

Site Reference	5HU001, 5HU044, 5HU046		
Site address	Little Hill Road, Land between Davis Way and Little Hill Road, Douglas House		
Parish	Hurst	Ward	Hurst



Site description			
The sites are located to the south of Hurst and the north-east of Winnersh. The sites are located within the countryside and outside of settlement limits. The sites comprise of open fields, some of which are sub-divided, a residential dwelling, garden and workshops. The sites are accessed from Little Hill Road, a single width rural lane, and Davis Way. The A329M lies to the south of the sites.			
Site Size	3.76ha	PDL status	Mixed

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable Houses in Multiple Occupation (C4 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 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 3	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	1.5km	Primary school	0.5km
Employment	0.8km	Secondary school	1km

Relevant planning history
153087 – Full application for the proposed erection of 6 dwellings following the demolition of Douglas House – Refused 29 January 2016.

Suitability
Unsuitable
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. Little Hill Road is a narrow country lane with poor visibility.
Development of these sites would result in the loss of Grade 3 agricultural land. 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 sites have all been promoted by the landowners and are in single ownership. There is no housebuilder/developer on board and 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 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	56 dwellings

Site Reference	5HU002, 5HU030		
Site address	Land adjacent to Whistley Green Cottage and Land North-West of Hogmoor Lane		
Parish	Hurst	Ward	Hurst



Site description			
The sites are located to the north of Hurst, and to the south of Twyford in the countryside and outside of settlement limits. The sites comprise of fields of various sizes that are relatively flat. The sites are accessed from Broadwater Lane.			
Site Size	4.3ha	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 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 3	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial, Bedrock

Distance to facilities			
Healthcare	1.7km	Primary school	0.5km
Employment	1.3km	Secondary school	2km

Relevant planning history
F/1998/67400 – Erection of 5 detached dwellings on land adjacent to Hogmoor Lane – Refused.

Suitability
Potentially suitable
<p>The sites are located to the north of Hurst, adjacent to the settlement limits abutting existing housing fronting Broadwater Lane. Part development of the sites closest to the road would therefore achieve a satisfactory relationship with the existing settlement pattern.</p> <p>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>A small area of site 5HU030 is subject to flooding in the north-eastern corner, however this is not extensive and does not inhibit potential development.</p> <p>There is limited access to services and facilities within Hurst. However, there is an opportunity here for a small level of development, which would relate well to the existing built up area.</p>

Availability
Potentially available
The sites have been promoted by agents on behalf of the landowners. The sites are in single ownership with no housebuilders/developers on board. There are tenancies and covenants that would need to be investigated further.

Achievability
Potentially achievable
The sites are potentially suitable for development and further investigation would be required to understand whether there are any ownership and legal constraints affecting the sites and

therefore it is not known whether the land is available. The sites are considered to be potentially achievable.

Deliverability / Developability (including potential capacity)
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Potentially developable

The sites are adjacent to the settlement limits of Hurst and could form a logical extension to the settlement pattern.
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Potential capacity	15 dwellings
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Site Reference	5HU003, 5HU007		
Site address	Whistley Meadow St. Nicholas and Land at St Swithins Cottage		
Parish	Hurst	Ward	Hurst



Site description			
The sites are located to the north of Hurst, and to the south of Twyford in the countryside and outside of settlement limits. The sites comprise of a large open field with a public right of way to the east and a narrow strip of land with an access track, agricultural building and area of grass. The sites are accessed from Broadwater Lane and Hinton Road.			
Site Size	18.3ha	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 type="checkbox"/>
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, Bedrock

Distance to facilities			
Healthcare	1.7km	Primary school	0.5km
Employment	1.3km	Secondary school	2km

Relevant planning history
N/A

Suitability
Unsuitable
<p>The sites are located between the settlements of Hurst and Twyford. Development of the sites would fail to achieve a satisfactory relationship with the existing settlement pattern, compromising the separation of settlements.</p> <p>Large areas in the north east of the sites are subject to flooding and this would affect the location and quantum of potential development.</p> <p>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 are not considered to be sustainable, with limited access to services and facilities.</p> <p>The sites are considered to be unsuitable for development.</p>

Availability
Potentially available
The sites have been promoted by agents on behalf of the landowners. They are either in single ownership or owned by a trust. There are no housebuilders/developers on board. There are no legal issues disclosed, 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 Hurst and Twyford. It is considered that development of the sites would fail to achieve a satisfactory relationship with the existing settlement pattern, compromising the separation of settlements.	
Potential capacity	100 dwellings

Site Reference	5HU004, 5HU027, 5HU032		
Site address	Land at Broadcommon Road, Walden Acres, Land South-West of Broadcommon Road		
Parish	Hurst	Ward	Hurst



Site description			
The sites are located to the south-east of Hurst, in the countryside and outside of settlement limits. The sites comprise of a number of fields that slope gently down to the south-east as well as grazing land and a dwelling. The sites are accessed from Broadcommon Road and from the A321 Wokingham Road.			
Site Size	7.85ha	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 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 checked="" type="checkbox"/> Sand and Gravel superficial, Bedrock

Distance to facilities			
Healthcare	2.7km	Primary school	0.2km
Employment	2.5km	Secondary school	2.9km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The sites, whilst adjacent to Hurst, 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>Although close to the village centre, there is currently no safe walking route to services and facilities and limited access to public transport to wider areas.</p> <p>Flood Zone 2 covers the eastern part of the sites and a main river drain runs through sites 5HU032 and 5HU027. There are known surface water flooding issues which would affect the quantum and location of development.</p> <p>The sites are considered to be unsuitable for development.</p>

Availability
Potentially available
The sites have been promoted by agents and landowners. They are either in single ownership or owned by trusts. There are no housebuilders/developers on board. There are no legal issues disclosed, however there are tenancies and covenants that would need to be investigated further.

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

Deliverability / Developability (including potential capacity)
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Not developable within the next 15 years	
It is considered that the sites, whilst adjacent to Hurst, 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.	
Potential capacity	80 dwellings

Site Reference	5HU005		
Site address	Land at The Phoenix, Nelson's Lane, RG10 0RR		
Parish	Hurst	Ward	Hurst



Site description			
The site is located to the south-east of Hurst, outside of settlement limits, within the countryside. The site comprises car repair businesses, printing, upholstery and storage businesses as well as a dwelling, internal roads and associated structures. The site is accessed from Nelsons Lane.			
Site Size	1.9ha	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 type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	3.2km	Primary school	1.3km
Employment	1.7km	Secondary school	2.6km

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 and with poor access to infrastructure.</p> <p>Development of this site would also result in the loss of employment floorspace, although it is not within a designated Core Employment Area.</p> <p>There are also potential contamination issues on the site, which would require further investigation.</p> <p>It is not considered that development here is sustainable.</p> <p>This site is considered to be unsuitable for development.</p>

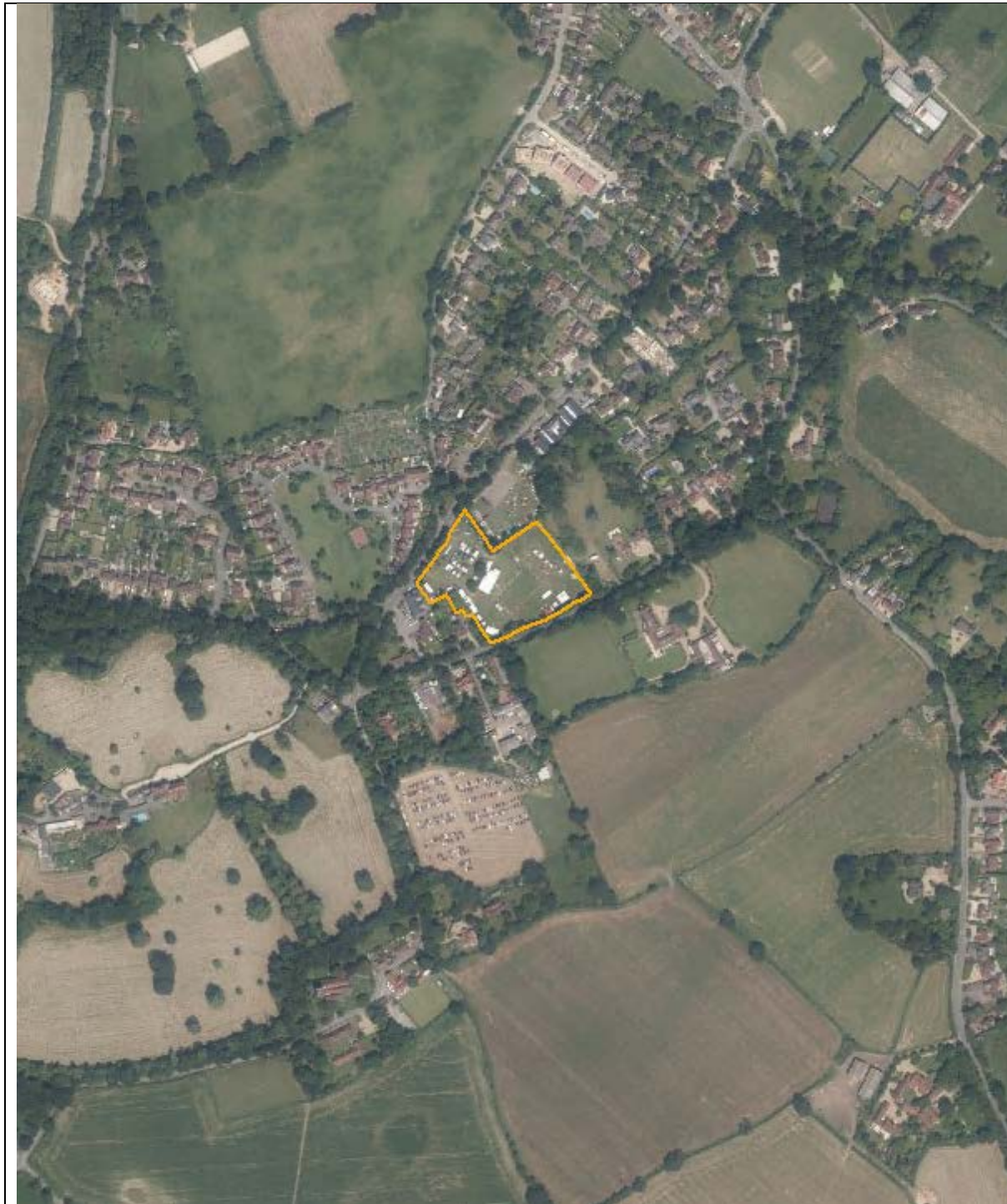
Availability
Potentially available
The site has been promoted by an agent on behalf of a single landowner. There is no developer on board and no disclosed legal issues, however there are tenancies affecting the land and this would need to be investigated further.

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 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 poor access to infrastructure.	
Potential capacity	28 dwellings

Site Reference	5HU006		
Site address	Land on the North side of Orchard Road, RG10 OSD		
Parish	Hurst	Ward	Hurst



Site description			
The site is located to the south of Hurst, outside but adjacent to the settlement limits in the countryside. The site lies between Hurst Village Halls and a primary school. The site comprises a field used as horse grazing that is undulating in nature. There is public right of way (footpath) running through the site. The site is accessed from School Road.			
Site Size	1.1ha	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 3	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial, Bedrock

Distance to facilities			
Healthcare	2.3km	Primary school	0.2km
Employment	2.3km	Secondary school	2.5km

Relevant planning history
No relevant planning history.

Suitability
Potentially suitable
The site is adjacent to the settlement limits of Hurst and could form a logical extension to the settlement pattern.
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.
There is limited access to services and facilities within Hurst. However, there is an opportunity here for a small level of development, which would relate well to the existing built up area.

Availability
Potentially available
The site has been promoted by an agent, on behalf of a landowner. The site is in multiple ownership. There is a developer involved and there are no disclosed legal issues, though 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 achievable.

Deliverability / Developability (including potential capacity)
Potentially developable

The site is adjacent to the settlement limits of Hurst and could form a logical extension to the settlement pattern.	
Potential capacity	16 dwellings

Site Reference	5HU009, 5HU010, 5HU011, 5HU012, 5HU013, 5HU014, 5HU015, 5HU017, 5HU020, 5HU021, 5HU022, 5HU023, 5HU041, 5HU047		
Site address	Land north of A329M and south of M4		
Parish	Hurst	Ward	Hurst



Site description			
This is a large cluster of sites that are located to the north of the A329M and to the south of the M4. Beyond the M4 to the north is open countryside. To the south beyond the A329M is the North Wokingham Major Development. To the west lies Junction 10 of the M4. To the east is open countryside. The sites are located outside of settlement limits within the countryside and comprise a mix of agricultural, commercial and residential uses. To the north-east of the sites lies an area of Ancient Woodland. The sites undulate throughout with steeper slopes found nearer to the motorways. The sites are accessed from Forest Road which runs east-west and Warren House Road and the A321 to the east and west.			
Site Size	245.25ha	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 checked="" type="checkbox"/>	Ancient Woodland	<input checked="" type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 76/1975, 76A/1975, 76B/1976,
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3 and 4	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	1.3km	Primary school	1.3km
Employment	0.6km	Secondary school	1.5km

Relevant planning history
OFF/2013/1342 – Prior approval for conversion of offices to 6 apartments
OFF/2014/2480 – Prior approval for conversion of offices to 18 apartments.

Suitability
Unsuitable
<p>The sites are located to the north of the settlement of Wokingham and the North Wokingham Major Development. Development of the sites would fail to achieve a satisfactory relationship with the existing settlement pattern, as it would mean the settlement 'leap-frogging' the A329(M). There is also no present defensible boundary to the east of these sites which would prevent development creep eastwards toward Bracknell Forest.</p> <p>The sites are fairly isolated with limited access to infrastructure. The scale of development would require significant transport interventions to connect this area into Wokingham and to the north along the A321 to Twyford with the draw of Crossrail services. A new M4 junction to the east could be considered, but would be subject to extensive agreements with Highways England and neighbouring authorities, which would add considerable uncertainty about delivery.</p> <p>Noise and air pollution from the M4 to the north of the sites could impact negatively upon future occupiers, however due to the scale of the sites this could be mitigated through the masterplanning of the area.</p> <p>There are a number of area TPOs across the sites, including an area of ancient woodland in the east of the cluster. This may inhibit development in areas of the sites, but is not so extensive as to inhibit development of the wider sites.</p>

A very small area is within flood zone 2, but this would not inhibit 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.

On balance, the negative impacts of the spread of development across the A329(M) make these sites unsuitable for development.

This cluster of sites has been considered by the commissioned consultants as part of a wider masterplanning exercise to test a scenario of approximately 3,000 dwellings at this location including its viability with regard to necessary infrastructure. This exercise has concluded that development here would not be viable.

Availability

Potentially available

The sites have been promoted by various agents with land ownership provided. There are various housebuilders/developers involved. There are no disclosed legal issues or tenancy agreements in place. 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 to the north of the settlement of Wokingham and the North Wokingham Major Development. It is considered that development of the sites would fail to achieve a satisfactory relationship with the existing settlement pattern, as it would mean the settlement 'leap-frogging' the A329(M) which acts as a logical end point for development of Wokingham.

Potential capacity

3678 dwellings

Site Reference	5HU008, 5HU016, 5HU031		
Site address	Land off Lodge Road, Land to the East of Lodge Road, Land South-West of Broadwater Lane		
Parish	Hurst	Ward	Hurst



Site description			
The sites are located to the west of Hurst, within the countryside and outside but adjacent to settlement limits. The sites comprise several fields that are relatively flat and overgrown. The sites are accessed from Broadwater Lane, Lodge Road and Tape Lane.			
Site Size	13.5ha	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"/>
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, Bedrock

Distance to facilities			
Healthcare	2km	Primary school	0.2km
Employment	2.1km	Secondary school	2.1km

Relevant planning history
172894 – Proposed erection of 5 dwellings and garages and creation of a new vehicular and pedestrian access to Lodge Road and footway provision – REFUSED 6/12/17. Dismissed at appeal, subsequently quashed in the High Court and then currently awaiting re-determined appeal decision. Reasons for refusal: <ul style="list-style-type: none"> • Countryside (outside development limits) and unsustainable location (including reliance on private car) • Inappropriate mix of dwelling type • Poor housing amenity • Unacceptable impact on character
0/2005/4959 & 0/2006/8249 – Erection of one dwelling – Both refused

Suitability
Unsuitable
<p>The sites, whilst adjacent to Hurst, would form a large scale infilling of an area more related to the open countryside.</p> <p>Although the sites are not located within a flood zone, it is understood that they have flooded previously and are prone to standing water and this would need to be investigated further. There are also two TPOs on the eastern boundary. 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 constraints are not considered extensive at this stage and would not inhibit potential development.</p> <p>The sites are not considered to be sustainable, with limited access to services and facilities and public transport to other areas. The scale of development would not be sufficient to generate additional infrastructure.</p>

The sites are considered to be unsuitable for development.
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Availability

Potentially available

The sites have been promoted by various agents on behalf of the landowners. They are all in single ownership. There are no housebuilders/developers on board. There are no legal issues disclosed, however there are tenancies and covenants that would need to be investigated further.
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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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It is considered that the sites, whilst adjacent to Hurst, fail to achieve a satisfactory relationship to the existing settlement, forming a large scale infilling of an area more related to the open countryside.

Potential capacity	200 dwellings
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Site Reference	5HU025, 5HU026		
Site address	Hedgerley Stables, Nelson's Lane, RG10 0RR		
Parish	Hurst	Ward	Hurst



Site description			
The sites are located to the south-east of Hurst, in an area of countryside outside of settlement limits. The sites comprise fenced paddocks to the north, with storage barn and parking area to the south with associated structures. The sites are relatively flat. Access is from access gates on Nelson's Lane.			
Site Size	1.55ha	PDL status	Mixed

Promoted use(s)
Housing (C3 Planning Use Class) – Market 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 checked="" type="checkbox"/> Grade 4	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	3.4km	Primary school	1.2km
Employment	2.1km	Secondary school	3km

Relevant planning history
<p>F/2005/6584– Demolition of barn and rebuilding to create two holiday flats – Refused</p> <p>F/2007/0640 - Proposed demolition of barn and erection of building to create to holiday flats on first floor with tack room and storage on ground floor associated with keeping horses in adjoining stables. Refused – appeal dismissed.</p> <p>F/2013/1496 – Conversion of barn into residential dwellings – Refused and appeal dismissed.</p> <p>MB/2014/2838 – Prior approval for conversion of change of use from agricultural to one dwellings – Refused</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> • Absence of a survey that demonstrates the development would not have an adverse impact on bats. • Design and Layout • Outside development limits with poor access to services • Does not contribute towards the aims of sustainability in accordance with the Code for Sustainable Homes • Fails to make satisfactory provision for adequate services, amenities and infrastructure needs.

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 poor access to infrastructure. It is not considered that residential development here is sustainable.</p> <p>The sites are considered to be unsuitable for development.</p>

Availability
Potentially available
<p>The sites have been promoted by an agent on behalf of the landowners. They are in single ownership. There are no housebuilders/developers on board. There are no legal issues disclosed,</p>

however this would need to be investigated further.

Achievability

Not assessed

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

Not developable within the next 15 years
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The sites are 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 poor access to infrastructure.

Potential capacity	20 dwellings
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Site Reference	5HU028		
Site address	West Lodge, Lodge Road, RG10 0ST		
Parish	Hurst	Ward	Hurst



Site description			
The site is located to the south-west of Hurst, outside of settlement limits, within the countryside. The site comprises a long narrow parcel of land running alongside Lodge Road and includes a dwelling, garden and fields for grazing and the growing of Christmas trees. The site is accessed via West Drive, off Lodge Road.			
Site Size	1.68ha	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 checked="" type="checkbox"/> Grade 3	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	1.8km	Primary school	0.7km
Employment	1.7km	Secondary school	2.3km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
The site, whilst adjacent to the settlement of Hurst, 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.
The site is also highly constrained given its narrow shape and the fact that access to the site appears to be shared with other landowners.
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.
The site is not considered to be sustainable, with limited access to services and facilities.
This site is considered to be unsuitable for development.

Availability
Potentially available
The site has been promoted by the landowner and there is no 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 the site, whilst adjacent to the settlement of Hurst, 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	5 – 25 dwellings
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Site Reference	5HU029		
Site address	Triangle outside Hurst House, Orchard Road, RG10 0SH		
Parish	Hurst	Ward	Hurst



Site description			
The site is located to the south of Hurst, outside settlement limits, within the countryside. The site lies between the junction of Sawpit Road, School Road and Church Hill. The site comprises an area of grazing land. There is an access gate from Sawpit Road.			
Site Size	0.35ha	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 checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	2.1km	Primary school	0.4km
Employment	2.2km	Secondary school	2.5km

Relevant planning history
Application for house refused 20 years previously.

Suitability
Unsuitable
<p>The site is adjacent to the settlement limits of Hurst and could form a logical extension to the settlement pattern.</p> <p>The site lies within The Old School House, Hurst Area of Special Character (ASC). Any development here would therefore need to retain and enhance the traditional, historical, local and special character of the area and its setting.</p> <p>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>There is limited access to services and facilities within Hurst. However, there is an opportunity here for a small level of development, which would relate well to the existing built up area.</p> <p>The site is constrained by its shape, size and its current practical function as a buffer zone between junctions. On balance, the site is not considered to be suitable for development due to these reasons.</p> <p>This site is considered to be unsuitable for development.</p>

Availability
Potentially available
The site has been promoted by the landowner and there is no 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 not considered to be sustainable, with limited access to services and facilities. The scale of development would not allow for improvements to infrastructure and services.	
Potential capacity	5 dwellings

Site Reference	5HU033, 5HU039, 5HU045, 5HU049		
Site address	Land at Stokes Farm, Land South of Forest Road, Manor Farm, Stokes Cottage		
Parish	Hurst	Ward	Hurst



Site description			
The sites are located to the south-west of Binfield and to the north-east of Wokingham, the A329M and the North Wokingham Major Development. The sites are located within the countryside and are outside of settlement limits. The sites comprise several large fields, an area of ancient woodland, residential dwellings and curtilage, and agricultural and commercial buildings. The sites are accessed from Binfield Road and Foxley Lane.			
Site Size	84.95ha	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 checked="" type="checkbox"/> 1563/2017
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	0.7km	Primary school	0.6km
Employment	2km	Secondary school	1.2km

Relevant planning history
Site within Bracknell Forest that adjoins 5HU033 – 16/01196/OUT – Outline application for up to 350 residential dwellings, land for one form entry primary school, a medical centre including pharmacy (1,200m ²) a sports pavilion (140m ²) open space, landscaping, suitable alternative natural green space (SANG) and drainage. Means of access to be considered, all other matters reserved – Appeal dismissed 26/02/2018 due to: <ul style="list-style-type: none"> - Significant and detrimental impact on landscape character - Unsustainably located in terms of access to services

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 located between Wokingham and Binfield. Development would compromise the separation of settlements, leading to potential coalescence especially given planned development of land adjacent to the site (land South of Foxley Lane) within Bracknell Forest.</p> <p>The scale of development is likely to require the provision of transport infrastructure and local junction improvements; however there are few opportunities to provide sustainable travel choices and improve / deliver pedestrian and cycle facilities.</p> <p>An area of ancient woodland lies within the sites, however this is not so extensive as to inhibit potential development. Development of this site would result in the loss of Grade 3 agricultural land.</p> <p>On balance, the sites are considered to be less sustainable. Development would incur significant negative impacts. The sites are considered to be unsuitable.</p>

Availability

Potentially available	
The sites have been promoted by agents and landowners. They are in single ownership. A housebuilder/developer is on board for one of the sites. There are no legal issues disclosed, 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 in the open countryside. It is considered that development would fail to achieve a satisfactory relationship to the existing settlement pattern, being located between Wokingham and Binfield. Development would compromise the separation of settlements, leading to potential coalescence.	
Potential capacity	1255 dwellings

Site Reference	5HU034, 5HU040		
Site address	Land West of Dunt Lane & South of Green Lane and Galtimore, Dunt Lane		
Parish	Hurst	Ward	Hurst



Site description			
The sites are located to the north-west of the road junction between the A329M and the M4. The sites are located to the north-east of Winnersh, but separated by the A329M. The sites are located outside of settlement limits, within the countryside. The sites comprise a large field used for horse grazing that is undulating in nature and adjacent to an elevated section of the M4 junction, as well as a detached bungalow known as Galtimore with side and rear gardens, fronting Dunt Lane. Both sites are accessed from Dunt Lane and Green Lane.			
Site Size	19.41ha	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 checked="" type="checkbox"/> Grade 4	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	1.4km	Primary school	0.4km
Employment	0.5km	Secondary school	1km

Relevant planning history
Galtimore – F/2000/1953 – permission for dwelling - Approved.

Suitability
Unsuitable
<p>The sites are located to the north-east of Winnersh, but across the A329(M). Development would fail to achieve a satisfactory relationship to an existing settlement, forming an illogical protrusion across the motorway into an area more strongly related to the open countryside.</p> <p>The proximity of the sites to the junction of the M4 would also result in noise and air pollution which would potentially affect future occupiers. The surrounding road infrastructure (narrow country lanes) would not be able to cope with the level of development that the sites could yield, resulting in congestion and transport safety issues.</p> <p>There are also known flooding issues mainly to the south of the site.</p> <p>The sites are not considered to be sustainable, with limited access to services and facilities.</p>

Availability
Potentially available
The sites have been promoted by the landowner and an agent, on behalf of a landowner. One site has a developer on board. There are no disclosed legal issues affecting the sites, however there are tenancies and 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)
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Not developable within the next 15 years
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The sites are located to the north-east of Winnersh, but across the A329(M). It is considered that development would fail to achieve a satisfactory relationship to an existing settlement, forming an illogical protrusion across the motorway into an area more strongly related to the open countryside.

Potential capacity	290 dwellings
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Site Reference	5HU035		
Site address	Heriots, Wokingham Road, RG10 0RX		
Parish	Hurst	Ward	Hurst



Site description			
The site is located to the south of Hurst, outside of settlement limits and within the countryside. The site is comprised of a Grade 2 Listed Building, known as Heriots, as well as storage areas, a caravan and several paddocks. The site is undulating in nature and accessed from the A321.			
Site Size	4ha	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 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	2.8km	Primary school	1.1km
Employment	1.6km	Secondary school	2.4km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
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 poor access to infrastructure.
A large proportion of the site lies within flood zone 2. 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.
The site is not considered to be suitable for development.

Availability
Potentially available
The site has been promoted by an agent on behalf of a single landowner. There is no developer involved and 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 poor access to infrastructure.	
Potential capacity	60 dwellings

Site Reference	5HU043		
Site address	Land to the west of Hurst Road		
Parish	Hurst & Twyford	Ward	Hurst & Twyford



Site description			
The site is located to the west of Twyford, within the countryside and outside of settlement limits. The site is allocated in the current Development Plan as part of Whistley Mill Country Park (Policy SAL06). The site comprises a large area of scrubland behind a row of houses. The site lies to the east of the River Loddon and the Twyford Brook runs up through the middle of the site. The site is accessed from Hurst Road.			
Site Size	14.5ha	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 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	1.3km	Primary school	0.5km
Employment	1km	Secondary school	2.1km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site is located to the west of the settlement of Twyford and is currently allocated in the Managing Development Delivery (MDD) DPD under policy SAL06 as an addition to Charvil Country Park.</p> <p>The site is located wholly within flood zones 2 and 3. The Twyford Brook runs through the centre of the site and the River Loddon forms the western boundary. It is noted that the site promoters have suggested floating homes and further investigation would be required into the practicalities and financial viability of this kind of scheme. Notwithstanding this, the NPPF requires a sequential approach to be taken when considering development within flood zones. Consideration would need to be given to sequentially more preferable sites in the first instance.</p> <p>Development would also negatively impact upon the open character and appearance of the Charvil Country Park.</p> <p>Twyford centre is an Air Quality Management Area (AQMA). Further consideration is required on whether development of this site could lead to higher levels of traffic through the Twyford crossroads increasing impact on air quality and whether mitigation measures could be applied to resolve any issues.</p> <p>The site is not considered to be suitable for development.</p>

Availability
Potentially available

The site has been promoted by an agent with landowner support. There is a 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

The site is located to the west of the settlement of Twyford and is currently allocated in the Managing Development Delivery (MDD) DPD under policy SAL06 as an addition to Charvil Country Park.

Potential capacity

0 dwellings

Site Reference	5HU048		
Site address	Land at Hatch Gate Farm, Lines Road		
Parish	Hurst	Ward	Hurst



Site description			
The site is located to the south of Hurst, outside of settlement limits and within the countryside. The site comprises disused dairy farm buildings as part of a larger farm complex. The site has two accesses via Lines Road.			
Site Size	1.36ha	PDL status	Predominantly PDL

Promoted use(s)
Housing (C3 Planning Use Class) – Affordable and 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 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 type="checkbox"/>

Distance to facilities			
Healthcare	2.5km	Primary school	1.1km
Employment	1.7km	Secondary school	2km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
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.
A Grade II listed building lies to the south of the site and consideration of impact and setting would be required.
Whilst the site is not considered to be suitable for residential development, it is noted that farm buildings to the north of the site have previously been converted to residential dwellings. As this is a brownfield site, there may be future opportunities for redevelopment for rural workers dwellings or similar, depending if a need could be demonstrated.

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 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. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure.

Potential capacity	20 dwellings
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Site Reference	5HU050		
Site address	Land adjoining Old Crown Cottage, Dunt Lane, Hurst		
Parish	Hurst	Ward	Hurst



Site description			
The site is located to the south of Hurst and the north-east of Winnersh, outside of settlement limits and within the countryside. The site comprises a small, overgrown field, adjacent to a residential dwelling. The site lies at the junction of Little Hill Road and Dunt Lane and has no current access.			
Site Size	0.5ha	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 checked="" type="checkbox"/> Grade 4	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	1.7km	Primary school	0.8km
Employment	1.4km	Secondary school	1.4km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
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. Little Hill Road is a narrow country lane with poor visibility.
The site lies between two Grade II listed buildings and consideration of impact and setting would be required.
The site is not considered to be suitable for development.

Availability
Potentially available
The site has been promoted by one of two landowners. There is no housebuilder/developer on board and no known legal issues 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. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure.	
Potential capacity	7 dwellings