

Site Reference	5RU001, 5RU002, 5RU003, 5RU004, 5RU005, 5RU006		
Site address	Land at Ruscombe		
Parish	Ruscombe & Wargrave	Ward	Remenham, Wargrave and Ruscombe



Site description			
<p>The sites comprise eight parcels of land sited to the east of Twyford, in the countryside and within the Green Belt. The parcels are bisected by the railway line that runs south-west to north-east and joins Reading with London Paddington.</p> <p>The parcels to the north of the railway comprise several large fields that are undulating, and open in character with long views. Access is from the A3032 and the A4.</p> <p>The parcels that lie to the south of the railway comprise several large fields that are relatively flat, bounded by the B3024 to the south and New Road and Stanlake Lane to the west. Access is from the B3024.</p>			
Site Size	230ha	PDL status	Predominantly greenfield

Promoted use(s)
<p>Housing (C3 planning use class) – Market and affordable</p> <p>Retail (A1 planning use class)</p>

Context			
Flood Zone 3b	<input checked="" type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input checked="" type="checkbox"/>	Conservation Area	<input checked="" type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input checked="" type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 1, 2 & 3	Minerals	<input checked="" type="checkbox"/> Sand and Gravel Superficial, Bedrock

Distance to facilities			
Healthcare	0.6km	Primary school	0.4km
Employment	0.1km	Secondary school	1.2km

Relevant planning history
No relevant planning history

Suitability
Potentially suitable
<p>The sites are adjacent to Twyford and provide an opportunity for a settlement expansion. The sites also border the boundary to the east with RBWM and consideration would need to be given to any promoted sites and potential development within this neighbouring authority.</p> <p>The sites slope downwards to the railway line in the south and are largely open Green Belt countryside with long views. This increases the landscape sensitivity and potential for visual impacts, with any development here impacting on the openness of the Green Belt. Evidence within the Green Belt Review (2016) shows this area of land as making a ‘contribution’ to the purposes¹ of the Green Belt.</p> <p>Whilst some areas to the south of the sites are subject to flooding this is not extensive and does not inhibit potential development of the area as a whole.</p> <p>The sites comprise Grade 1, 2 and 3, best and most versatile agricultural land. Development would result in the loss of this high quality agricultural land.</p> <p>A Grade 1 listed church (St. James’) and surrounding Church Lane Conservation Area lies</p>

¹ Set out at paragraph 80 of the [National Planning Policy Framework](#)

adjacent to the sites and impact on their character, appearance and setting would require further investigation.

Twyford is recognised through the settlement hierarchy as a more sustainable location, with better access to services and facilities. It is noted that Twyford train station will be on the new Elizabeth Line as part of the Crossrail development. The scale of potential development here would likely allow for the improvement of further infrastructure including possible improved public transport frequency and new roads.

Twyford centre is an Air Quality Management Area (AQMA). Further consideration is required on whether development of these sites could lead to higher levels of traffic through the Twyford crossroads increasing impact on air quality and whether mitigation measures, such as a bypass around Twyford centre, could be applied to resolve any issues. As well as this, potential noise pollution issues caused by the railway would also require further investigation.

On balance, given the large scale of the sites in the sustainable location close to Twyford, there is an opportunity for comprehensive development scheme. However, it is acknowledged that this area is Green Belt and further consideration of potential exceptional circumstances would need to form part of the plan making process going forwards.

Availability

Potentially available

Agents have promoted the sites and provided land ownership details. The sites are in multiple ownership and there are tenancies across the sites that will need to be investigated further. There are housebuilder/developers involved for some sites, though other sites do not have a housebuilder/developer on board. There are legal issues that would need to be investigated further.

Achievability

Achievability unknown

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

Deliverability / Developability (including potential capacity)

Potentially developable

On balance, whilst the sites are considered comparatively sustainable, development would incur significant negative impacts on the openness of the Green Belt and there are further constraints which would need to be investigated through masterplanning.

Potential capacity

3260 dwellings
Employment, retail, open space and leisure facilities as part of a wider development
(capacity unknown at this stage)

Site Reference	5RU007, 5RU008		
Site address	Land East and West of Northbury Avenue		
Parish	Ruscombe	Ward	Remenham, Wargrave & Ruscombe



Site description			
The sites are located to the north-west of Ruscombe and to the east of Twyford, within settlement limits. The sites comprise two parcels of land, one on the east side and one on the west side of Northbury Avenue, that comprise overgrown scrub and derelict glasshouses. The sites are relatively flat. They are accessed from Northbury Avenue and New Road.			
Site Size	1.37ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) market and affordable, and residential institution (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"/> 516/1989
Countryside	<input type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial, Bedrock

Distance to facilities			
Healthcare	0.5km	Primary school	0.3km
Employment	0.3km	Secondary school	1.3km

Relevant planning history
No relevant planning history.

Suitability
Suitable
The sites are located within the settlement of Ruscombe, surrounded by residential development and are therefore acceptable in principle for development.
There are a 3 single TPO trees and a group TPO within the sites, but these would not inhibit potential development.
The sites are close to local services and facilities. It is noted that Twyford train station will be on the new Elizabeth Line as part of the Crossrail development.
The sites are therefore considered suitable for development.

Availability
Potentially available
The sites have been promoted by an agent on behalf of the landowners. They are in single ownership. No housebuilders/developers are on board. There are no legal issues disclosed, however this would need to be investigated further.

Achievability
Potentially achievable
The sites are potentially suitable for development, and further investigation is required to understand the availability of the sites and therefore the site is considered to be potentially available.

Deliverability / Developability (including potential capacity)	
Developable (years 6-10, 11-15)	
The sites are located within the settlement of Ruscombe, surrounded by residential development and are therefore acceptable in principle for development.	
Potential capacity	20 dwellings

Site Reference	5SH001, 5SH017, 5SH035		
Site address	Land adjacent to North Lodge and Land at Highlands		
Parish	Shinfield	Ward	Shinfield South



Site description			
The sites are located on the western side of Basingstoke Road, to the west of Spencers Wood. The sites are located within the countryside outside of settlement limits. The sites comprise a mix of large dwellings and associated land as well as fields and woodland. The sites slope down to the A33 in the west. The sites are accessed from Basingstoke Road.			
Site Size	35.03ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market, affordable and self-build. Suitable Alternative Natural Greenspace (SANG) – 20ha

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"/> 21/1970, 776/1996,
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	0.9km
Employment	1.9km	Secondary school	1.0km

Relevant planning history
None

Suitability
Unsuitable
<p>The sites, whilst adjacent to Spencers Wood, fail to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside.</p> <p>Development in Spencers Wood is mainly contained to the east side of Basingstoke Road and the settlement is being expanded to the north-east as part of the Shinfield Parish Major Development. Development of these sites would be contrary to this area masterplan and extend development towards the A33 to the west into an area of distinctive parkland character.</p> <p>A number of area and single Tree Preservation Orders (TPOs) are within the sites; however this would not inhibit potential development.</p> <p>Future congestion is anticipated on the Church Lane and Beech Hill Road junctions with Basingstoke Road as well as at Junction 11. Traffic from these proposed developments would exacerbate the capacity problems not only at the A33 but also at Junction 11 of the M4.</p> <p>It is known that there are drainage issues on areas of the Highlands site which would require further investigation.</p> <p>These sites are considered to be unsuitable for development.</p>

Availability
Potentially available

The sites have been promoted by various agents on behalf of the landowners. The sites are in single ownership and have 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

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

Potential capacity

225 dwellings (20ha of proposed SANG not included in calculation)

Site Reference	5SH002, 5SH005		
Site address	Land West of Basingstoke Road, and Derydene, 18 Sevenoaks Drive		
Parish	Shinfield	Ward	Shinfield South



Site description			
The sites are located to the south of Three Mile Cross and north of Spencers Wood. To the west lies the A33 and to the east lies the Shinfield Parish Major Development. The sites are located in the countryside and just outside of settlement limits to the rear of dwellings fronting Basingstoke Road. The sites include two dwellings, residential gardens, paddocks for horse grazing and storage. The sites are accessed from Basingstoke Road.			
Site Size	6.12ha	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 checked="" type="checkbox"/> 21/1970, 1357/2010, 697/1994
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input checked="" type="checkbox"/> Sand and gravel superficial

Distance to facilities			
Healthcare	1.8km	Primary school	1.4km
Employment	1.2km	Secondary school	0.6km

Relevant planning history
Land west of Basingstoke Road: 172302 – Screening Opinion application for an Environmental Impact Assessment (EIA) for proposed development of up to 123 dwellings, Not EIA Development (18 th Sept 2017).

Suitability
Unsuitable
<p>The sites are located between the settlement limits of Three Mile Cross and Spencers Wood. Development of the sites would fail to achieve a satisfactory relationship with the existing settlement pattern, compromising the separation of two settlements leading to coalescence.</p> <p>An area Tree Preservation Order (TPO) and a number of single TPOs exist within the sites; however this would not prohibit potential development.</p> <p>Future congestion is anticipated on the Church Lane and Beech Hill Road junctions with Basingstoke Road as well as at Junction 11. Traffic from these proposed developments would exacerbate the capacity problems not only at the A33 but also at Junction 11 of the M4.</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 landowners and are in single ownership. One site has a developer/housebuilder involved, the others does not. There are no disclosed legal issues, however this would have to be investigated further.

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

Deliverability / Developability (including potential capacity)
Not developable within the next 15 years
The sites are located between the settlement limits of Three Mile Cross and Spencers Wood. It is considered that development of the sites would fail to achieve a satisfactory relationship with the existing settlement pattern, compromising the separation of two settlements leading to coalescence.
Potential capacity
91 dwellings

Site Reference	5SH003, 5SH008		
Site address	The Paddock on Croft Lane, Land between Orchard House, Sunways and Greenfields on Croft Road		
Parish	Shinfield	Ward	Shinfield South



Site description			
The sites are located to the east of Spencers Wood within the Shinfield Parish Major Development (SDL). Site 5SH030 is within the development limits of Spencers Wood and sites 5SH003 and 5SH008 are located within the countryside. The sites are comprised of a house and garden, paddock and fields. The sites are accessed from Croft Road and Croft Lane.			
Site Size	1.26ha	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 type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	0.9km	Primary school	1km
Employment	2.1km	Secondary school	2.8km

Relevant planning history
<p>Site 5SH008:</p> <p>F/97/66735 – 5 dwellings refused permission</p> <p>F/2001/4712 – Proposed erection of two dwellings. 2 dwellings refused permission – appeal dismissed</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> • Highways safety • Character and appearance

Suitability
Potentially suitable
<p>The sites are located within and adjacent to the settlement of Spencers Wood and within the Shinfield Parish Major Development.</p> <p>It is known that there are often flooding issues on Croft Road in wet weather which would require further investigation.</p> <p>The sites are small; however they provide opportunities as part of the Shinfield Parish Major Development.</p>

Availability
Potentially available
<p>The sites have all been promoted by agents and landowners., while sites 5SH003 and 5SH008 are in multiple ownership. No developer/housebuilder is involved. There are no reported legal issues, however site 5SH008 has tenancy agreements in place. This would need to be investigated further.</p>

Achievability
Potentially achievable
<p>The sites are potentially suitable for development, however further investigation is required to</p>

determine how the development would fit with the Masterplan for the Shinfield Parish Major Development and to ascertain the availability of the sites. The site is potentially achievable.
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Deliverability / Developability (including potential capacity)
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Potentially developable

The sites are small; however they provide opportunities as part of the Shinfield Parish Major Development.
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Potential capacity	18 dwellings
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Site Reference	5SH006, 5SH007, 5SH014		
Site address	Land off Winston Close, Land of Sussex Lane, and Land off Sussex Lane		
Parish	Shinfield	Ward	Shinfield South



Site description			
The sites are located to the south of Spencers Wood outside but adjacent to settlement limits, within the countryside. The sites comprise small fields which are subdivided and contain equestrian/agricultural buildings adjacent to an area of residential development. The sites are relatively flat and area accessed from Winston Close and Sussex Lane.			
Site Size	8.32	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

Distance to facilities			
Healthcare	1.5km	Primary school	1.3km
Employment	2.6km	Secondary school	1.3.km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The sites, whilst adjacent to Spencers Wood, fail to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside.</p> <p>Spencers Wood is being expanded to the north-east as part of the Shinfield Parish Major Development. Development of these sites would be contrary to this area masterplan and extend development south, away from the settlement and into open countryside. Expansion to the south would also have a visual impact on the sensitive rural landscape and this would require further consideration.</p> <p>Future congestion is anticipated on the Church Lane and Beech Hill Road junctions with Basingstoke Road as well as at Junction 11. Traffic from these proposed developments would exacerbate the capacity problems not only at the A33 but also at Junction 11 of the M4.</p> <p>These sites are considered to be unsuitable for development.</p>

Availability
Potentially available
Two sites have been promoted by the landowners; the other has been promoted by an agent on behalf of the landowner. They are in single ownership. There are no housebuilders/developers on board. There are no legal issues disclosed, however there area tenancies and an overage affecting two of the sites 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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It is considered that these sites, whilst adjacent to Spencers Wood, fail to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside.

Potential capacity	124 dwellings
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Site Reference	5SH009		
Site address	Land East of Oakbank School, Hyde End Lane, RG7 1ER		
Parish	Shinfield	Ward	Shinfield South



Site description			
The site is located within Ryeish Green, to the east of Three Mile Cross, within the limits of the Shinfield Parish Major Development (SDL). It is located on the western side of Hyde End Lane. The site is completely overgrown with trees and dense vegetation. There is currently no access to the site.			
Site Size	0.93ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Classes) – 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 type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	1.1km	Primary school	1km
Employment	1.4km	Secondary school	0km

Relevant planning history
No relevant planning history

Suitability
Unsuitable
The site is located between the settlement limits of Three Mile Cross, Shinfield and Spencers Wood. Development of the site would fail to achieve a satisfactory relationship with the existing settlement pattern, being isolated and with limited access to infrastructure.
An area Tree Preservation Order (TPO) and a number of single TPOs line the south-east boundary of the site. This would not inhibit potential development.
The site is wholly covered by trees with apparent sharp levels changes within the site, which could affect potential development. The site is inaccessible to pedestrians and vehicles.
This site is considered to be unsuitable for development.

Availability
Potentially available
The site has been promoted by an individual and the site is in multiple ownership. No housebuilder/developer is involved. No legal issues have been disclosed and this would need to be investigated further.

Achievability
Not assessed
Not assessed as the site is not considered to be suitable.

Deliverability / Developability (including potential capacity)
Not developable within the next 15 years
The site is located between the settlement limits of Three Mile Cross, Shinfield and Spencers

Wood. It is considered that the development of the site would fail to achieve a satisfactory relationship with the existing settlement pattern, being isolated and with limited access to infrastructure.	
Potential capacity	14 dwellings

Site Reference	5SH010, 5SH033		
Site address	Land at Grazeley Road, Three Mile Cross, RG7 1RA		
Parish	Shinfield	Ward	Shinfield South



Site description			
The sites are located to the east of the A33 and to the west of Three Mile Cross, outside of development limits within the countryside. The sites comprise of a single field which slopes up towards the east, away from the A33. A smaller section of the site is sub-divided off from the main part of the site and is used for parking and storage facilities. The site is accessed from Grazeley Road.			
Site Size	4.14ha	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 type="checkbox"/>

Distance to facilities			
Healthcare	2.1km	Primary school	1.0km
Employment	1.4km	Secondary school	1.1km

Relevant planning history
No relevant planning history

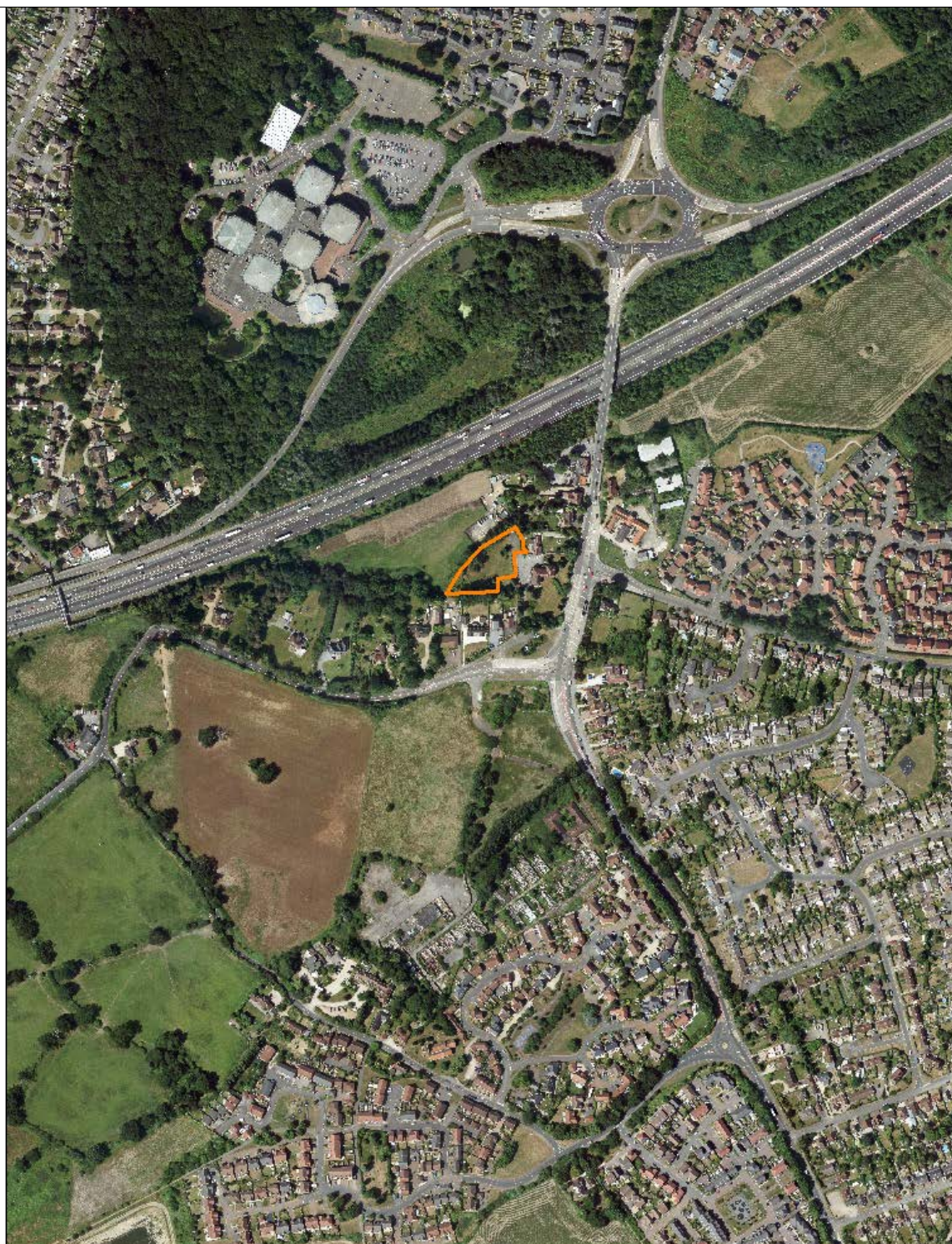
Suitability
Unsuitable
<p>The sites, whilst adjacent to Three Mile Cross, fail to achieve a satisfactory relationship to the existing settlement, forming an illogical protrusion away from the main built-up area and being more strongly related to the open countryside.</p> <p>The sites slope steeply down to the west towards the A33. This increases potential visual impacts and could affect the quantum and location of development. The siting close to the A33 could result in noise pollution for future occupiers.</p> <p>It is anticipated that there will be increased congestion at Junction 11 and at Church Lane junction with Basingstoke Road (A33). Development in the area of the A33 corridor could exacerbate congestion.</p> <p>The sites are considered to be unsuitable for development.</p>

Availability
Potentially available
The sites have been promoted by different agents on behalf of the landowners. They are in multiple ownership. One submission has no housebuilders/developers on board, the other submission does have housebuilder/developer 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	
It is considered that the sites, whilst adjacent to Three Mile Cross, 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	40 dwellings

Site Reference	5SH011		
Site address	Lane End House, Shinfield Road, RG2 9BT		
Parish	Shinfield	Ward	Shinfield South



Site description			
The site is located south-west of the Black Boy Roundabout, to the north-west of Shinfield, within the limits of the Shinfield Parish Major Development (SDL). It is located on the western side of the A327. To the south are existing dwellings and land with planning permission for 9 dwellings under ref. F/2015/0168. The site comprises part car park and part scrub land. Access to the site is from Brookers Hill Road.			
Site Size	0.33ha	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 type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.9km	Primary school	0.9km
Employment	1.5km	Secondary school	1.3km

Relevant planning history
163327 – Full application for erection of 6 dwellings – refused 3/3/17. Reasons for refusal: <ul style="list-style-type: none"> • Countryside location • Design • Impact on trees <p>F/2015/0168 – 9 residential units granted permission – 02/04/2015 (on land within the settlement boundary to the east, adjacent to the submitted site)</p>

Suitability
Potentially suitable
The site is adjacent to Shinfield settlement and within the Shinfield Parish Major Development. Development could achieve a satisfactory relationship with the existing built-up area, forming a logical extension which rounds off the settlement. It is noted that the site immediately to the east has been granted planning permission.
The M4 lies to the north of the site, which could cause noise impact on future occupiers and would need to be investigated further. However the site is well contained by trees which could mitigate against this if retained.

Availability
Potentially available
The site has been promoted by an agent with support of the land owner and the site is in single ownership. A housebuilder/developer is involved. No legal issues have been disclosed and this would need to be investigated further.

Achievability
Potentially achievable

The site is potentially suitable for development and is considered to be potentially developable.

Deliverability / Developability (including potential capacity)
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Potentially developable

The site is adjacent to Shinfield settlement and within the Shinfield Parish Major Development. Development would achieve a satisfactory relationship with the existing built-up area, forming a logical extension.

Potential capacity	5 dwellings
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Site Reference	5SH013		
Site address	Body's Farm, Basingstoke Road, Spencers Wood, RG7 1PR		
Parish	Shinfield	Ward	Shinfield South



Site description			
The site is located to the south-east of Spencers Wood and to the south-west of the Shinfield Parish Major Development, in the countryside and outside but adjacent to settlement limits. The site comprises several large fields that are relatively flat. The site is bounded by residential dwellings to the north and open countryside to the south. The site is accessed from Basingstoke Road.			
Site Size	36.31ha	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

Distance to facilities			
Healthcare	1.1km	Primary school	0.2km
Employment	2.2km	Secondary school	1.1km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site, whilst adjacent to Spencers Wood, fails to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside.</p> <p>Spencers Wood is being expanded to the north-east as part of the Shinfield Parish Major Development. Development of this site, in terms of scale and location would be contrary to this area masterplan and extend development southwards into open countryside. Substantial expansion to the south would also have a visual impact on the sensitive rural landscape and this would require further consideration.</p> <p>Future congestion is anticipated on the Church Lane and Beech Hill Road junctions with Basingstoke Road as well as at Junction 11. Traffic from these proposed developments would exacerbate the capacity problems not only at the A33 but also at Junction 11 of the M4.</p> <p>There are also observed drainage issues with the site.</p> <p>This site is considered to be unsuitable for development.</p>

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

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

Deliverability / Developability (including potential capacity)
Not developable within the next 15 years
It is considered that the site, whilst adjacent to Spencers Wood, fails to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside.
Potential capacity
540 dwellings

Site Reference	5SH016, 5SH024, 5SH043, 5SH051		
Site address	Land at Three Mile Cross, Land north-west of Church Lane, Land north of Brookers Hill, Land at Church Lane		
Parish	Shinfield	Ward	Shinfield South



Site description			
The sites are located to the north-east of Three Mile Cross, within the limits of the Shinfield Parish Major Development (SDL). The sites are located to the south of the M4 and to the west of Shinfield. The sites comprise relatively flat farm fields. Site 5SH016 has no direct access from Church Lane. Sites 5SH024 and 5SH043 are accessed from Church Lane.			
Site Size	23.42ha	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"/> 1604/2017, 1577/2017, 1623/2018
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 4	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.7km	Primary school	1.1km
Employment	0.7km	Secondary school	0.6km

Relevant planning history
No relevant planning history

Suitability
Unsuitable
<p>The sites are located between the settlement limits of Three Mile Cross and Shinfield. 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>A few single Tree Preservation Orders (TPOs) are located on the boundaries of the sites but this would not inhibit potential development.</p> <p>The northern sections of the sites lie adjacent to the M4 and noise and air pollution could impact negatively upon future occupiers. This would need to be investigated further and could impact potential development.</p> <p>Future congestion is anticipated on the Church Lane and Beech Hill Road junctions with Basingstoke Road as well as at Junction 11. Traffic from these proposed developments would exacerbate the capacity problems not only at the A33 but also at Junction 11 of the M4.</p> <p>It is known that there are drainage issues on areas of these sites which would require further investigation.</p> <p>These sites are considered to be unsuitable for development.</p>

Availability
Potentially available

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

Achievability

Not assessed

The sites are not considered to be suitable for development.

Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

The sites are located between the settlement limits of Three Mile Cross and Shinfield. 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	351 dwellings
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Site Reference	5SH018		
Site address	Lane End Villas, Hollow Lane, RG2 9AH		
Parish	Shinfield	Ward	Shinfield South



Site description			
<p>The site is located south-west of the Black Boy Roundabout, to the north-west of Shinfield, within the limits of the Shinfield Parish Major Development (SDL). It is located on the western side of the A327.</p> <p>The site comprises storage facilities, porta-cabins, and grassy field. The slopes steeply downwards to the north towards the M4.</p> <p>Access is off the A327.</p>			
Site Size	1.73ha	PDL status	Mixed

Promoted use(s)
Housing (C3 Planning Use Classes) – 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	0.8km	Primary school	0.9km
Employment	1.3km	Secondary school	1.3km

Relevant planning history
<p>F/2006/7359 – Part change of use from residential to B1 and B8 uses, approved</p> <p>F/2010/2774 – Erection of x2 4 bed dwellings, demolition of B1 and B8 storage refused permission</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> Insufficient information or the local authority to assess the impact of the development on neighbouring land uses in terms of noise and Air quality. The proposal fails to make satisfactory provisions of adequate service, amenities and infrastructure needs.

Suitability
Unsuitable
<p>The site is located just outside the settlement limits of Shinfield. Development would fail to achieve a satisfactory relationship to the existing settlement, forming an illogical protrusion away from the main built-up area.</p> <p>The site slopes steeply downwards to the M4 at the north of the site. This increases potential visual impacts and it is also considered that noise and air pollution at this site could impact negatively upon future occupiers. This would impact the location and quantum of potential development.</p> <p>This site is considered to be unsuitable for development.</p>

Availability
Potentially available
<p>The site has been promoted by an agent on behalf a land owner and the site is in single ownership. A housebuilder/developer is involved. No legal issues have been disclosed and this would need to be investigated further.</p>

Achievability
Not assessed
Not assessed as the site is not considered suitable for development.

Deliverability / Developability (including potential capacity)
Not developable within the next 15 years
The site is located just outside the settlement limits of Shinfield. It is considered that development would fail to achieve a satisfactory relationship to the existing settlement, forming an illogical protrusion away from the main built-up area.
Potential capacity
26 dwellings

Site Reference	5SH021		
Site address	Land at Kirtons Farm Road, RG30 3UR		
Parish	Shinfield	Ward	Shinfield South



Site description			
The site is located to west of Green Park on the western side of Kirtons Farm Road. The site is delineated by a row of hedging along the eastern and southern boundaries. To the north the site is bounded by trees. To the west, the site has no clear boundaries and is open to the railway tracks beyond. The land is rural in character and covered in scrub. It is located within the Major Development Location of Reading. The site is accessed from Kirtons Farm Road.			
Site Size	4.43ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing and Residential Institutions (C3 & C2 Planning Use Classes)

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 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	2.1km	Primary school	2km
Employment	0km	Secondary school	2.3km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site is located within the Major Development Location of Reading and has been allocated for employment use in Policy SAL07 of the existing local plan (MDD).</p> <p>Development of the site for housing would fail to achieve a satisfactory relationship to the existing settlement pattern, lying adjacent to the large scale employment site of Green Park to the east and open countryside to the west, although within settlement limits.</p> <p>The site falls largely within flood zone 3 and this would prohibit residential development. The site is considered unsuitable for residential use.</p> <p>At this first stage of the assessment process this site is considered to be unsuitable. However all sites will be re-assessed when overall housing numbers required are finally determined and all consultation comments are received, including from ward members and town and parish councils.</p>

Availability
Availability unknown
The site has been promoted by an agent and no land ownership details have been provided. No developer is involved. No legal issues have been disclosed and this would need to be investigated further.

Achievability
Not assessed

The site is already allocated for employment use and is not considered to be suitable for residential use.
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Deliverability / Developability (including potential capacity)
--

Not developable within the next 15 years
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The site is considered unsuitable for residential use.
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Potential capacity	30 dwellings
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Site Reference	5SH022		
Site address	Land at the Manor, Church Lane, Shinfield, RG2 9HJ		
Parish	Shinfield	Ward	Shinfield South



Site description			
<p>The site is located to the west of Shinfield, adjacent to the settlement limits and within the countryside. To the north and west lie fields and to the south and east are dwellings. The land is rural in character and elevated, comprising one large field that slopes downwards from east to west. It is located within the Shinfield Parish Major Development (SDL). The site is accessed from Church Lane.</p>			
Site Size	1.52ha	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 type="checkbox"/>	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	0.9km	Primary school	0.7km
Employment	1.2km	Secondary school	0.9km

Relevant planning history
<p>Forms part of a larger site that was granted planning permission at appeal (08/01/2013) for 126 dwellings (ref. 0/2011/0204). The promoted site falls outside of the residential area in the approved layout plans and instead has outline planning permission for allotments and landscaping.</p> <p>Reserved Matters application RM/2014/2062 validated relates to the adjacent part of the site approved for residential development in outline – approved 30/06/2017.</p>

Suitability
Unsuitable
<p>The site is adjacent to Shinfield and development would achieve a satisfactory relationship with the existing built-up area, forming a logical extension. It is noted that under application 0/2011/0204 the site has permission for an area of landscaping and allotments as part of a larger scheme.</p> <p>The site is elevated and open in character, sloping upwards to the north-east and is strongly related to the open countryside. Its elevated nature increases the potential for harmful visual impacts from long views and development would negatively impact upon the wider landscape.</p> <p>Due to the open character of the landscape and the fact that the site has previously only been considered acceptable for landscaping as opposed to built form, the site is not considered suitable for housing development.</p>

Availability
Potentially available
<p>The site has been promoted by an agent on behalf of the landowners. The site is in single ownership. No developer/housebuilder is involved. No legal issues have been disclosed and this</p>

would need to be investigated further.
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Achievability

Not assessed

The site is 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 on balance, due to the landscape sensitivity concerns and the fact that the site has previously been considered only to be acceptable for landscaping, the site is not considered suitable for housing development.

Potential capacity	22 dwellings
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Site Reference	5SH023, 5SH026, 5SH027		
Site address	Land east of Hyde End Road, Land south of Millworth Lane, Land west of Hyde End Road		
Parish	Shinfield	Ward	Shinfield South



Site description			
The sites are located to the south of Shinfield, adjacent to the settlement limits and within the countryside. Hyde End Road runs between sites 5SH023 and 5SH027. The sites are comprised of a farm with associated buildings, a recreation ground including a cricket pavilion, tennis courts and a car park and a number of fields. The sites are located within the Shinfield Parish Major Development (SDL). Site 5SH023 is accessed from Hyde End Road. Site 5SH026 is accessed from Millworth Lane and Site 5SH027 has no access at present.			
Site Size	13.07ha	PDL status	Mixed

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 checked="" type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	0.2km	Primary school	0.3km
Employment	2.2km	Secondary school	1.1km

Relevant planning history
No relevant planning history

Suitability
Potentially suitable
<p>The sites are located adjacent to the settlement of Shinfield and within the Shinfield Parish Major Development. Development is already taking place to the west of the sites and nature parks have been completed to the east. Development of the sites could therefore achieve a satisfactory relationship to the settlement pattern. However, this could lead to further development creep into the open countryside and compromising the separation of settlements.</p> <p>A small area to the east of the sites is subject to flooding. An area of ancient woodland also lies to the west of the sites. These would not inhibit potential development.</p> <p>The sites include an existing recreation ground, which would need to be re-provided elsewhere in the immediate vicinity should the site be redeveloped. It is understood that the recreation ground is being re-located nearby within the Shinfield Parish Major Development area.</p> <p>The Shinfield Eastern Relief Road, designed to help alleviate traffic flow through Shinfield, is now open and in use.</p> <p>Hyde End Road is a busy route between Shinfield and Spencers Wood. Improvements to Hyde End Road would be required in order to accommodate any additional development at these sites.</p> <p>Although these sites present some landscape sensitivity and potential settlement coalescence issues, on balance they are considered to be potentially suitable for development as part of an extension to the existing development.</p>

Availability	
Potentially available	
The sites have been promoted by an agent on behalf of the landowners. The site is in single ownership. No developer/housebuilder is involved. The recreation ground is leased at present and therefore it would need to be re-provided elsewhere in the immediate vicinity should the site be developed. This would need to be investigated further.	
Achievability	
Potentially achievable	
The site is considered potentially suitable for development and therefore the site is considered to be potentially achievable.	
Deliverability / Developability (including potential capacity)	
Potentially developable	
It is considered that on balance the sites are potentially suitable for development. Development is already taking place to the west of the sites and nature parks have been completed to the east. Development of the sites could therefore achieve a satisfactory relationship to the settlement pattern.	
Potential capacity	180 dwellings

Site Reference	5SH025		
Site address	Land south of Cutbush Lane, Shinfield, RG2 9FY		
Parish	Shinfield	Ward	Shinfield South



Site description			
The site is located to the east of Shinfield and to the south of the Thames Valley Science Park site. To the east of the site is the Shinfield Relief Road (currently nearing completion). The northern half of the site is located within modest development location of Shinfield, whilst the southern half lies in the countryside. The site is bisected by a tree-lined drainage ditch. The site lies within the boundary of the South of M4 SDL. The site comprises grass scrubland and is relatively flat. It is accessed from Cutbush Lane.			
Site Size	16.4ha	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 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	0.3km	Primary school	0.2km
Employment	2.1km	Secondary school	1.5km

Relevant planning history
Planning permission granted for the Eastern Relief Road, to the east of the site (currently awaiting opening).

Suitability
Potentially suitable
<p>The site is located partly within and partly adjacent to the settlement of Shinfield and development would achieve a satisfactory relationship with the existing built-up area.</p> <p>The northern parcel is allocated for housing within the Shinfield Parish Major Development (through Policy CP19 and the South of the M4 SDL SPD) and lies within the settlement and is therefore considered suitable in principle for development.</p> <p>A small section of the southern parcel lies within flood zones 2 and 3 and the parcel as a whole is known to flood regularly. This could inhibit potential development and further investigation is required.</p> <p>On balance, the northern parcel is considered suitable for development, however as it is allocated currently it would not provide additional capacity. The southern parcel is not considered to be suitable for development due to drainage considerations.</p>

Availability
Potentially available
An agent has promoted the site and provided land ownership details. The site is in single ownership. There is no housebuilder/developer and no disclosed legal issues; however this would need to be investigated further.

Achievability	
Potentially achievable	
The site is considered potentially suitable for development and therefore the site is considered to be potentially achievable.	
Deliverability / Developability (including potential capacity)	
Potentially developable	
On balance, the northern parcel is considered suitable for development, however as it is allocated currently it would not provide additional capacity. The southern parcel is considered to be unsuitable for development.	
Potential capacity	216 dwellings

Site Reference	5SH029, 5SH040, 5SH041, 5SH047, 5SH048		
Site address	Land at Grazeley including Great Lea Farm and Land at Pound Green		
Parish	Shinfield	Ward	Shinfield South



Site description			
<p>The sites are located to the south of Reading, Green Park and the M4 within the countryside. To the west and south of the sites lies the administrative boundary with West Berkshire Council. The railway line linking Reading with Basingstoke runs along the western site boundary. To the east of the sites lie the A33 and junction 11 of the M4. The sites are mainly rural in character comprising fields, dwellings and some agricultural and commercial properties as well as the settlement of Grazeley.</p> <p>The sites are relatively flat with public footpaths running north-south. To the south-west of the site the land becomes more undulating.</p> <p>The sites are accessed from a number of minor roads including MereOak Lane, Mortimer Road and Grazeley Green Road.</p>			
Site Size	442.29ha	PDL status	Mixed

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

Context			
Flood Zone 3b	<input checked="" type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input checked="" type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/>
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, Bedrock

Distance to facilities			
Healthcare	2km	Primary school	0.9km
Employment	1km	Secondary school	1.3km

Relevant planning history
No relevant planning history.

Suitability
Potentially suitable
<p>The sites are located to the south of the M4 and west of the A33, outside any existing settlements. Development on the sites would fail to achieve a satisfactory relationship with the existing settlement pattern. However, due to the scale of the potential development, there is a unique opportunity to create a new self-sustaining settlement with a wide range of supporting infrastructure. The location of the sites is such that development would not significantly compromise current settlement gaps. The opportunity crosses into the administrative area of West Berkshire Council.</p> <p>Areas of the sites are subject to flooding. These lie predominantly in the north-west and through the centre of the sites (from north to south). This would impact on the quantum and location of potential development but are not sufficient in scale or location to inhibit the creation of a new settlement.</p> <p>A small area of ancient woodland lies to the south-east of the site and TPOs lie throughout the site, however these would not inhibit potential development.</p> <p>The sites are largely flat, undulating to the south-west, with a number of public footpaths throughout. Due to the topography there are long views across the sites, including to the adjoining borough of West Berkshire Council.</p>

The sites lie close to the Atomic Weapons Establishment at Burghfield and an area of the sites lie within the Detailed Emergency Planning Zone (DEPZ). Development should not be located within the DEPZ, which would affect the location of development but not the overall delivery of a comprehensive scheme.

The scale of potential development would allow for the provision of considerable new infrastructure. This would include roads, schools, community centres, shops, employment and open space. Proximity of the sites to the Reading-Basingstoke train line and to the Mass Rapid Transport scheme being implemented in Reading provide potential opportunities to link into and improve public transport provision.

Future congestion is anticipated on the Church Lane and Beech Hill Road junctions with Basingstoke Road as well as at Junction 11. Traffic from these proposed developments would exacerbate the capacity problems not only at the A33 but also at Junction 11 of the M4. Masterplanning these sites together would enable suitable transport infrastructure to be implemented to mitigate potential traffic issues.

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.

Given the large scale of the sites, there is the opportunity to deliver a new mixed use settlement of a scale that can overcome existing constraints if appropriately masterplanned.

Availability

Potentially available

Agents have promoted the sites and provided land ownership details. There are multiple owners and multiple housebuilder/developer details have been provided. There are no known disclosed legal issues or tenancy agreements. 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

The sites are of a significant size which could provide for a sustainable, self-contained development.

Potential capacity	10,000 dwellings (within Wokingham Borough) Commercial/community floorspace unknown at this stage
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Site Reference	5SH031		
Site address	'Rustlings', 'The Spring' and land to the rear of 'Cushendall', Shinfield Road, RG2 9BE		
Parish	Shinfield	Ward	Shinfield North



Site description			
The site is located to the north of Shinfield and the M4, within settlement limits. The site comprises two dwellings and their gardens as well as land rear of Cushendell. Access is from Shinfield Road.			
Site Size	0.35ha	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 type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.8km	Primary school	0.7km
Employment	1.6km	Secondary school	1.2km

Relevant planning history
153433 - Full application for the proposed erection of 10no dwellings with associated access, drainage, landscaping, car parking following the demolition of all the existing buildings. Refused (note: recommended for approval but refused due to absence of legal agreement regarding affordable housing) 06.02.2017

Suitability
Suitable
The site is within the settlement limits of Shinfield North in a sustainable location within walking distance of shops, services and other facilities within the town centre.
No significant environmental or physical constraints have been identified that would inhibit development. Development has the potential to achieve a satisfactory relationship with surrounding properties.
It is noted that application 153433 was recommended for approval, though it was later refused after no legal agreement was reached. Development here is acceptable in principle under the current development plan, subject to the signing of a legal agreement. The site is considered suitable for development.

Availability
Potentially available
The site has been promoted by an agent on behalf of multiple landowners. There is no developer involved and no disclosed legal issues.

Achievability
Potentially achievable
The site is considered to be potentially suitable for development, subject to the site's availability which will require further investigation.

Deliverability / Developability (including potential capacity)
Developable (years 6-10, 11-15)

The site is within the settlement limits of Shinfield North in a sustainable location within walking distance of shops, services and other facilities within the town centre. No significant environmental or physical constraints have been identified that would inhibit development.

Potential capacity	10 dwellings
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Site Reference	5SH032		
Site address	Land at the rear of Diana Close, Spencers Wood, RG7 1FQ		
Parish	Shinfield	Ward	Shinfield South



Site description			
The site is located on the western side of Beech Hill Road to the rear of dwellings on Diana Close to the west of Spencers Wood. The site is located within the countryside outside of, but adjoining, the settlement limits. The sites comprises an open field which slopes slightly up to the north. There is currently no formal access to the site other than over third party land.			
Site Size	0.98ha	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"/> 1578/2017
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	1.9km	Primary school	0.4km
Employment	2.5km	Secondary school	1.7km

Relevant planning history
<p>171004 – Full application for 24 dwellings – Refused 19/04/2019</p> <p>162732 - Full application for 24 dwellings – Refused 07/02/17</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> • Outside development limits • Visual impact on amenity and character of landscape • Unacceptable harm to the long term health of a category A tree • fails to provide a functional, accessible and safe scheme by virtue of the constrained highway layout within the site • The development would not be located so as to minimise the distance people need to travel by private car and fails to secure facilities for pedestrians by way of footpath provision from the site to Beech Hill Road and the adjoining footpath network. • fails to secure mitigation for the adverse effect on the integrity of the Thames Basin Heaths Special Protection Area.

Suitability
Unsuitable
<p>The site, whilst adjacent to Spencers Wood, fail to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside.</p> <p>Development in Spencers Wood is mainly contained to the east side of Basingstoke Road and the settlement is being expanded to the north-east as part of the Shinfield Parish Major Development. Development of this site would be contrary to this area masterplan and extend development towards the A33 to the west into an area of distinctive parkland character.</p> <p>A group and a number of single Tree Preservation Orders (TPOs) lie around the boundary of the site, which could impact access to the site.</p> <p>Development of this site would result in the loss of Grade 3 agricultural land. There are also potential contamination issues which would need to be investigated further.</p>

Future congestion is anticipated on the Church Lane and Beech Hill Road junctions with Basingstoke Road as well as at Junction 11. Traffic from these proposed developments would exacerbate the capacity problems not only at the A33 but also at Junction 11 of the M4.

This sites is considered to be unsuitable for development.

Availability

Available

The site has been promoted by an agent on behalf of the landowners. It is in single ownership with a housebuilder/developer on board. There are no legal issues disclosed, however this would need to be investigated further. Given the site has been put forward for planning permission it is considered available for development.

Achievability

Not assessed

The site is not considered to be suitable for development.

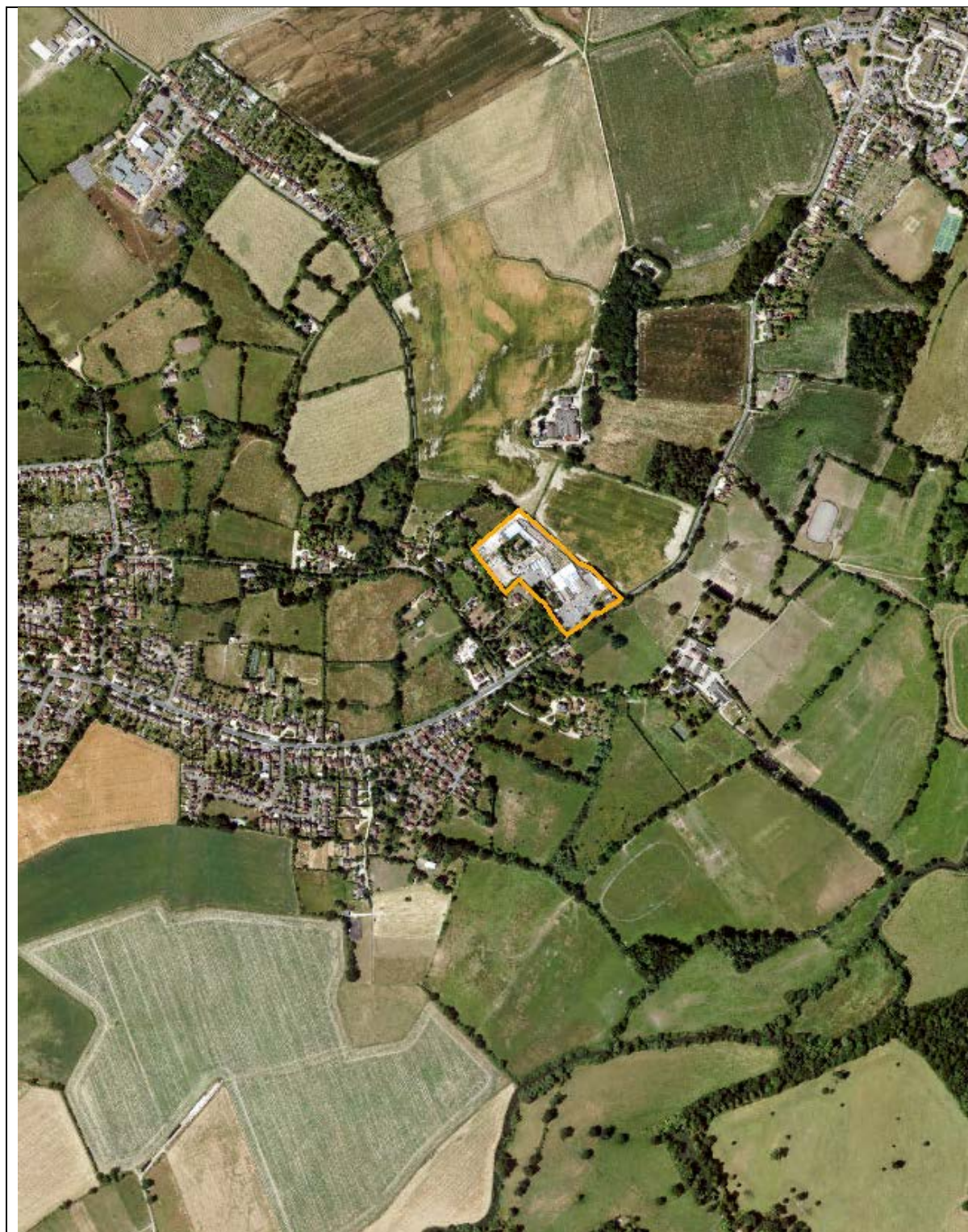
Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

The site, whilst adjacent to Spencers Wood, fail to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside.

Potential capacity	15 dwellings
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Site Reference	5SH044		
Site address	Dobbies Garden Centre, 166 Hyde End Road		
Parish	Shinfield	Ward	Shinfield South



Site description			
The site is located to the east of Spencers Wood within the Shinfield Parish Major Development (SDL) and outside the settlement limits, within the countryside. The site comprises a functioning garden centre. The site is generally flat and is accessed via Hyde End Road.			
Site Size	2.4ha	PDL status	Predominantly PDL

Promoted use(s)
Housing (C3 Planning Use Class)
Residential Institutions (C2 Planning Use Class)

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

Distance to facilities			
Healthcare	1km	Primary school	1.1km
Employment	2.4km	Secondary school	1km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site is located to the east of the settlement of Spencers Wood and within the Shinfield Parish Major Development. Development of the site would fail to achieve a satisfactory relationship with the existing settlement pattern, being more related to the open countryside. Development of this site would be contrary to the masterplan of the Major Development and would extend development eastwards, compromising the separation of settlements and leading to potential coalescence.</p> <p>Development of the site would lead to the loss of grade 3 agricultural land.</p> <p>Hyde End Road is a busy route between Shinfield and Spencers Wood. Improvements to Hyde End Road would be required in order to accommodate any additional development at this site.</p> <p>On balance, the site is not considered to be suitable for development.</p>

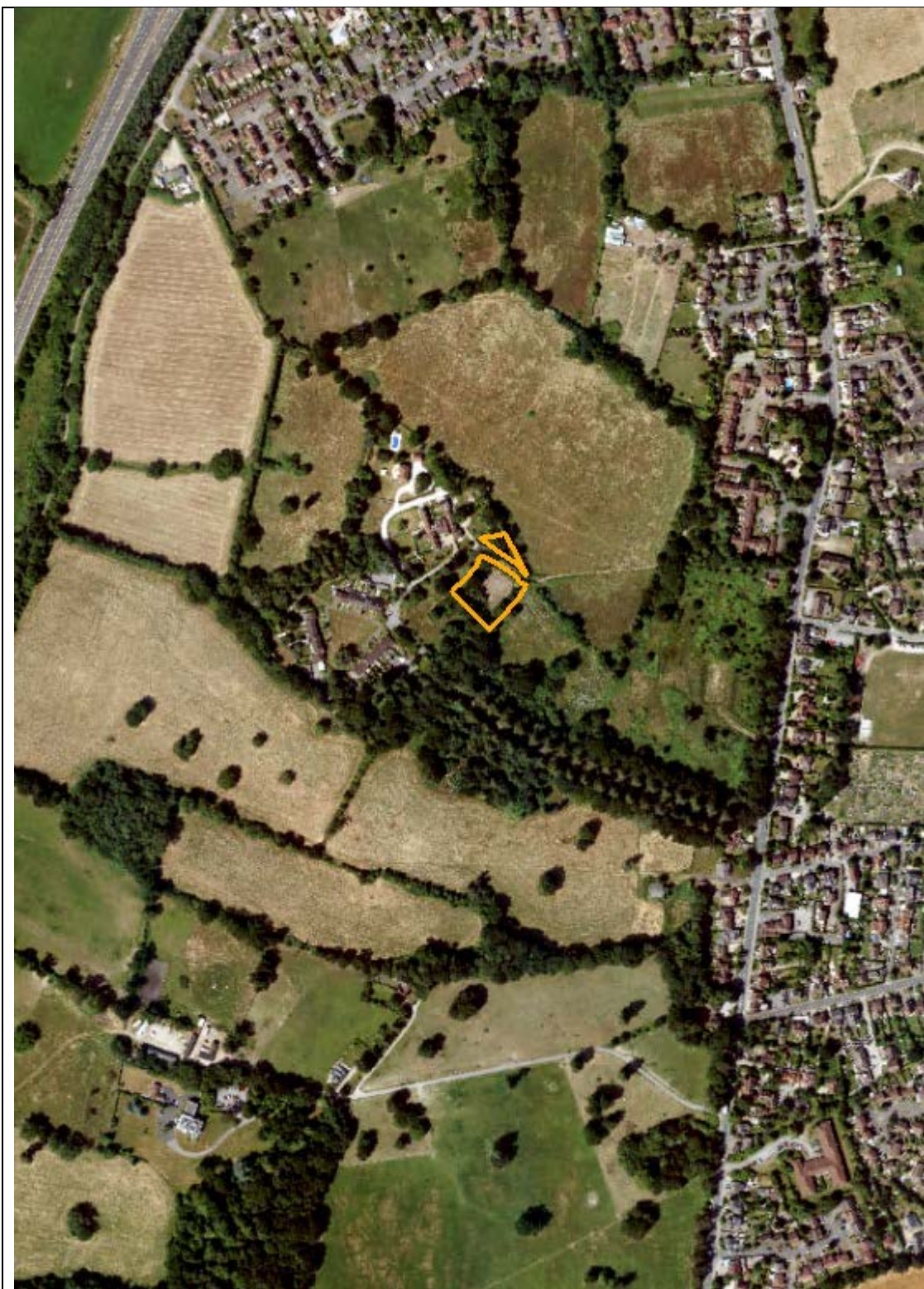
Availability
Potentially available
The site has been promoted by an agent on behalf of a single landowner. There is no housebuilder/developer on board and no known legal issues have been disclosed. This would need to be investigated further.

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

Deliverability / Developability (including potential capacity)
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Not developable within the next 15 years	
Development of the site would fail to achieve a satisfactory relationship with the existing settlement pattern, being more related to the open countryside.	
Potential capacity	36 dwellings

Site Reference	5SH046		
Site address	Land at Stanbury Park, Basingstoke Road, Spencers Wood		
Parish	Shinfield	Ward	Shinfield South



Site description			
The site is located with the settlements of Spencers Wood to the east and Three Mile Cross to the north and the A33 Basingstoke Road to the west. The site lies outside of settlement limits, within the countryside. The site comprises two parcels of land bisected by an access road within the Stanbury Park estate. The northern parcel is triangular in shape and is currently used for storage. The southern parcel is square in shape and is a fenced and gated disused storage area. The site is accessed from a single width access track via Wellington Court, from Basingstoke Road.			
Site Size	0.31ha	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 3b	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	2.3km	Primary school	1.3km
Employment	1.9km	Secondary school	1km

Relevant planning history
<p>O/2002/6620 – Outline planning application for the proposed erection of eight dwellings – Refused 31 July 2002.</p> <p>Reasons for refusal include:</p> <ul style="list-style-type: none"> - Land is important to the gap between settlements. - Harmful and urbanising effect on the character of the area.

Suitability
Unsuitable
<p>The site is located between Spencers Wood and the A33. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being more related to the open countryside.</p> <p>The access road, Wellington Court, is lined with a number of veteran trees also protected by a group TPO.</p> <p>The northern parcel of the site is physically constrained by its triangular shape which would inhibit development.</p> <p>Future congestion is anticipated on the Church Lane and Beech Hill Road junctions with Basingstoke Road as well as at Junction 11. Traffic from these proposed developments would exacerbate the capacity problems not only at the A33 but also at Junction 11 of the M4.</p> <p>The site is not considered to be suitable for development.</p>

Availability
Potentially available

<p>The site has been promoted by an agent on behalf of a single landowner. A housebuilder/developer is on board and no known legal issues have been disclosed. This would need to be investigated further.</p>
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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
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<p>The site is located between Spencers Wood and the A33. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being more related to the open countryside.</p>

Potential capacity

4 dwellings

Site Reference	5SH052		
Site address	Land east of Thames Valley Science Park		
Parish	Shinfield	Ward	Shinfield South



Site description			
The site is located to the north-east of Shinfield and, in part, south of the Thames Valley Science Park and the M4. The site comprises three separate parcels of land, including an agricultural/industrial site with large open agricultural fields to the north, a rectangular parcel of two smaller fields accessed via a public footpath, and an irregular shaped site split into fields and various commercial uses to the south. The northern and southern parcels are accessed from Cutbush Lane.			
Site Size	29ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable Residential Institutions (C2 Planning Use Class) – Student accommodation

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 3a & 3b	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	1.6km	Primary school	1.1km
Employment	0.3km	Secondary school	2.5km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site is located in the open countryside between Lower Earley (separated by the M4) and Shinfield. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated from any other settlements.</p> <p>A small area to the south of the sites lies within flood zones 2 and 3, however this would not inhibit development.</p> <p>Development of this site would result in the loss of Grade 3a & 3b agricultural land.</p> <p>The scale of development might allow for the provision of some infrastructure; however any opportunities to provide sustainable travel choices would need to be considered as part of the wider Science Park and Shinfield Major Development.</p> <p>The site is not considered to be suitable for development.</p>

Availability
Potentially available
The site has been promoted by an agent on behalf of 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 sites are 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 from any other settlements.	
Potential capacity	415 dwellings

Site Reference	5SH053		
Site address	Oakwood, Croft Road, Spencers Wood		
Parish	Shinfield	Ward	Shinfield South



Site description			
The site is located to the east of Spencers Wood within the Shinfield Parish Major Development (SDL) and just outside the settlement limits, within the countryside. The site comprises a residential dwelling and associated garden and outbuildings. The site is generally flat and well screened and is accessed from Croft Road.			
Site Size	0.49ha	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 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	1km	Primary school	1.1km
Employment	2.4km	Secondary school	1km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site is located to the east of the settlement of Spencers Wood and within the Shinfield Parish Major Development. 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. Development of this site would be contrary to the masterplan of the Major Development and would extend development eastwards, compromising the separation of settlements and leading to potential coalescence.</p> <p>Development of the site would lead to the loss of grade 3 agricultural land.</p> <p>It is known that there are often flooding issues on Croft Road in wet weather which would require further investigation.</p> <p>On balance, the site is not considered to be suitable for development.</p>

Availability
Potentially available
The site has been promoted by an agent on behalf of 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

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	7 dwellings