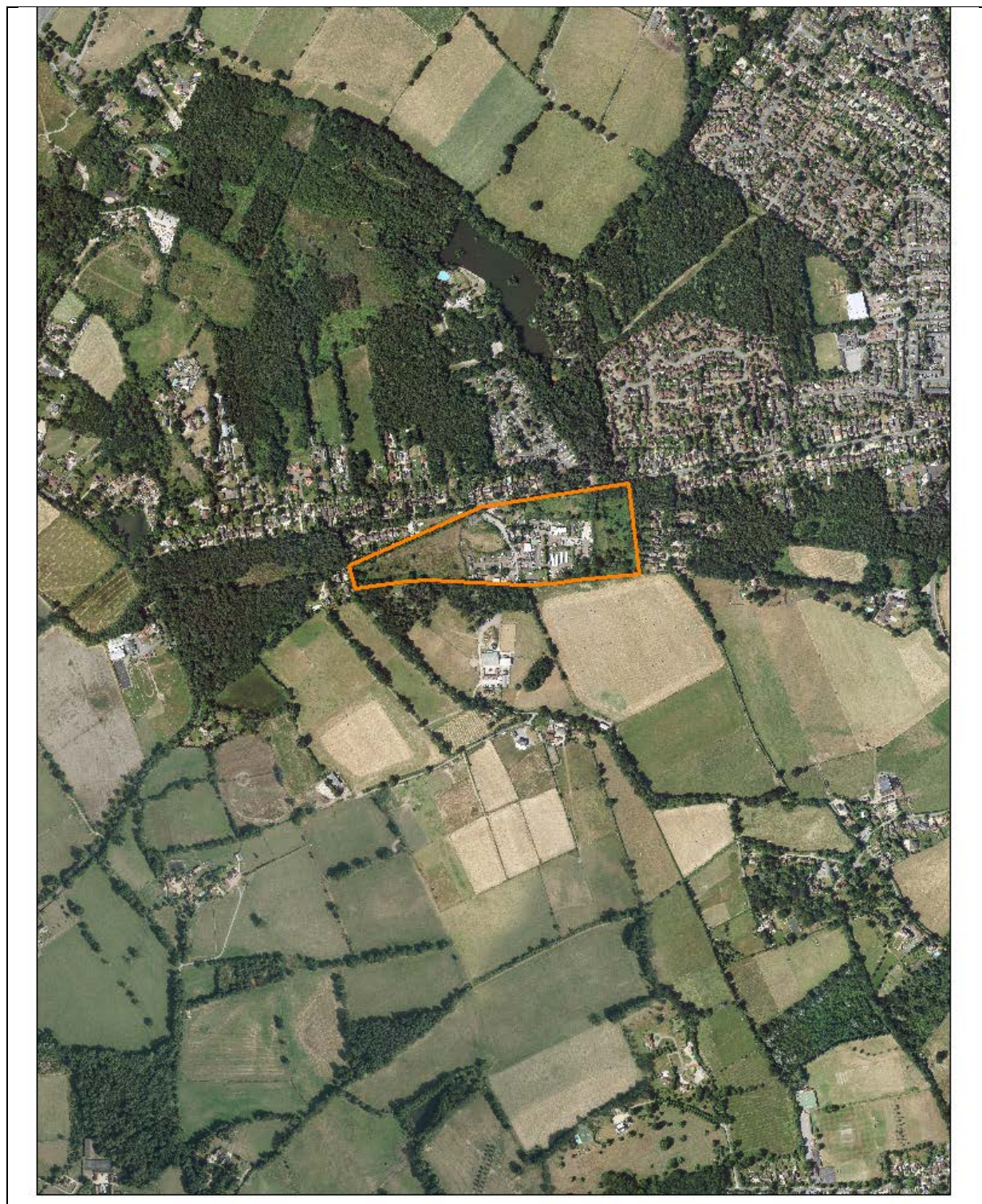
Availability
Potentially available
An agent has promoted the site and provided land ownership details. There is no identified housebuilder/developer on board. The site is in multiple ownership and there are no disclosed legal issues however, this would need to be investigated further.

Achievability
Potentially achievable
The site is potentially suitable for development and further investigation would be required to understand whether there are any ownership and legal constraints affecting the site and therefore it is not known whether the land is available. The site is considered to be potentially developable.

Deliverability / Developability (including potential capacity)

Potentially developable	
The site is located adjacent to Finchampstead North and development would achieve a satisfactory relationship with the existing built-up area, forming a logical extension	
Potential capacity	81 dwellings

Site Reference	5FI004		
Site address	Greenacres Farm, Nine Mile Ride, RG40 4NE		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The site is located to the west of Finchampstead North and to the east of the Arborfield Garrison Major Development, on the southern side of Nine Mile Ride. The site is located outside of settlement limits within the countryside. The site comprises a number of car repair businesses, as well as areas of scrub and open grassland and a dwelling to the front. The site is accessed from Nine Mile Ride.			
Site Size	9.5ha	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 checked="" type="checkbox"/> 510/1989
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.6km	Primary school	0.6km
Employment	0.5km	Secondary school	1.3km

Relevant planning history
F/2005/4764 - Change of use to B1, B2, B8 - Approved

Suitability
Potentially suitable
<p>The site lies just outside the settlement limits of Finchampstead North and development here would not relate well to the existing settlement or services and facilities. Land to the west of the site falls to the rear of existing properties fronting Nine Mile Ride and is currently an area of open grassland with a public right of way running along the northern boundary.</p> <p>However, land to the east of the site is currently used by a number of vehicle repair and testing businesses and re-use of this brownfield land for housing development is considered to be potentially suitable and it would represent a more neighbourly use than the existing car businesses.</p> <p>Numerous single and area Tree Preservation Orders (TPOs) lie throughout the site and this would affect the quantum and location of development. There are also potential contamination issues on the site, 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
The site has been promoted by an agent on behalf of a landowner (single ownership). There is no developer involved and there are no disclosed legal issues, however this would need to be investigated further.

Achievability
Potentially achievable

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	
Development would represent the re-use of this brownfield site and is considered to be potentially suitable.	
Potential capacity	70 dwellings

Site Reference	5FI007		
Site address	Land to the rear of 5 Clayside, RG40 3PF		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The site is located to the east of Finchampstead North. It is a backland site located within the countryside, just outside of settlement limits. The site comprises an area of woodland (including Tree Preservation Order trees) just to the rear of a recent residential development on a single width cul-de-sac known as Clayside. Access is from Clayside off Kiln Ride.			
Site Size	0.5ha	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 checked="" type="checkbox"/> 1522/2016
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.08m	Primary school	0.8km
Employment	2.1km	Secondary school	3.5km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site is adjacent to the settlement limits of Finchampstead North and development would achieve a satisfactory relationship with the existing settlement pattern. However, development in this backland setting, off a narrow cul-de-sac, would result in additional development creep away from the main roads, resulting in traffic, access and congestion issues as well as potential neighbour amenity issues.</p> <p>A single TPO lies within the western section of the site fronting Kiln Ride, which would likely be where access to the site would be from. Therefore, impact on the root protection area of the tree would need to be considered.</p> <p>This site is considered to be unsuitable for development.</p>

Availability
Potentially available
The sites have been promoted by agents, on behalf of the landowners. The sites are in single ownership, and there is a housebuilder/developer on board for both sites. 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
Development in this backland setting, off narrow cul-de-sac, would result in additional

development creep away from the main roads, resulting in traffic access and congestion issues as well as potential neighbour amenity issues. It is not considered developable.

Potential capacity	20 dwellings
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Site Reference	5FI008, 5FI020, 5FI038, 5FI049		
Site address	Land at Church Lane, Land at Warren Lane, Land at Finchampstead Road and Land at Church Farm		
Parish	Finchampstead	Ward	Finchampstead South



Site description			
The sites are located to the south of Finchampstead North, adjacent to but outside of the settlement limits, within the countryside. The sites comprise several fields that are undulating in character. The sites are accessed from Church Lane, Warren Road and Finchampstead Road.			
Site Size	48.84ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market, affordable and self-build Care Home (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 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 type="checkbox"/>

Distance to facilities			
Healthcare	0.2m	Primary school	0.4km
Employment	1.6km	Secondary school	2.2km

Relevant planning history
No relevant planning history

Suitability
Unsuitable
<p>The sites, whilst partly adjacent to Finchampstead North, fail to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside.</p> <p>The sites are adjacent to an area of ancient woodland, but this would not inhibit 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>The sites have limited access to services and facilities within Finchampstead North. The sites are not considered to be suitable for development.</p> <p>These sites are considered to be unsuitable for development.</p>

Availability
Potentially available
Agents have promoted the sites and provided land ownership details. Some sites are in multiple ownership (with some unresolved ownership issues) and some in single ownership. There is a housebuilder/developer on board for one of the 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

It is considered that these sites, whilst partly adjacent to Finchampstead North, fail to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside.

Potential capacity	700 dwellings m ² floor space for C2 Use unknown
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Site Reference	5FI010, 5FI041		
Site address	Land east and west of Finchampstead Road, RG40 3RQ		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The sites are located on the eastern and western sides of Finchampstead Road to the north of Finchampstead North and to the south of Wokingham. The sites are located within the countryside, adjacent to the settlement limits and comprise two large fields. The sites are accessed from Finchampstead Road.			
Site Size	10.21ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 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"/> 195/1980, 250/1983,
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.7km	Primary school	0.8km
Employment	1.5km	Secondary school	2.8km

Relevant planning history
<p>Land east of Finchampstead Road (5FI010): Historic application and appeal (refused circa June 1995) F/1997/66524 – Erection of 19 dwellings and public open space – Refused.</p> <p>Land west of Finchampstead Road (5FI041): 170970 – Outline planning application for up to 80 dwellings, landscaping, public open space and vehicular access from Finchampstead Road and pedestrian access from McCarthy Way (access to be considered) – Refused 05/04/2018, appeal dismissed 11/06/2019</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> • Countryside (outside development limits) and unsustainable location • Unacceptable impact upon the visual amenity and character of the landscape and countryside • Unacceptable living conditions (lack of daylight/sunlight) • Fails to secure mitigation for the adverse effect on the integrity of the Thames Basin Heath Special Protection Area • Lack of provision of Affordable Housing <p>170971 – Full planning application for change of use to SANG and associated landscape works – Refused 26/04/2018, appeal dismissed 11/06/2019</p>

Suitability
Unsuitable
<p>The sites are located in a distinct gap between different sections of the settlement of Finchampstead North. Development of the sites would fail to achieve a satisfactory relationship with the existing settlement pattern, leading to perceived coalescence of the settlements of Finchampstead North and Wokingham.</p> <p>A number of area, group and single Tree Preservation Orders (TPOs) lie throughout the sites and this would affect the quantum and location of development.</p>

The sites have moderate access to bus services and facilities in Finchampstead North. Increased traffic from this level of development would adversely impact on the Sandhurst Road / Finchampstead Road junction, increasing queueing and congestion.

In the decision letter for application 170970, the Inspector found the sites to comprise a “sensitive area of open land that plays an integral role in defining the individual identity of the settlement of Finchampstead North in this location” and that “there would be significant harm in terms of character and appearance” as a result of development here.

The sites are considered to be unsuitable for development.

Availability

Available

Agents have promoted the sites and provided land ownership details. The sites are in multiple ownership. There are housebuilder/developers involved for some sites, though other sites do not have a housebuilder/developer on board. There are no known legal issues, however this would need to be investigated further. Given the sites has been put forward for planning permission the sites are considered available for development.

Achievability

Not assessed

The sites are not considered suitable for development.

Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

The sites are located in a distinct gap between different sections of the settlement of Finchampstead North. Development of the sites would fail to achieve a satisfactory relationship with the existing settlement pattern, leading to perceived coalescence of the settlements of Finchampstead North and Wokingham, which was acknowledged by the appeal inspector in dismissing the appeal for development.

Potential capacity

80 dwellings

Site Reference	5FI013		
Site address	Land to the west of Finchampstead, Longwater Lane, RG40 4JR		
Parish	Finchampstead	Ward	Finchampstead South



Site description			
The site comprises a large area of land comprising dwellings, associated buildings, gardens and an Alpaca Farm. The site is located to the west of Finchampstead village, outside of the settlement limits, within the countryside. The site is accessed from Longwater Lane.			
Site Size	1.1ha	PDL status	Mixed

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"/> 120/1976
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input type="checkbox"/> Grade 4	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	1.7m	Primary school	0.2km
Employment	2.1km	Secondary school	2.9km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site is located adjacent to the village of Finchampstead. Development would fail to achieve a satisfactory relationship to the existing settlement, greatly expanding the built-up area of the village. The site is also more strongly related to the open countryside.</p> <p>A few single Tree Preservation Orders (TPOs) lie within the site and an area of ancient woodland lies to the west of the site. These would not inhibit potential development. There are also potential contamination issues on the site, which would require further investigation.</p> <p>The site lies to the north of the Blackwater River and the southern parcel of the site has known drainage issues.</p> <p>This level of development around Finchampstead village is considered to be inappropriate and would also result in a strain to limited existing services and facilities.</p> <p>Overall the site is considered not to be a sustainable location.</p> <p>This site is considered to be unsuitable for development.</p>

Availability
Potentially available
An agent has promoted the site and provided land ownership details. The site is in multiple ownership with no unresolved ownership issues. There are no housebuilders/developers on board. There are no disclosed legal issues but this would need to be investigated further.

Achievability
Not assessed

The sites are not considered to be suitable for development.
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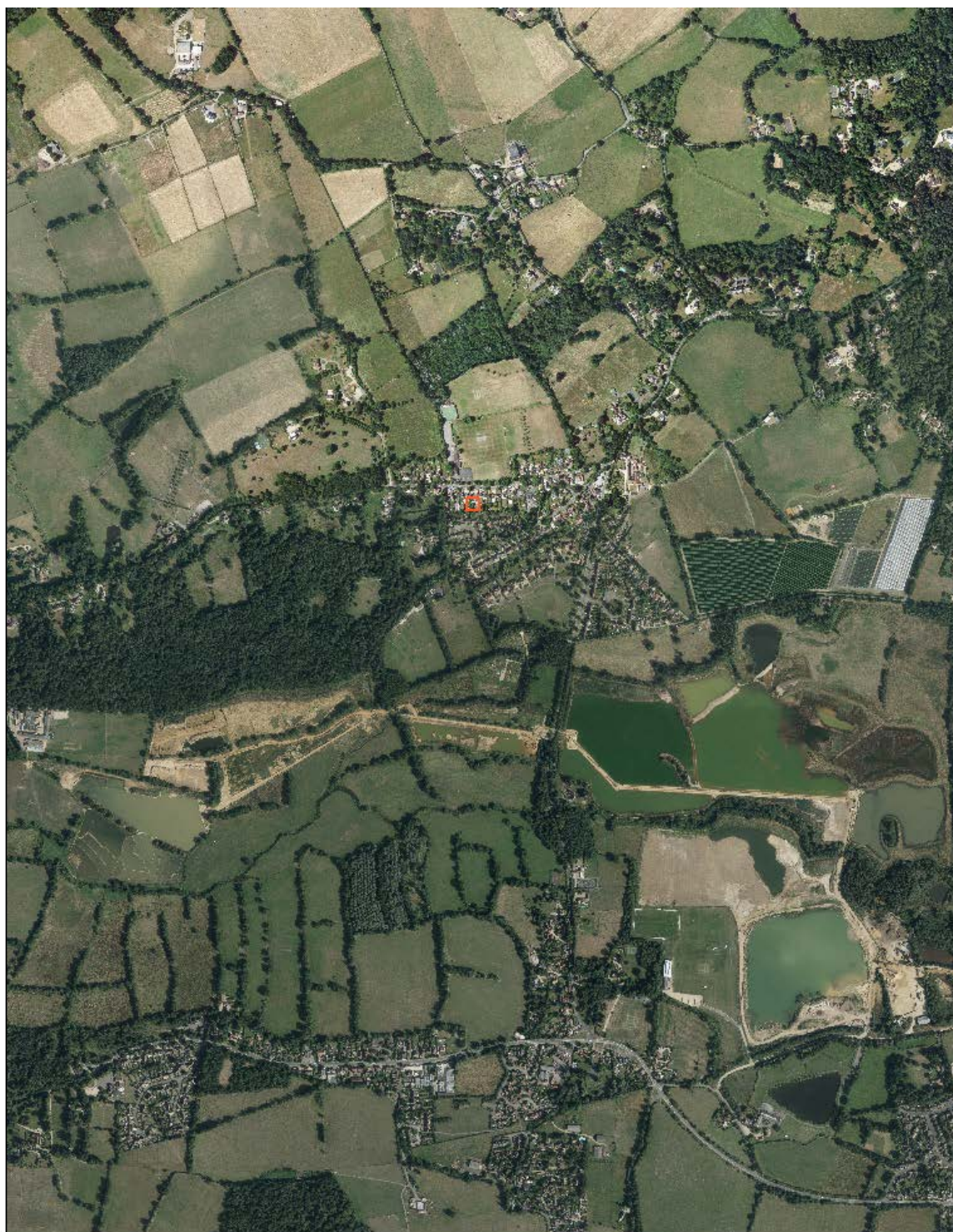
Deliverability / Developability (including potential capacity)

Not developable within the next 15 years
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The site is located adjacent to the village of Finchampstead. It is considered that development would fail to achieve a satisfactory relationship to the existing settlement, greatly expanding the built-up area of the village. The site is also more strongly related to the open countryside.

Potential capacity	165 dwellings
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Site Reference	5FI014		
Site address	Land to the rear of 6-8 The Village, RG40 4JT		
Parish	Finchampstead	Ward	Finchampstead South



Site description			
The site comprises an area of backgardens of properties 6-8 The Village. The site is located to the west of Finchampstead village, within the settlement limits. The site is accessed from The Village.			
Site Size	0.12ha	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 type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	1.7m	Primary school	0.2km
Employment	2.1km	Secondary school	2.9km

Relevant planning history
<p>6-8 The village: F/2013/0122 – Erection of a new dwelling – Refused and appeal dismissed. APP/X0360/A/13/2196342 Reasons for refusal</p> <ul style="list-style-type: none"> • Back land development • Out of character with surrounding area • Does not provide sufficient landscaping • Fail to make satisfactory provision of adequate services, amenity and infrastructure needs. • Absence of SPA contributions <p>O/2003/9966 – Erection of three dwellings and two garages - Refused and appeal allowed (APP/X0360/A/03/1133/12)</p>

Suitability
Not assessed
The site falls below the site assessment threshold of 0.25ha and is thereby excluded from further assessment.

Availability
Potentially available
An agent has promoted the site and provided land ownership details. The site is in multiple ownership with some unresolved ownership issues. There are no housebuilders/developers on board. There are covenants affecting the site and this would need to be investigated further.

Achievability
Not assessed
No assessment has been made for the achievability of the site, as the site's suitability has not been assessed.

Deliverability / Developability (including potential capacity)	
Not assessed	
No assessment has been made for the developability of the site, as the site's suitability has not been assessed.	
Potential capacity	Not assessed

Site Reference	5FI015		
Site address	Land at the rear of 166 Nine Mile Ride, RG40 4JA		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The site is located to the south of Finchampstead North, within the countryside and adjacent to settlement limits. The site comprises several caravans and mobile homes. A large area of the site is covered in tarmac and there is an area of woodland and trees which are covered by preservation orders. The site is accessed from Nine Mile Ride.			
Site Size	0.56ha	PDL status	Predominantly PDL

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"/> 592/1993
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0km	Primary school	0.2km
Employment	1.7km	Secondary school	2.4km

Relevant planning history
F/2008/2353, change of use for siting of two mobile homes for residential use and change of use of store room for use as day room for residential purposes - Refused and appeal allowed. VAR/2014/1945 - Variation of condition 2 of application F/2008/2353 to allow two additional Gypsy pitches - Approved.

Suitability
Unsuitable
The site is adjacent to the settlement of Finchampstead North with moderate access to services and facilities. The site currently has 2 GRT pitches and permission for 2 additional pitches.
There are potential contamination issues on the site, which would require further investigation.
Development of the site for housing would lead to the loss of Gypsy and Traveller pitches. Evidence shows that there is an ongoing need for pitches and therefore there should be a presumption against such loss.
This site is considered to be unsuitable for development.

Availability
Potentially available
The site has been promoted by an agent on behalf of the landowner (single ownership). 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
Development of the site for housing would lead to the loss in the supply of Traveller pitches.

Evidence shows that there is an ongoing need for pitches and therefore there should be a presumption against such loss. The site is therefore not considered developable.

Potential capacity	8 dwellings
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Site Reference	5FI016		
Site address	Broughton Farm, Heath Ride, Finchampstead, RG40 3QJ		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The site is located to the south-east of Finchampstead North, on the eastern side of Heath Ride. The site is located to the rear of properties fronting Heath Ride, in a backland location. The site is located within the countryside and outside of settlement limits and comprises an area of grass and gravel with several outbuildings, and a disused piggery. The site is accessed from Heath Ride, which is an unadopted, unmade track.			
Site Size	0.4ha	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 type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.6km	Primary school	1.2km
Employment	2.9km	Secondary school	3.2km

Relevant planning history
<p>F/2013/0352 - demolition of outbuildings and erection of two dwellings - Refused and appeal dismissed.</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> • Inappropriate development within the countryside • Scale and Layout • Fails to make satisfactory provisions of adequate services, amenities and infrastructure needs. • Unsatisfactory provisions for affordable housing • Intensification of use of substandard access • Fails to secure mitigation for the adverse effects on the integrity of the Thames Basin Heath SPA. <p>F/2014/2724 - demolition of outbuildings and erection of two dwellings - application refused and dismissed at appeal.</p>

Suitability
<p>Unsuitable</p> <p>The site lies just outside the settlement of Finchampstead North and development would fail to achieve a satisfactory relationship to the existing settlement, forming an illogical protrusion.</p> <p>The site is backland in nature and accessed from Heath Ride, an unadopted track that is unmade with numerous potholes.</p> <p>The site is not considered to be suitable for residential development.</p>

Availability
Potentially available
The site has been promoted by an agent on behalf of a single landowner. There is no developer

involved and there are no disclosed legal issues, however there is an overage clause and 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)

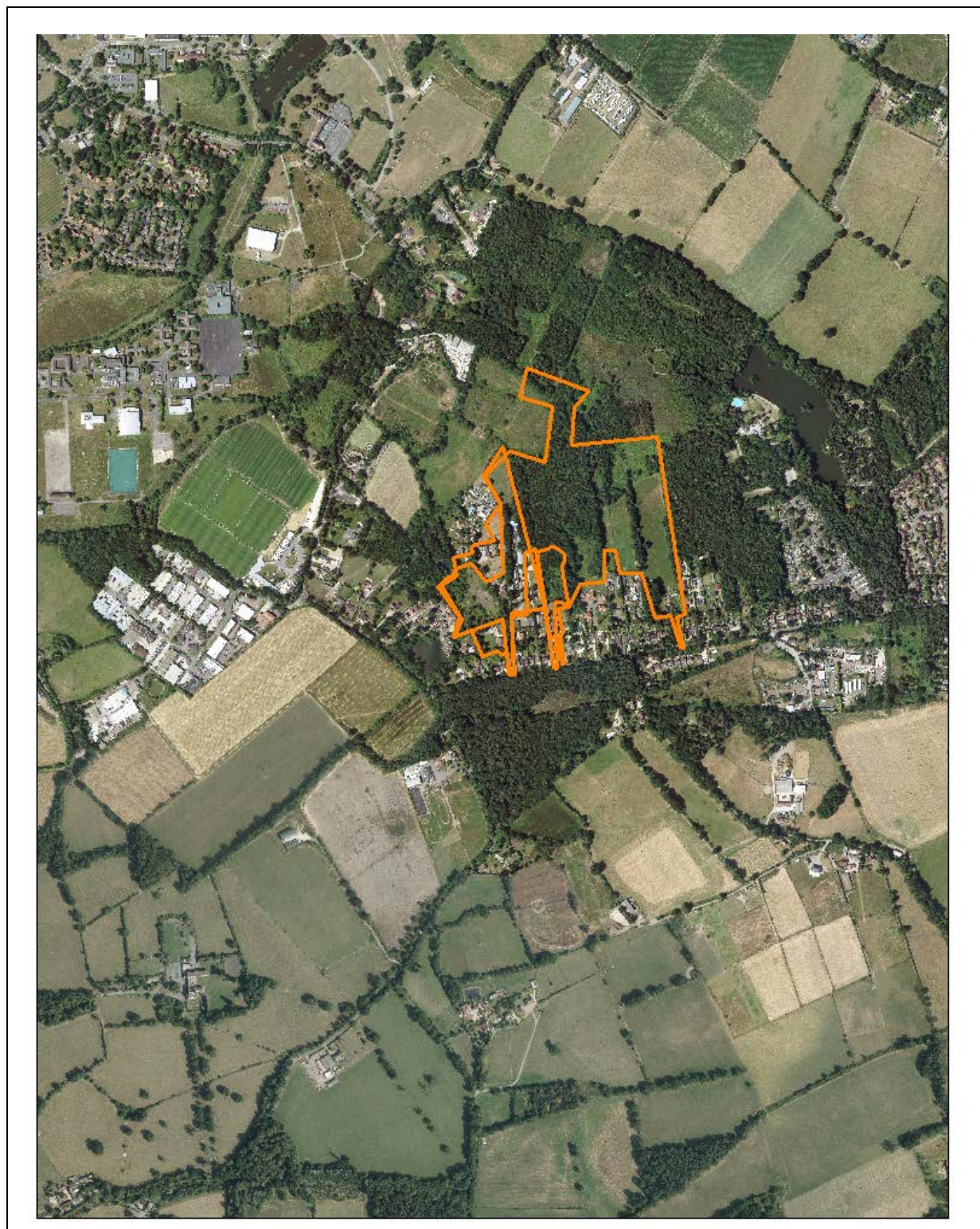
Not developable within the next 15 years

The site lies just outside the settlement of Finchampstead North and it is considered that development would fail to achieve a satisfactory relationship to the existing settlement, forming an illogical protrusion.

Potential capacity

2 dwellings

Site Reference	5FI017, 5FI025		
Site address	Paddock Farm and Land north of Nine Mile Ride		
Parish	Finchampstead	Ward	Finchampstead South



Site description			
The sites are located to the north of Nine Mile Ride, to the west of Finchampstead North and to the east of Arborfield Garrison Major Development. The sites are located within the countryside, in a backland location and are comprised of dwellings, a farm and fields and woodland and scrubland. The sites are accessed from a track off Nine Mile Ride.			
Site Size	20ha	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 checked="" 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"/>
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	1.5m	Primary school	1.3km
Employment	0.1km	Secondary school	0.7km

Relevant planning history
<p>181685 – Hybrid Application Outline application for the proposed erection of up to 118 dwellings, access to be considered, with associated parking, landscaping and open space. Full application for the proposed change of use of part of the land to form a SANG incorporating an external education area – Refused 28/03/19. Appeal scheduled February 2020.</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> • Unsustainable pattern of development • Detrimental and urbanising impact on the landscape, character and appearance of the area <p>F/2013/1950 - Application at Paddock Farm - Refused and appeal dismissed for replacement of 1 dwelling with 2 dwellings.</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> • Countryside location • Fails to make satisfactory provisions of adequate services, amenities and infrastructure needs.

Suitability
<p>Unsuitable</p> <p>The sites are located between the settlement limits of Finchampstead North and Arborfield Garrison Major Development.</p> <p>Development of the sites would fail to achieve a satisfactory relationship with the existing settlement pattern. Development would compromise the separation of settlements, leading to potential coalescence.</p> <p>The sites are in a backland location with existing access from a number of tracks and driveways from Nine Mile Ride. Development in this backland setting would result in additional development creep away from the main road, resulting in traffic, access and congestion issues as well as potential neighbour amenity issues.</p>

The sites lie within 400m of Longmoor Bog Site of Special Scientific Interest (SSSI) and further investigation about how development could negatively impact the SSSI is required.

A few single Tree Preservation Orders (TPOs) lie to the south of the sites and an area of ancient woodland lies to the north-west of the site. These would not inhibit potential development. 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

Agents have promoted the sites and provided land ownership details. The sites are in multiple ownership. There are housebuilders/developers on board. 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 development of the sites would fail to achieve a satisfactory relationship with the existing settlement pattern. Development would compromise the separation of settlements, leading to potential coalescence.

Potential capacity	200 dwellings
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Site Reference	5FI018		
Site address	Land to the rear of 6 Johnson Drive, RG40 3NW		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The site is located to the east of Finchampstead North. It is a backland site located within the countryside, just outside of settlement limits. The site comprises an area of grassland being used to store building materials to the rear of no.6 Johnson Drive (a cul-de-sac off Nine Mile Ride). Access is off a track from Johnson Drive.			
Site Size	1.09ha	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"/> 1522/2016
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.08m	Primary school	0.8km
Employment	2.1km	Secondary school	3.5km

Relevant planning history
<p>O/2001/4418 - Outline application for the redevelopment of site from car storage to provide 30 dwellings including proportion of affordable housing – Refused and appeal dismissed.</p> <p>O/2001/5362 - Outline application for the redevelopment of car storage land for residential development of 50 dwellings - Refused.</p> <p>160162 – 34 dwellings - Refused permission (03/05/2016), appeal lodged and subsequently withdrawn (22/12/2016).</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> • Countryside (outside development limits) and unsustainable location • Unacceptable impact upon the visual amenity and character of the landscape and countryside • Inadequate parking provisions • Unacceptable harm to protected trees • Unacceptable living conditions (lack of daylight/sunlight) • Fails to secure mitigation for the adverse effect on the integrity of the Thames Basin Heath Special Protection Area • Lack of provision of Affordable Housing <p>172230 – Full application for erection of 25 dwellings (10 affordable) following the removal of the existing buildings. Refused 11/05/2018 (reasons as for previous), appeal dismissed 19/11/2019</p>

Suitability
Unsuitable
<p>While the site lies adjacent to the settlement limits of Finchampstead North, development of the site would fail to achieve a satisfactory relationship with the existing settlement pattern, forming an illogical protrusion away from the built up area.</p> <p>Development in this backland setting, off narrow culs-de-sac, would result in additional development creep away from the main roads, resulting in traffic, access and congestion issues as well as potential neighbour amenity issues.</p>

A group TPO covers the trees bordering site 5FI018, however this would not inhibit development.

The site has moderate access to bus services and facilities in Finchampstead North.

The site is considered to be unsuitable for development.

Availability	
Available	
The sites have been promoted by agents, on behalf of the landowners. The sites are in single ownership, and there is a housebuilder/developer on board for both sites. There are no known legal issues, however this would need to be investigated further. Given the site has been put forward for planning permission the site is considered available for development.	

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	
While the site lies adjacent to the settlement limits of Finchampstead North, development of the site would fail to achieve a satisfactory relationship with the existing settlement pattern, forming an illogical protrusion away from the built up area.	
Potential capacity	16 dwellings

Site Reference	5FI019		
Site address	Land to the rear of 267 and 273 Finchampstead Road RG40 3RQ		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The site is located on the western sides of Finchampstead Road to the north of Finchampstead North and to the south of Wokingham. The site comprises an area of backgardens. The access to the site from Finchampstead Road lies within the settlement limits of Finchampstead North. The majority of the site lies beyond this, within the countryside.			
Site Size	2.03ha	PDL status	Mixed

Promoted use(s)
Housing (C3 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"/> 893/1997
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.7km	Primary school	0.8km
Employment	1.5km	Secondary school	2.8km

Relevant planning history
No relevant planning history

Suitability
Unsuitable
<p>The site is located between the settlements of Wokingham and Finchampstead North. Development of the site would form a protrusion away from the existing settlement, leading to an encroachment into the countryside. Development here would result in tandem development and potential residential amenity issues.</p> <p>The site is covered by a woodland TPO and this would affect the quantum and location of potential development. The areas of land outside of this TPO are not connected to each other and have thin, constrained shapes. Access to these separate parcels would be from Finchampstead Road through existing dwellings.</p> <p>There are also potential contamination issues on the site, which would require further investigation.</p> <p>The site has moderate access to bus services and facilities in Finchampstead North. Increased traffic from development here would adversely impact on the Sandhurst Road/Finchampstead Road junction, increasing queueing and congestion.</p> <p>This site is considered to be unsuitable for development.</p>

Availability
Potentially available
An agent has promoted the site and provided land ownership details. The site is in single ownership. There is a housebuilder/developer involved. 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	
The site is located between the settlements of Wokingham and Finchampstead North. It is considered that development of the site would form a protrusion away from the existing settlement, leading to an encroachment into the countryside. Development here would result in tandem development and potential residential amenity issues.	
Potential capacity	0 additional dwellings

Site Reference	5FI021, 5FI022, 5FI023, 5FI042		
Site address	Land rear of 76 and 80a Reading Road, Horns Farm, Land to the north and south of Reading Road, RG27 0QU		
Parish	Finchampstead	Ward	Finchampstead South



Site description			
The sites are located on the northern and southern sides of Reading Road, to the west of Finchampstead, south of the Arborfield Garrison Major Development and close to the Hart District border to the south, with the closest settlement being Eversley, which is a small village. The sites comprise several fields as well a commercial business to the rear of 76 and 80a Reading Road. The sites are located outside of settlement limits within the countryside and they are all accessed from Reading Road.			
Site Size	2.78ha	PDL status	Mixed

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 type="checkbox"/>
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	2.9m	Primary school	2km
Employment	1.6km	Secondary school	2.1km

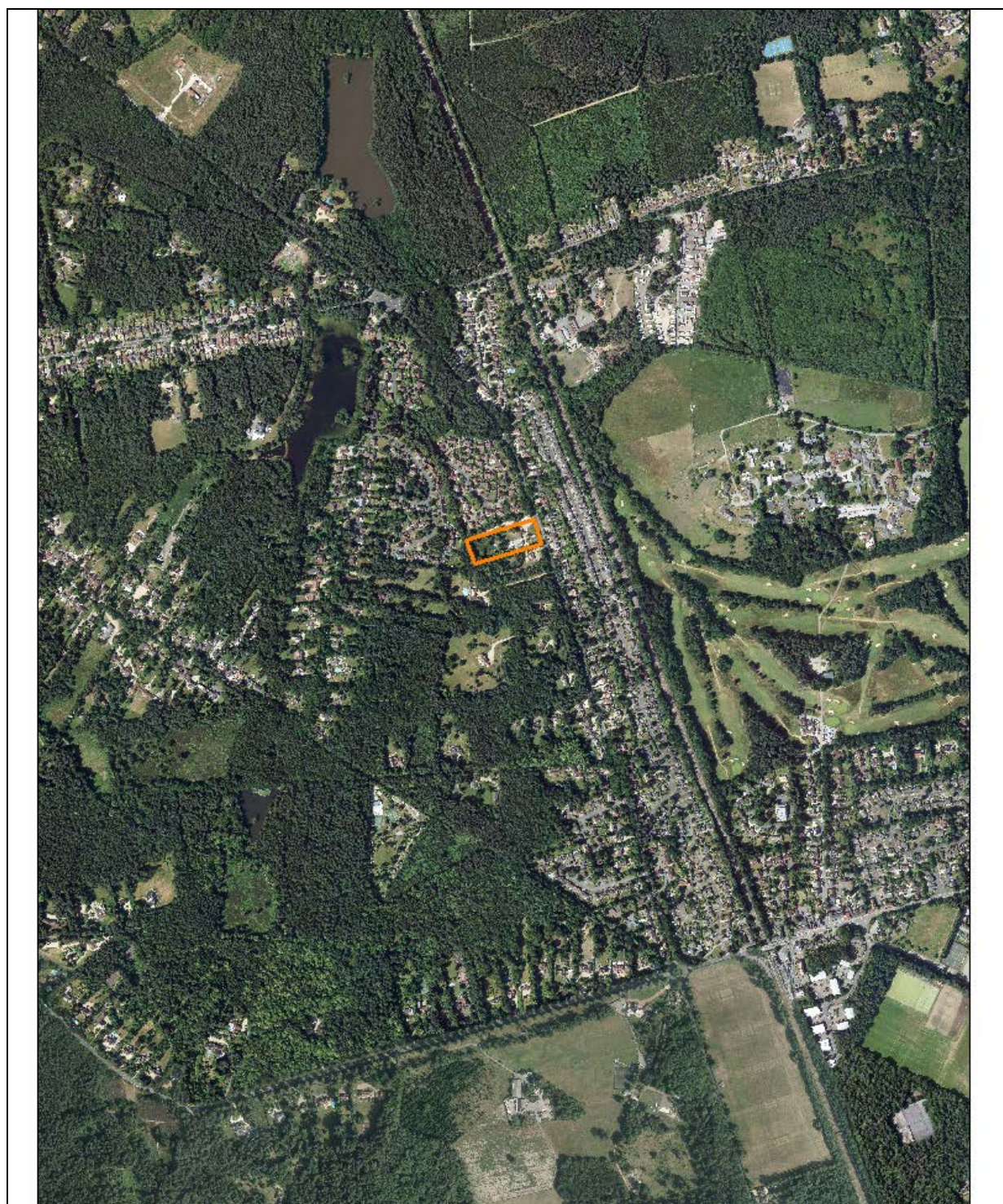
Relevant planning history
Land rear of 76 and 80a Reading Road: F/2002/6868 - Proposed erection of 2 detached dwellings - Refused. Reasons for refusal: <ul style="list-style-type: none"> • Area of Special Landscape Importance • Countryside location

Suitability
Unsuitable
The sites are located in the countryside. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure.
The sites lie to the south of the Arborfield Garrison Major Development. The masterplan indicates that the southern part of this development would be given over to nature and recreation and hence, it will not bring development or services any closer to this part of Finchampstead.
The sites lie within an area of ancient woodland consultation zone, however this would not inhibit potential development. There are long views to and from the south to adjacent Hart District.
The sites are not considered to be suitable for development.

Availability
Potentially available
Agents and land owners have promoted the sites and provided land ownership details. Some of the sites are in multiple ownership and others in single ownership. There are no housebuilders/developers on board. There are no disclosed legal issues, however there are tenancy agreements over 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.	
Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
The sites are located in the 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	41 dwellings

Site Reference	5FI024		
Site address	Hillside (formerly Jovike), Lower Wokingham Road, Crowthorne, RG45 6BX		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The site is located to the east of Finchampstead North and to the west of Crowthorne. The site is located adjacent but just outside of settlement limits, within the countryside on the western side of Lower Wokingham Road. The site comprises a single dwelling and rear garden and is accessed from Lower Wokingham Road.			
Site Size	1.03ha	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 type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	1.2km	Primary school	1km
Employment	2.3km	Secondary school	2.6km

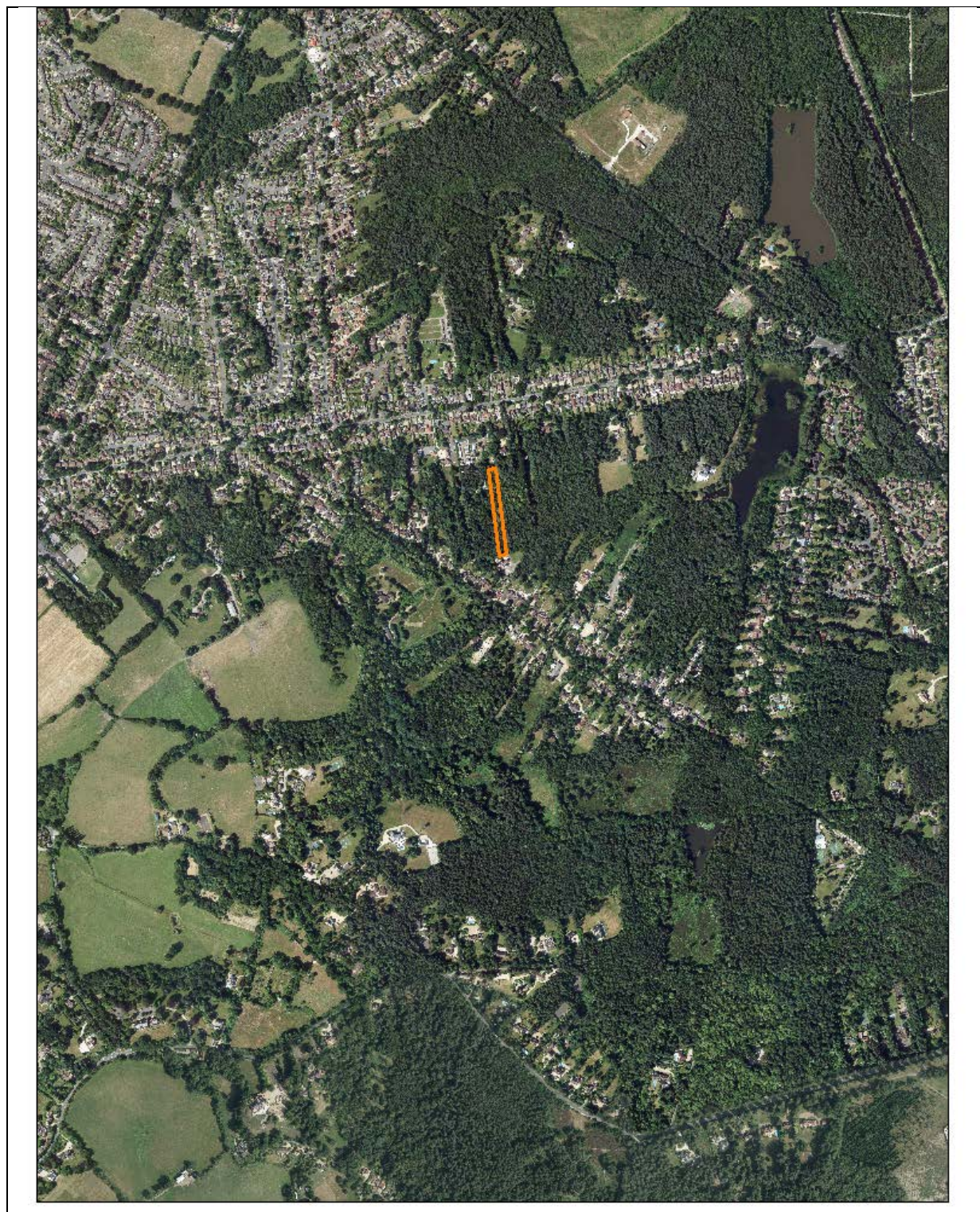
Relevant planning history
152088 - Outline application for the demolition of existing dwelling, garage and associated outbuildings and the replacement with 9no new residential dwellings (7 x 4 bed & 2 x 5 Bed). (All matters reserved) – Refused (22/10/2015). Reasons for Refusal: <ul style="list-style-type: none"> • Design and Layout • Unsustainable in regards to location • Fails to secure mitigation for the adverse effects on the integrity of the Thames Basin Heath SPA. • Impact on protected species
0/2002/6045 - Outline application for the proposed erection of 3 dwellings and demolition of existing dwelling - Refused.
0/2005/6375 - Outline application for residential redevelopment of site and demolition of existing dwelling. Access only to be considered – Refused.

Suitability
Potentially suitable
The site is adjacent to Pinewood (Crowthorne) and development could form a logical extension to the settlement, achieving a satisfactory relationship with the existing settlement pattern and built-up area.
The site has moderate access to public transport and services and is considered to be potentially suitable for development.

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

Achievability	
Potentially achievable	
The site is potentially suitable for development and further investigation is needed to understand the availability of the site and therefore the site is considered to be potentially achievable.	
Deliverability / Developability (including potential capacity)	
Potentially developable	
The site could form a logical extension to the settlement, it is considered to be potentially suitable for development.	
Potential capacity	15 dwellings

Site Reference	5FI026		
Site address	Land adjacent to 294 Nine Mile Ride, Finchampstead, RG40 3NT		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The site is located to the south-east Finchampstead North and to the west of Crowthorne. The site is located on the southern side of Nine Mile Ride to the rear of 294 Nine Mile Ride. The site comprises a narrow parcel of woodland (subject to woodland Tree Preservation Order ref. 874/1997) that is currently landlocked and has no access.			
Site Size	0.29ha	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"/> 874/1997
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.2km	Primary school	1km
Employment	2.6km	Secondary school	3.5km

Relevant planning history
No relevant planning history

Suitability
Unsuitable
The site, whilst adjacent to Finchampstead North, fails to achieve a satisfactory relationship to the existing settlement, forming an illogical protrusion away from the main built-up area.
Development in this backland setting would result in additional development creep away from the main road, resulting in traffic, access and congestion issues as well as potential neighbour amenity issues. The site is also landlocked and any access created would require land outside of the promoted site.
The site is covered by dense woodland under a woodland TPO and this would inhibit potential development.
This site is considered to be unsuitable for development.

Availability
Potentially available
The site has been promoted by the landowners and 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
It is considered that sites, whilst adjacent to Finchampstead North, fail to achieve a satisfactory

relationship to the existing settlement, forming an illogical protrusion away from the main built-up area.

Potential capacity	4 dwellings
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Site Reference	5FI027		
Site address	Land to the rear of 115 - 137 Nashgrove Lane, RG40 4HG		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The site is located to the north of Finchampstead North. Part of the site fronting Nashgrove Lane is located within the settlement boundary. However the majority of the site is located within the countryside. The site comprises several dwellings fronting Nashgrove as well as garden and backland residential development. The site is accessed from Nashgrove Lane, which is an unadopted byway.			
Site Size	0.61ha	PDL status	Mixed

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 type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	2km	Primary school	1.1km
Employment	1.3km	Secondary school	2.6km

Relevant planning history
No relevant planning history

Suitability
Unsuitable
The site is located adjacent to the settlement limits of Finchampstead North and development here would achieve a satisfactory relationship with the settlement pattern.
Development of the site would result in the intensification of backland development, would result in the increase in volume of traffic utilising the unadopted road as well as potential neighbour amenity issues. Nashgrove Lane also has no access north to Evendons Lane, meaning all traffic would have to go south down the Barkham Ride.
The site has limited access to services and facilities.
This site is considered to be unsuitable for development.

Availability
Potentially available
The site has been promoted by an agent on behalf of a multiple landowners. There is no developer/housebuilder involved. There are no known legal issues affecting the site, 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 result in the intensification of backland

development, would result in the increase in volume of traffic utilising the unadopted road as well as potential neighbour amenity issues.

Potential capacity	9 dwellings
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Site Reference	5FI028		
Site address	Westwood Cottage, Sheerlands Road, RG40 4QX		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The site is located to the south of Arborfield Cross, within the limits of the Arborfield Garrison Major Development and in the countryside, adjacent to settlement limits. The site comprises a Grade 2 Listed Building known as Westwood Cottage and an area of garden with a pond and two large fields. The site is accessed from Sheerlands Road which is a fast country road.			
Site Size	2.45ha	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 checked="" type="checkbox"/> 1450/2012
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	2km	Primary school	0.9km
Employment	0.4km	Secondary school	0.4km

Relevant planning history
No relevant planning history

Suitability
Potentially suitable
<p>The site is adjacent to settlement limits of Arborfield Garrison and within the limits of the Arborfield Garrison Major Development and development would achieve a satisfactory relationship with the planned development. Infrastructure is being implemented and improved as part of the development so the site would form part of a new sustainable settlement.</p> <p>A woodland, area and single Tree Preservation Orders (TPOs) lie throughout the site and this would affect the location and quantum of potential development.</p> <p>The site includes a Grade 2 Listed Building and further consideration of impact and setting are required.</p> <p>On balance, the site is considered to be potentially suitable for development given the opportunity within the Arborfield Garrison Major Development.</p>

Availability
Potentially available
The site has been promoted by an agent on behalf of a single landowner. There is no developer/housebuilder involved and no known legal issues, however this would need to be investigated further.

Achievability
Potentially achievable
The site is considered to be potentially achievable as part of the Arborfield Garrison Major Development.

Deliverability / Developability (including potential capacity)
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Potentially developable	
The site is adjacent to settlement limits of Arborfield Garrison and within the limits of the Arborfield Garrison Major Development and development would achieve a satisfactory relationship with the planned development.	
Potential capacity	12 dwellings

Site Reference	5FI029		
Site address	The Ridges, Wokingham, RG40 3SY		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The site is located to the south-east of Finchampstead North, in the countryside and outside of settlement limits, within Simon's Wood. The site is covered in dense woodland and is accessible only by foot from Heath Ride.			
Site Size	2.83ha	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 type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.9km	Primary school	1.3km
Employment	3km	Secondary school	3.1km

Relevant planning history
No relevant planning history

Suitability
Unsuitable
The site is located within the woodland area of Simon's Wood and The Ridges, between the settlements of Pinewood (Crowthorne) and Finchampstead. The site is accessible only by pedestrians from Heath Ride.
Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure.
The site is effectively landlocked from the road network and any access would lead to additional harm to the wooded character of the area.
This site is considered to be unsuitable for development.

Availability
Potentially available
The site has been promoted by a single landowner and 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	
It is considered that development of this site would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure.	
Potential capacity	42 dwellings

Site Reference	5FI030		
Site address	Bluebell Farm, Commonfield Lane, RG40 4PR		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The site is located in the countryside and outside but adjacent to the Arborfield Garrison Major Development limits to the west. The site is located within the immediate vicinity of the Longmoor Bog Site of Special Scientific Interest (SSSI). The site comprises a caravan and camping site, with a dwelling, stables and paddock. The site is accessed from Commonfield Lane.			
Site Size	0.7ha	PDL status	Mixed

Promoted use(s)
Housing (C3 use) – Market and affordable

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input checked="" 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 type="checkbox"/>

Distance to facilities			
Healthcare	1.9m	Primary school	1.5km
Employment	0.8km	Secondary school	0.9km

Relevant planning history
Bluebell Farm: 152107 – Application for a Certificate of Existing Lawfulness for the use of existing chalet or mobile home as separate residence to the main dwelling refused but allowed at appeal (20/01/2017).

Suitability
Unsuitable
The site is located adjacent to the Arborfield Garrison Major Development, to the east of Commonfield Lane. It is considered that the boundary of the Major Development should not extend over Commonfield Lane and therefore residential development would fail to achieve a satisfactory relationship with the planned development.
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.
This site is considered to be unsuitable for development.

Availability
Potentially available
The site has been promoted by an agent and the landowners. The site 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 residential development would fail to achieve a satisfactory relationship with the planned Arborfield Garrison development.	
Potential capacity	10 dwellings

Site Reference	5FI032		
Site address	Honeysuckle Lodge, Commonfield Lane, RG40 4PR		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The sites are located in the countryside and outside but adjacent to the Arborfield Garrison Major Development limits to the west. The sites are located within the immediate vicinity of the Longmoor Bog Site of Special Scientific Interest (SSSI). The site comprises a Gypsy and Traveller site.			
Site Size	1.7ha	PDL status	Mixed

Promoted use(s)
Housing (C3 use) – Market and affordable

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input checked="" 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 type="checkbox"/>

Distance to facilities			
Healthcare	1.9m	Primary school	1.5km
Employment	0.8km	Secondary school	0.9km

Relevant planning history
<p>Honeysuckle Lodge: 171589 – Full application for the use of existing gypsy site from 2no. pitches to 4no. permanent gypsy pitches including access, parking and construction of day rooms following demolition of existing garages and outbuilding and the removal of 3no. mobile homes – Approved (27/07/2017) F/2014/2454 – Erection of 2 dwellings to replace GRT pitches – Refused and dismissed at appeal. F/2013/1159 – Erection of 3 dwellings to replace GRT pitches – Refused and dismissed at appeal. F/2006/6921 – Change of use to 2 GRT pitches – Allowed at appeal.</p>

Suitability
Unsuitable
<p>The site is located adjacent to the Arborfield Garrison Major Development, to the east of Commonfield Lane. It is considered that the boundary of the Major Development should not extend over Commonfield Lane and therefore residential development would fail to achieve a satisfactory relationship with the planned development.</p> <p>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.</p> <p>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
Available
The site has been promoted by the landowners and is in single ownership. There are no housebuilders/developers involved. There are no disclosed legal issues, however this would need

to be investigated further. Given the site has recently been put forward for planning permission, the site is considered available for development.

Achievability

Not assessed

The site is not considered to be suitable for development.

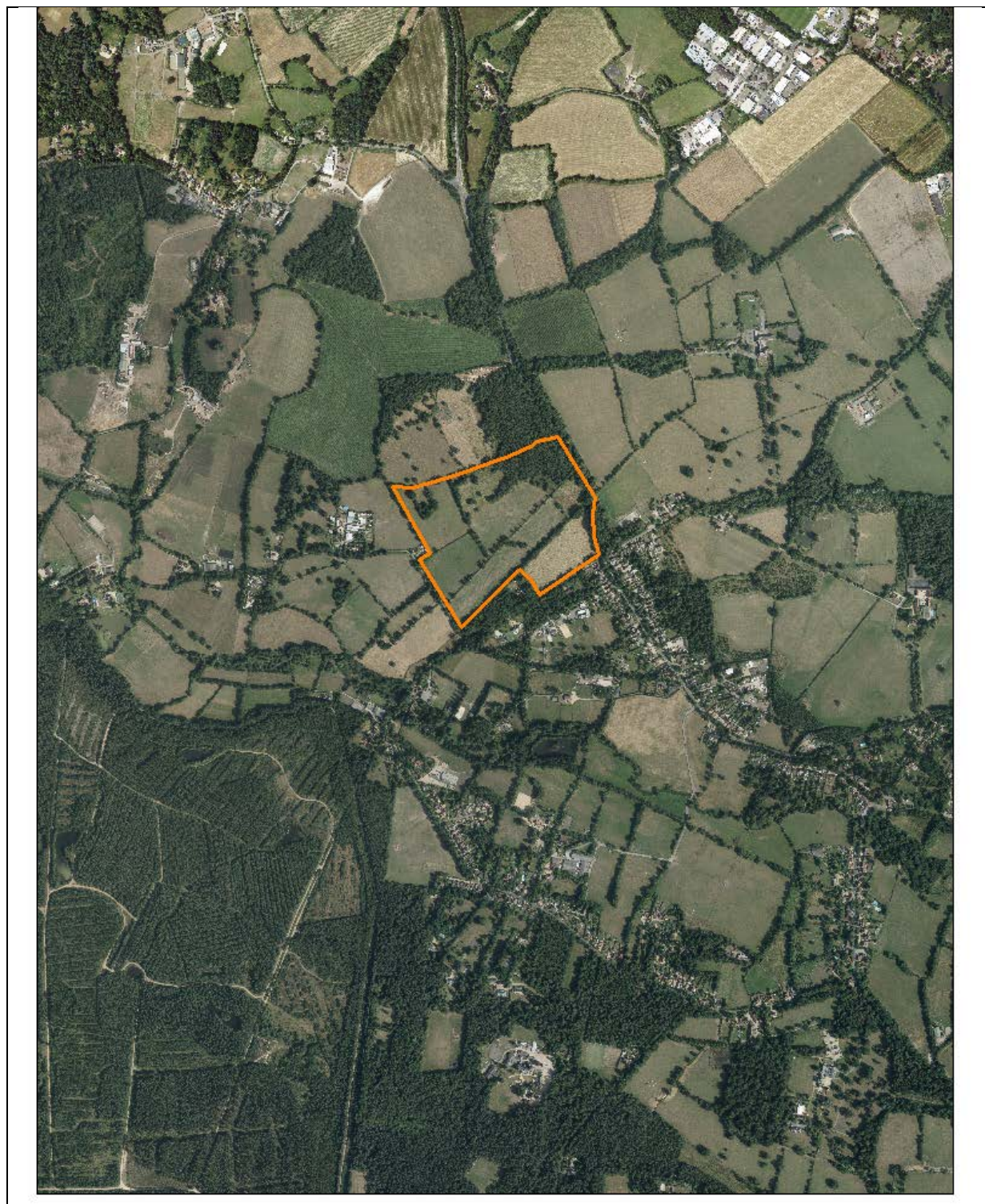
Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

It is considered that residential development would fail to achieve a satisfactory relationship with the planned Arborfield Garrison development.

Potential capacity	25 dwellings
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Site Reference	5FI039		
Site address	Land at Bulloways Farm, Eversley, RG40 4QT		
Parish	Finchampstead	Ward	Finchampstead South



Site description			
<p>The site is located to the north-west of Eversley on the western side of the A327. The site is bounded by trees on all sides and to the east of the site, on the other side of the A327 is the Arborfield Garrison Major Development.</p> <p>The land is rural in character and located within the countryside, comprising several large fields that are relatively flat. The site is accessed from New Mill Road.</p>			
Site Size	17ha	PDL status	Predominantly greenfield

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

Context			
Flood Zone 3b	<input 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 checked="" 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	3km	Primary school	0.9km
Employment	1km	Secondary school	1.4km

Relevant planning history
No relevant planning history.

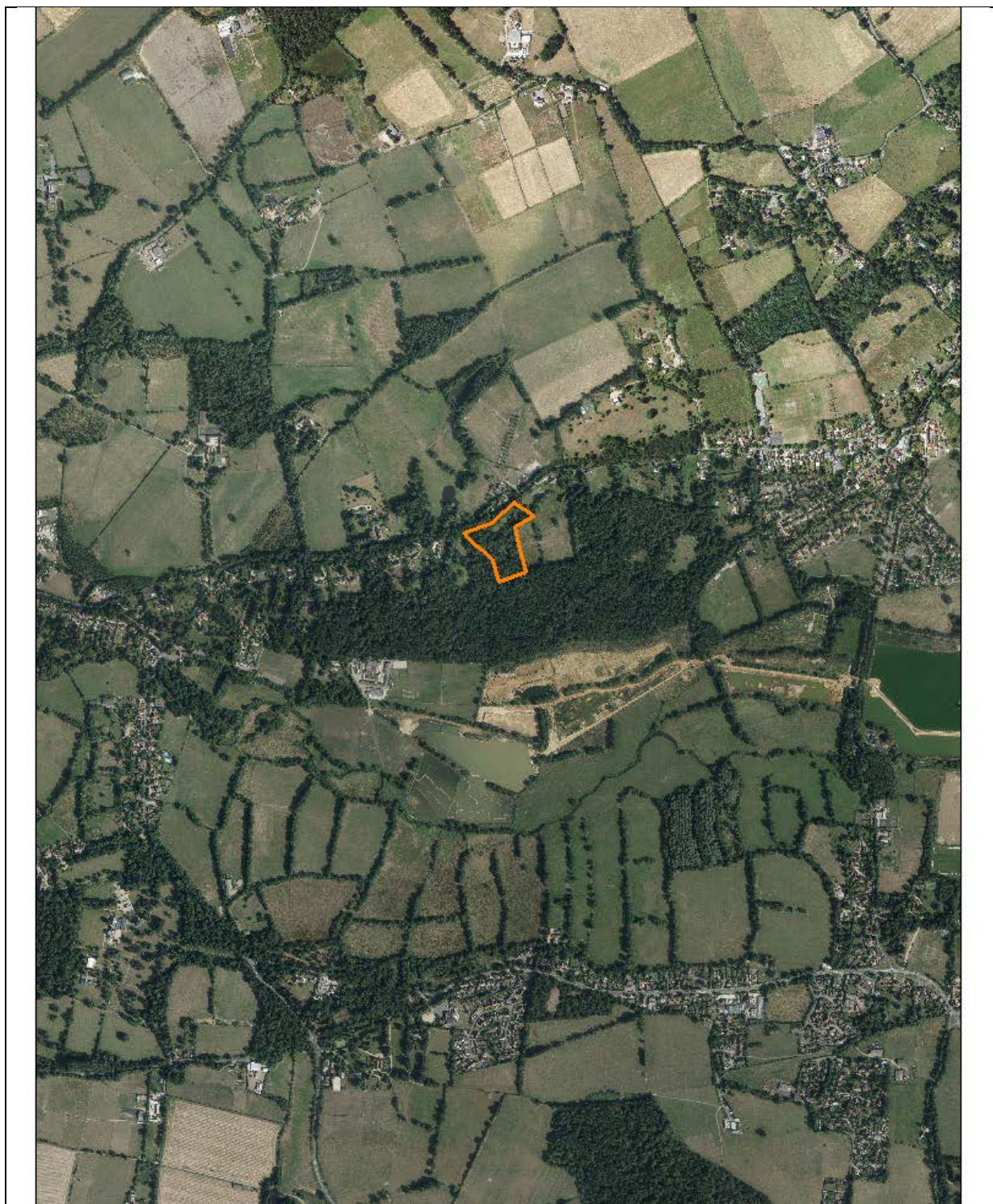
Suitability
Unsuitable
<p>The site is located in the open countryside and development would fail to achieve a satisfactory relationship to the existing settlement pattern. Although the site lies adjacent to the Arborfield Garrison Major Development boundary, the masterplan outlines the southern section of the development is proposed for nature and recreation and therefore any development of this site would not form a logical extension.</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. There are a number of single TPO trees along the southern and eastern boundary which could impact on the access to the site, but would not inhibit potential development. There are potential contamination issues on the site, which would require further investigation.</p> <p>The site is within 400m of Bramshill Plantation Site of Special Scientific Interest (SSSI) in Hart District and development of this site towards this area could negatively impact the SSSI and further investigation would be required.</p> <p>This site is considered to be unsuitable for development.</p>

Availability
Availability unknown
<p>The site has been promoted by an agent and no land ownership details have been provided. No information regarding legal issues or whether a housebuilder/developer is involved has been provided. This would need to be investigated further.</p>

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 and it is considered that development would fail to achieve a satisfactory relationship to the existing settlement pattern.	
Potential capacity	255 dwellings

Site Reference	5FI040		
Site address	Great Oaks, Fleet Hill, RG40 4LA		
Parish	Finchampstead	Ward	Finchampstead South



Site description			
The site is located to the west of Finchampstead, within the countryside and outside of settlement limits. The site is located on the southern side of Fleet Hill and encompasses an area of woodland, including some Ancient Woodland and some small clearings. The site is located adjacent to a Local Wildlife Site. The site is accessed from Fleet Hill.			
Site Size	2.5ha	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 checked="" 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 checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	1.8km	Primary school	0.6km
Employment	1.7km	Secondary school	2.5km

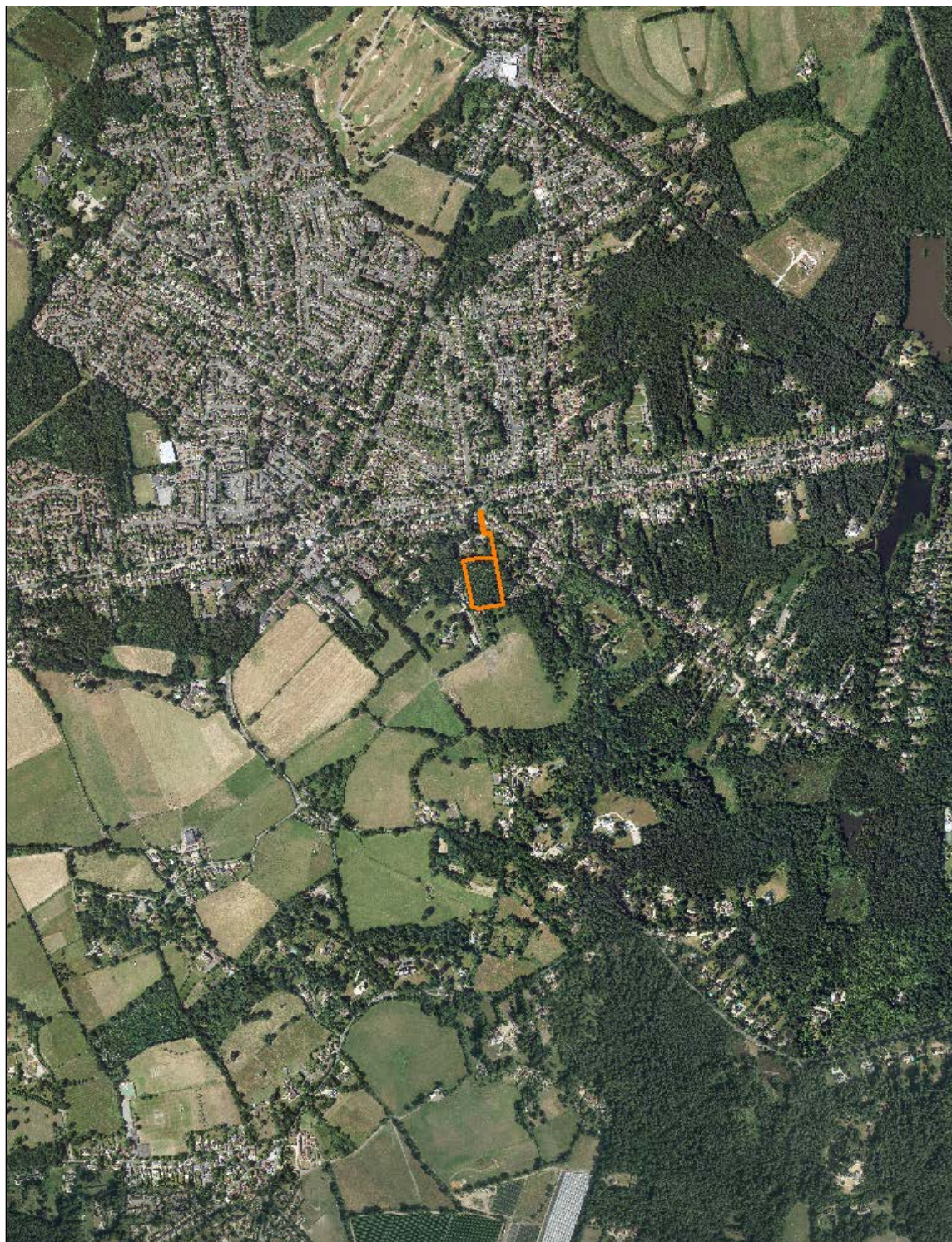
Relevant planning history
<p>F/2013/2179 – Erection of detached dwelling with garage - Refused and appeal dismissed</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> • Outside development limits • Due to its location it would not encourage choices of different mode of transport. • Substandard access • Lack of information on impact of development on protected species • Fails to make satisfactory provisions of adequate services, amenities and infrastructure needs. • Fails to secure mitigation for the adverse effect on the integrity of the Thames Basin Heath SPA

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 site is largely covered by ancient woodland and lies within a Local Wildlife Site; this would make development unacceptable.</p> <p>The site is accessed from Fleet Hill, a fast country lane and access for development may have potential safety issues.</p> <p>The site is therefore not considered to be suitable for development.</p> <p>This site is considered to be unsuitable for development.</p>

Availability

Potentially available	
The site is promoted by a single landowner and there is no developer on board. There are no disclosed legal issues, however this would need to be further investigated.	
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	37 dwellings

Site Reference	5FI045		
Site address	Land at the rear of 238 and 240 Nine Mile Ride, RG40 3QD		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The site is located to the south of Finchampstead North, within settlement limits. The site comprises an area of woodland located to the rear of properties fronting Nine Mile Ride. The site is part of a larger site that has been allocated for housing in the current development plan (Policy SAL 03). A Woodland Tree Preservation Order (TPO) designation covers the promoted site (ref. 683/1994). The site is accessed off Nine Mile Ride from a single width lane that runs adjacent to 240, 242 and 240b Nine Mile Ride.			
Site Size	1.17ha	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"/> 683/1994
Countryside	<input type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.3km	Primary school	0.4km
Employment	2.4km	Secondary school	3.1km

Relevant planning history
No relevant planning history

Suitability
Unsuitable
The site lies within the settlement limits of Finchampstead North and is part of a larger site which was allocated under Policy SAL03 in the MDD as a reserve site for housing.
In principle, the use of the larger site allocation (SAL03: 328 - 348 Barkham Road) for dwellings is considered to be acceptable. However, this promoted parcel of the allocation is covered by a woodland TPO designation and has poor access via a strip of land between 238 and 240 Nine Mile Ride down which two cars would not be able to pass each other. The site is therefore not considered suitable for development.
This site is considered to be unsuitable for development.

Availability
Potentially available
The site has been promoted by an agent on behalf on multiple land owners. There is no housebuilder/developer on board and no known legal issues, however this would need to be investigated further.

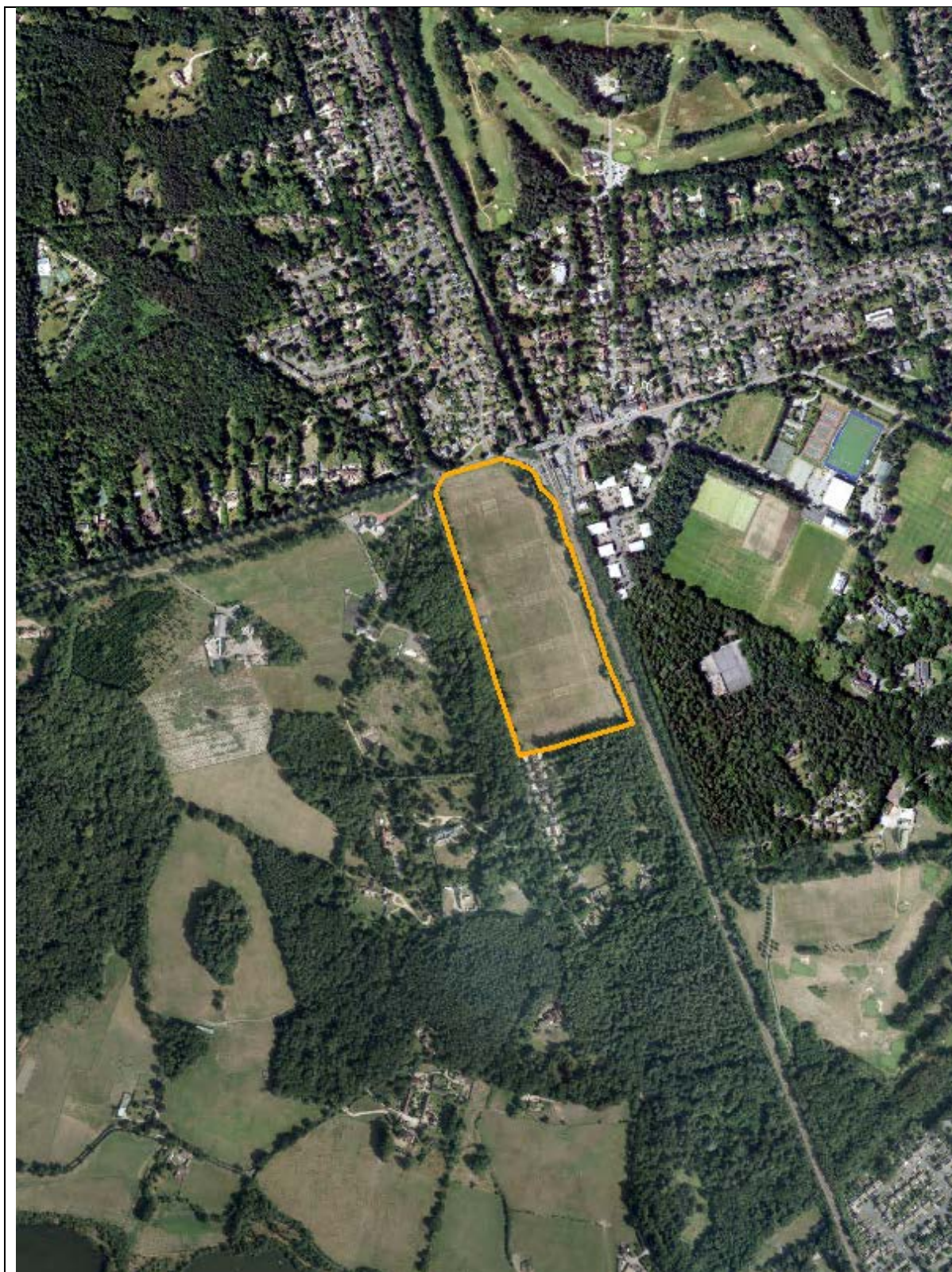
Achievability
Not assessed
The site is not considered to be suitable for development.

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

Although part of a larger reserve site allocation, this parcel is covered by a woodland TPO with poor access and is therefore not considered suitable for development at this first stage of the assessment.

Potential capacity	0 dwellings
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Site Reference	5FI046		
Site address	Land east of Wokingham Road and south of Dukes Ride (Derby Field)		
Parish	Finchampstead	Ward	Wokingham Without



Site description			
The site is located to the west of Crowthorne and just outside the settlement limits of Pinewood (Crowthorne), within the countryside. The site straddles the administrative boundary with Bracknell Forest Council, with the majority of the site being located within Bracknell Forest. The part of the site located within Wokingham Borough comprises a small triangular area of the wider sports field. The whole site comprises a large, flat sports field, which is bounded by the railway line to the east, Wokingham Road to the west and Dukes Ride to the north. The site is accessed via Dukes Ride.			
Site Size	0.12ha within WBC (8.88 total site area)	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 type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	1.3km	Primary school	1.7km
Employment	4km	Secondary school	1.9km

Relevant planning history
No relevant planning history.

Suitability
Not assessed
The Wokingham borough section of the site falls below the site assessment threshold of 0.25ha and is thereby excluded from further assessment.
It is noted that Bracknell Forest Council are proposing to allocate the wider site for 217 homes in their Draft Local Plan (Policy LP6).

Availability
Potentially available
The site has been promoted by a single landowner. 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 Wokingham borough section of the site falls below the site assessment threshold of 0.25ha.

Deliverability / Developability (including potential capacity)	
Not assessed	
The Wokingham borough section of the site falls below the site assessment threshold of 0.25ha.	
Potential capacity	Not assessed

Site Reference	5FI047		
Site address	Land at Longwater Road		
Parish	Finchampstead	Ward	Finchampstead South



Site description			
The site is located to the south of Finchampstead village, adjacent to the settlement limits and within the countryside. The site lies to the north of the Blackwater Valley Country Park and comprises an agricultural field, which slopes gently down to the south. The site lies within 400m of the neighbouring authority of Hart District. There is currently no access to the site.			
Site Size	2.27ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable Residential Institutions (C2 Planning Use Class) – Nursing home and care home

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"/> 1596/2017
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	1.9km	Primary school	0.4km
Employment	3.2km	Secondary school	3.5km

Relevant planning history
171993 – Outline application for up to 40 dwellings – Application withdrawn.

Suitability
Unsuitable
The site is located adjacent to the village of Finchampstead. Development would fail to achieve a satisfactory relationship to the existing settlement, greatly expanding the built-up area of the village. The site is also more strongly related to the open countryside.
An Area Tree Preservation Orders (TPO) covers the site and the trees to the eastern and southern boundaries. This would impact the quantum and location of development.
This level of development around Finchampstead village is considered to be inappropriate and would also result in a strain to limited existing services and facilities.
Overall the site is considered not to be a sustainable location.

Availability
Potentially available
The site has been promoted by an agent on behalf of a single landowner. There is no housebuilder/developer on board and no known legal issues disclosed. This would need further investigation.

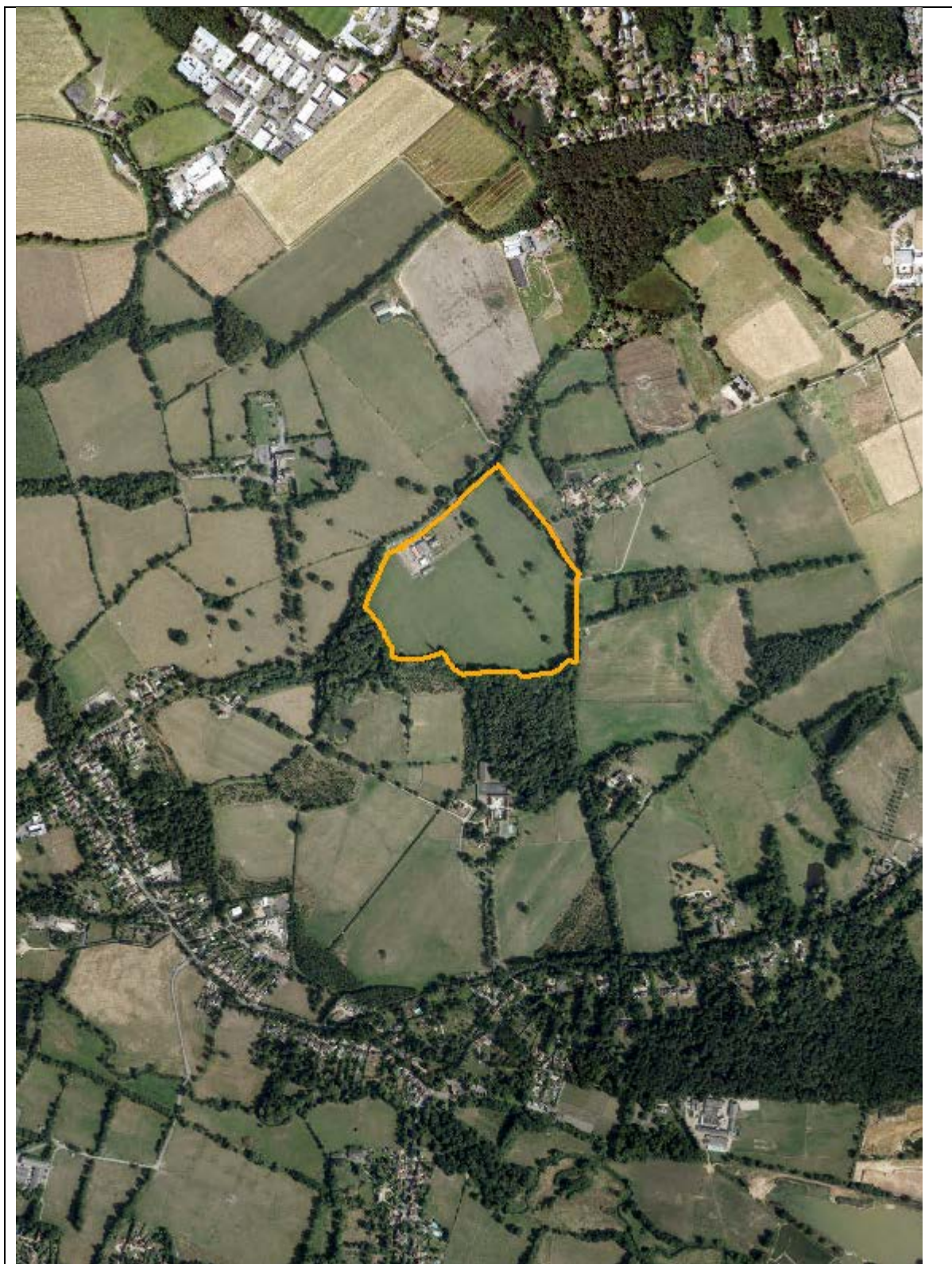
Achievability
Not assessed
The site is not considered to be suitable for development.

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

The site is located adjacent to the village of Finchampstead. Development would fail to achieve a satisfactory relationship to the existing settlement, greatly expanding the built-up area of the village. The site is also more strongly related to the open countryside.

Potential capacity	34 dwellings
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Site Reference	5FI048		
Site address	Park Farm, Park Lane		
Parish	Finchampstead	Ward	Finchampstead South



Site description			
The site lies to the south of the Arborfield Garrison Major Development, within the open countryside. The site comprises an enclosed area of residential and agricultural/industrial buildings, surrounded by large agricultural fields. The site is accessed via Park Lane to the north and is bounded by woodland to the south.			
Site Size	12.8ha	PDL status	Mixed

Promoted use(s)
Promoted for Class A, B, C and D use classes (including housing)

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 type="checkbox"/>

Distance to facilities			
Healthcare	2.3km	Primary school	1.8km
Employment	1km	Secondary school	1.4km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
The site is located in the open countryside and development would fail to achieve a satisfactory relationship to the existing settlement pattern. Although the site lies adjacent to the Arborfield Garrison Major Development boundary, the masterplan outlines the southern section of the development is proposed for nature and recreation and therefore any development of this site would not form a logical extension.
There are potential contamination issues on the site, which would require further investigation.
The site is not considered to be suitable for development of any of the proposed uses.

Availability
Potentially available
The site has been promoted by a single landowner and a housebuilder/developer is on board. 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	
The site is located in the open countryside and development would fail to achieve a satisfactory relationship to the existing settlement pattern.	
Potential capacity	192 dwellings