

Site Reference	5TW005, 5TW009, 5TW010		
Site address	Land at Bridge Farm, RG10 9RU		
Parish	Twyford	Ward	Twyford



Site description			
<p>The sites are to the west of the settlement of Twyford. The sites are bounded to the west and east by the River Loddon and the railway line (Henley Branch) and to the north by the A4. The sites lie within the countryside and adjoins the Green Belt boundary to the north-east.</p> <p>The sites comprise a farm which includes a dwelling, a set of agricultural buildings and fields for grazing and crops. The sites are generally flat with some light undulations throughout. The access road from the A4 runs south through the sites. It is a single width track all the way through to the A321 Wargrave Road, at Twyford.</p>			
Site Size	12.2ha	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 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 1 & 4	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

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

Relevant planning history
No relevant planning history

Suitability
Potentially suitable
<p>The sites are located to the west of the settlement of Twyford and development would achieve a satisfactory relationship with the existing built-up area, forming a logical extension.</p> <p>The western section of the sites is bounded by the River Loddon and is subject to flooding (lying within flood zones 2 and 3). This does not inhibit overall development of the sites but will impact on the location and quantum of development including an appropriate buffer to the river.</p> <p>The eastern boundary of the site is the Henley branch railway line. An appropriate buffer would be needed to the railway line to minimise noise impact.</p> <p>The majority of the sites comprise Grade 1, best and most versatile agricultural land, with a small fraction comprising Grade 4. Development would result in the loss of this high quality agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>Twyford is recognised through the settlement hierarchy in the current local plan, as a more sustainable location, with better access to services and facilities.</p> <p>It is noted that Twyford train station will be on the new Elizabeth Line as part of the Crossrail development. Development here could provide opportunities for improvements to pedestrian and cycle routes to the centre and station. This would be subject to further investigation.</p> <p>The separation of Twyford and Charvil would be maintained due to the remaining area of</p>

separation being subject to flood risk, providing assurance that the settlements will remain distinct.

Development of the sites would exacerbate the highway capacity issues of the A4. Access to and from the A4 would impact traffic flow and this would require further investigation. Further access would need to be created for vehicles, pedestrians and cyclists, ideally onto Wargrave Road.

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.

Development of this site could form part of a wider comprehensive scheme to expand the settlement of Twyford and improve its accessibility. For example, this could include residential development to the east on site 5RU001 as well as other small infill sites along with improvements to the Twyford crossroads and railway station access.

On balance, the site is considered to be comparatively sustainable. Development would incur some negative impacts with those relating to the AQMA and loss of agricultural land requiring further investigation to confirm suitability and inform both the location and quantum of development that could be acceptably accommodated.

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

Potentially achievable

The sites are potentially suitable for development and further investigation is needed to understand the availability of the sites and therefore the sites are considered to be potentially achievable.

Deliverability / Developability (including potential capacity)

Potentially developable

On balance, the site is considered to be comparatively sustainable. Development would incur some negative impacts with those relating to the AQMA and loss of agricultural land requiring further investigation to confirm suitability and inform both the location and quantum of development that could be acceptably accommodated.

Potential capacity	150 dwellings
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Site Reference	5TW006		
Site address	Land West of Hurst Road, RG10 0EX		
Parish	Twyford & Hurst	Ward	Hurst



Site description			
The site is located to the south 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 SAL 06). The site comprises agricultural fields and woodland. Twyford Brook runs through the middle of the site (north-west to south-east). The site is accessed from Hurst Road.			
Site Size	2.7ha	PDL status	Predominantly greenfield

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

Context			
Flood Zone 3b	<input checked="" type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> No: 228/1983
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 bedrock, superficial

Distance to facilities			
Healthcare	1.4km	Primary school	0.4km
Employment	1.0km	Secondary school	1.9km

Relevant planning history
Part of allocated Country Park (MDD Policy SAL06)

Suitability
Unsuitable
<p>This site is allocated in the Managing Development Delivery (MDD) DPD under policy SAL06 as an addition to Charvil Country Park.</p> <p>The site is located to the west of the settlement of Twyford and development fronting the A321 Hurst Road could achieve a satisfactory relationship with the existing built-up area.</p> <p>The majority of the site is located within flood zone 2 and parts of the site to the north are within flood zone 3. The Twyford Brook also runs through the centre of the site and any future development would be susceptible to flooding.</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>An area TPO runs along the western boundary of the site, but this would not inhibit potential development.</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>This site is considered to be unsuitable for the proposed use of housing.</p>

Availability

Potentially available	
The site has been promoted by an agent and is in single ownership. There is no developer/housebuilder involved and no disclosed legal issues; however this would need to be investigated further.	
Achievability	
Not assessed	
The site is not considered to be suitable for development.	
Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
This site is considered to be unsuitable for the proposed use of housing. This site is allocated in the Managing Development Delivery (MDD) DPD under policy SAL06 as an addition to Charvil Country Park.	
Potential capacity	37 dwellings

TSite Reference	5TW007 & 5TW011		
Site address	Land North of the A4, Twyford, RG10 9RY		
Parish	Wargrave & Twyford	Ward	Twyford and Remenham, Wargrave & Ruscombe



Site description			
<p>The sites are to the north-west of the settlement of Twyford. The sites are bounded to the west and east by the River Loddon and the railway line (Henley Branch) and to the south by the A4. To the north of the sites lies the Wargrave wastewater Treatment Works. The sites lie within the countryside and adjoin the Green Belt boundary to the east.</p> <p>It is a large functioning agricultural site, the majority of which is covered in polytunnels for the growing of fruit and vegetables. It is generally flat, although somewhat bumpy with boggy sections.</p> <p>There are currently two vehicle access points from the A4, one to south west via the farm shop and the other next to Loddon Park Farm. There are also internal access roads.</p>			
Site Size	24.5ha	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 checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 1 & 4	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	0.8km	Primary school	0.7km
Employment	1.1km	Secondary school	0.2km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The sites are located to the north-west of the settlement of Twyford. Development would fail to achieve a satisfactory relationship with the existing settlement pattern, forming an illogical protrusion away from the main built-up area and leap-frogging the A4. The sites are more strongly related to the open countryside.</p> <p>Whilst the western section of the sites are subject to flooding this is not extensive and does not inhibit potential development.</p> <p>The majority of the sites comprise Grade 1, best and most versatile agricultural land, with a small fraction comprising Grade 4. Development would result in the loss of this high quality agricultural land. There are also potential contamination issues on the sites, which would require further investigation.</p> <p>To the north of the sites lies Wargrave Wastewater Treatment Works (WwTW), which is visible from the sites. Odours from the works are also noticeable at the northern end of the sites. An odour impact assessment has been provided which concludes that there would be no significant detrimental impact from the WwTW subject to a section of the site being excluded from the developable area. Further investigation into the impact upon the amenity of future occupiers would be required in this regard.</p>

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.

Twyford centre is an Air Quality Management Area (AQMA). Further consideration is required on whether development of the sites 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.

The separation of Twyford and Charvil would be maintained due to the remaining area of separation being subject to flood risk providing assurance that the settlements will remain distinct. However, development of the site would erode the separation of Wargrave from Twyford.

Development of the sites would exacerbate the highway capacity issues of the A4. Access to and from the A4 would impact traffic flow and this would require further investigation. Further access would need to be created for vehicles, pedestrians and cyclists.

On balance these sites are considered to be unsuitable for development.

Availability

Potentially available

The sites have been promoted by agents and land ownership details have been provided. The sites are in multiple ownership. There is a housebuilder/developer involved in one case and not in the other. There are no disclosed legal issues however there are 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-west of the settlement of Twyford. It is considered that development would fail to achieve a satisfactory relationship with the existing settlement pattern, forming an illogical protrusion away from the main built-up area and leap-frogging the A4. The sites are more strongly related to the open countryside.

Potential capacity

350 dwellings

Site Reference	5WA003, 5WA004, 5WA007		
Site address	Primrose Nursery; Sheeplands Garden Centre at Hare Hatch (also called Land to the South of Bath Road)		
Parish	Wargrave	Ward	Remenham, Wargrave & Ruscombe



Site description			
The sites are located to the south-east of Wargrave, in Hare Hatch, within the countryside and the Green Belt, outside of settlement limits. The A4 lies to the north of the sites, with the A3032 to the west. The sites are occupied by a large garden centre (Sheeplands) and a seasonal nursery and dwelling at Primrose Nursery with a storage area which appears to be disused and dilapidated. The sites are accessed from A3032 (London Road).			
Site Size	6.61ha	PDL status	Predominantly PDL

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable Extra Care Housing (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 checked="" 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	1.2km	Primary school	0.9km
Employment	1.5km	Secondary school	1.5km

Relevant planning history
Various planning applications. Several planning enforcement investigations.

Suitability
Unsuitable
The sites are located in the Green Belt away from the settlements of Twyford and Wargrave. Residential development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with poor access to infrastructure. Development of these sites for housing would intensify the use of these sites, resulting in additional built form, which would harm the openness of the Green Belt. There are also potential contamination issues on the site, which would require further investigation.
These sites are considered to be unsuitable for development.

Availability
Potentially available
The sites have been promoted by agents on behalf of landowners. The sites are in single ownership. Some of the submissions have developers/housebuilders on board. There are no disclosed legal issues, however there are tenancies affecting some of the sites and this would need to be investigated further.

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

Deliverability / Developability (including potential capacity)
Not developable within the next 15 years
It is considered that the sites are located in the Green Belt away from the settlements of Twyford

and Wargrave. Residential development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with poor access to infrastructure.	
Potential capacity	40 dwellings m ² of floorspace for C2 use unknown at this stage

Site Reference	5WA005, 5WA010		
Site address	Land East of Wargrave Road and North of the A4, RG10 8DS		
Parish	Twyford & Wargrave	Ward	Twyford & Remenham, Wargrave & Ruscombe



Site description			
<p>The sites are to the north of the settlement of Twyford. To the north and east of the sites are fields and to the south lies the A4. To the south-west is a row of dwellings.</p> <p>The sites comprise an overgrown L-shaped field. The western parcel of the sites is generally flat but uneven. The eastern parcel slopes upwards from west to east. The sites lie within the countryside and the Green Belt. Access to the sites is currently via an access slip road from Wargrave Road at the western tip of the site.</p>			
Site Size	2.35ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market, affordable and self-build
Housing (C2 Planning Use Class) – Nursing home / residential institution / care home

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input checked="" 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	0.8km	Primary school	0.6km
Employment	1.1km	Secondary school	0.3km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The sites are located to the north of the settlement of Twyford. Development here would fail to achieve a satisfactory relationship with the existing settlement pattern, forming an illogical protrusion away from the main built-up area and being more strongly related to the open countryside.</p> <p>The sites are also located within the Green Belt and any development here would impact on the openness of the Green Belt. As well as this, the sites lie adjacent to the A4 and there could be potential noise pollution issues. There are also potential contamination issues on the sites, which would require further investigation.</p> <p>Development of the sites would exacerbate the highway capacity issues of the A4. Access to and from the A4 would impact traffic flow and this would require further investigation. Further access would need to be created for vehicles, pedestrians and cyclists.</p> <p>The sites are considered to be unsuitable for development.</p>

Availability
Potentially available
Agents have promoted the sites and provided land ownership details but no housebuilders/developers are involved. There are no disclosed legal issues or tenancy agreements in place.

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 Twyford. It is considered that development here would fail to achieve a satisfactory relationship with the existing settlement pattern, forming an illogical protrusion away from the main built-up area and being more strongly related to the open countryside.	
Potential capacity	20 - 30 dwellings or; 60 bed care home

Site Reference	5WA006		
Site address	Land at the Eastern end of 'The Old House', Hare Hatch, RG10 9TH		
Parish	Wargrave	Ward	Remenham, Wargrave and Ruscombe



Site description			
The site is located to the south-east of Wargrave within the Green Belt and the countryside, outside of settlement limits. To the west of the site is a Grade 2 Listed Building that is occupied as a single family dwelling. The area of land within the promoted site boundary forms part of the grounds of the Listed Building and comprises gardens, aviaries and animal pens. There is no direct access to the site from Milley Lane at present.			
Site Size	1.36ha	PDL status	Mixed

Promoted use(s)
Housing (C3 Planning Use Class) – Market and sheltered accommodation

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 checked="" type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input checked="" type="checkbox"/> Sand and Gravel, Bedrock

Distance to facilities			
Healthcare	1.7km	Primary school	1.4km
Employment	1.8km	Secondary school	2.1km

Relevant planning history
F/2012/1098 - Change of use of existing outbuilding to residential accommodation for staff including alterations to external fenestration – Approved
39152 - Change of use of land from agricultural to residential, including the provision of ancillary pens and aviaries. Condition 5 of that permission requires the development to remain within the domestic recreational use of the main property – Approved 1993

Suitability
Unsuitable
The site is located in the Green Belt away from the settlements of Twyford and Wargrave. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with poor access to infrastructure. Development would also be likely to harm the open character of the Green Belt.
The site is therefore 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 matter would need to be investigated further.

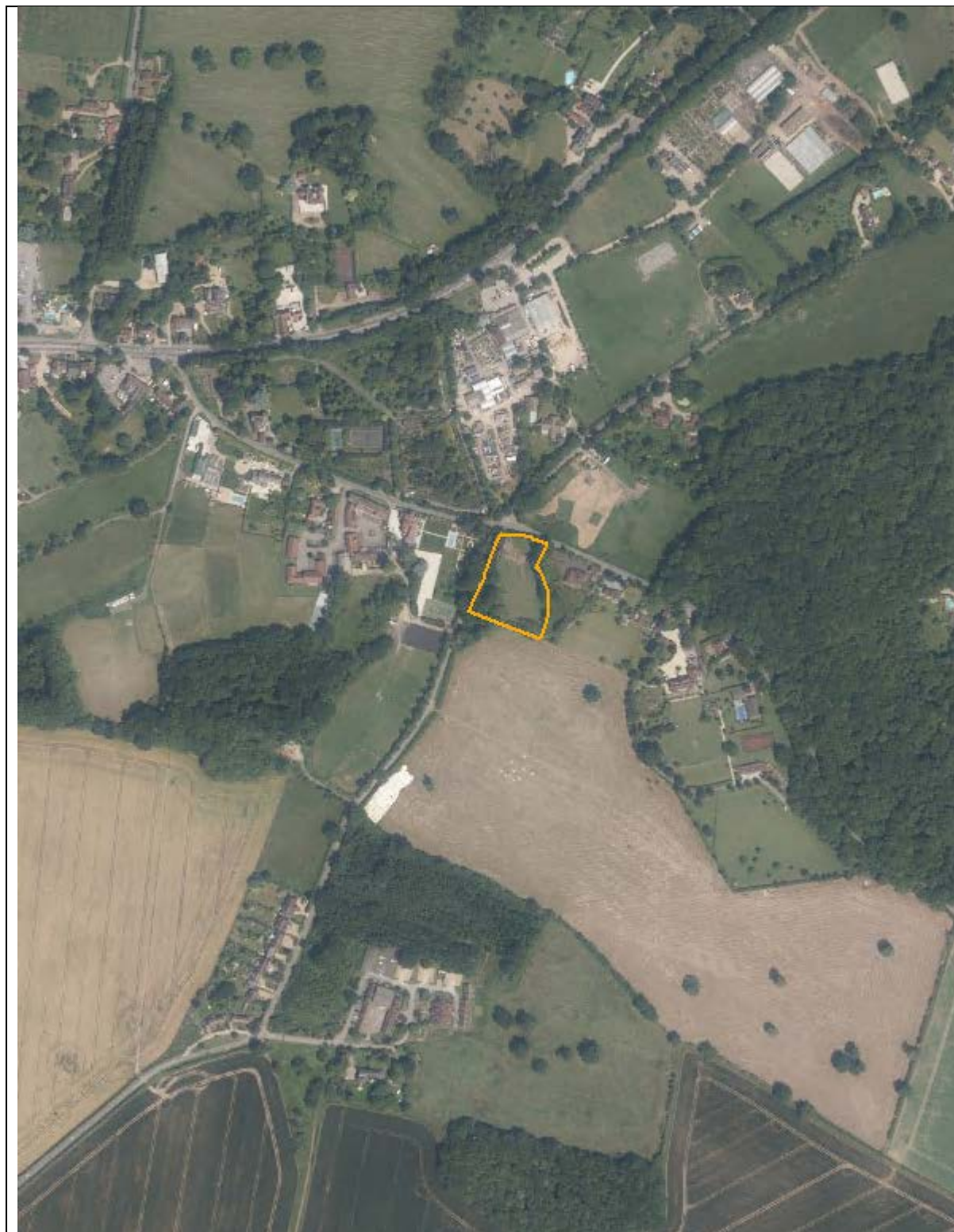
Achievability
Not assessed
The site is not considered to be suitable for development.

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

It is considered that development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with poor access to infrastructure. Development would also be likely to harm the open character of the Green Belt.

Potential capacity	10 - 15 dwellings
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Site Reference	5WA009		
Site address	Land adjoining Bear Cottage, Milley Lane, Hare Hatch		
Parish	Wargrave	Ward	Remenham, Wargrave & Ruscombe



Site description			
The site is located to the south-east of Wargrave, within the Green Belt and the countryside, outside of settlement limits. The site comprises a small field used for horse grazing and slopes down to the south. The site is accessed via Milley Lane, close to the junction with Castle End Road.			
Site Size	0.55ha	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 checked="" 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	2km	Primary school	2km
Employment	1.9km	Secondary school	2.3km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
The site is located in the Green Belt away from the settlements of Twyford and Wargrave. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with poor access to infrastructure. Development would also be likely to harm the open character of the Green Belt.
Development of this site would result in the loss of Grade 3 agricultural land.
The site is therefore not considered to be suitable for development.

Availability
Potentially available
The site has been promoted by an agent on behalf of a single landowner. No housebuilder/developer is on board and an access ownership issue has been disclosed which would need to be investigated further.

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

Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
The site is located in the Green Belt away from the settlements of Twyford and Wargrave. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with poor access to infrastructure.	
Potential capacity	8 dwellings

Site Reference	5WI001, 5WI002, 5WI015		
Site address	Land at Hatch Farm, Mill Lane		
Parish	Winnersh	Ward	Winnersh



Site description			
The sites are located to the north-west of Sindlesham and predominantly lie to the south of the M4 with a parcel to the north. The sites comprise farms with associated buildings, an equestrian centre, dwellings and several fields. The sites are located within the countryside, just outside the settlement limits. Access to the sites is from Mill Lane.			
Site Size	34.5ha	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 type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 582/1993
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	0.9km	Primary school	0.4km
Employment	1.3km	Secondary school	1.3km

Relevant planning history
Sites are located adjacent to the Hatch Farm Dairies MDD allocated site, but separated by the M4.

Suitability
Unsuitable
<p>The sites, whilst adjacent to Sindlesham, fail to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside. Given the development taking place to the north of the M4 at Hatch Farm Dairies, development of this site could result in an increase to the perceived sense of coalescence of the settlements of Sindlesham and Winnersh.</p> <p>The sites are bounded by a stretch of the M4 and it is considered that noise and air pollution at these sites could impact negatively upon future occupiers. This would impact the location and quantum of potential development.</p> <p>Development of these sites would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the sites, which would require further investigation.</p> <p>A woodland TPO and some veteran trees lie within the sites, but this would not inhibit development.</p> <p>Access to and from the sites is highly constrained on Mill Lane with bends in the road and congestion at peak hours. The implications of the planned Winnersh relief road will need to be assessed once more information about its finalised route is known.</p> <p>The sites are currently less sustainable with no local bus services and no safe walking and cycling routes from the site.</p> <p>The sites are considered to be unsuitable for development.</p>

Availability	
Potentially available	
The sites have been promoted by an agent on behalf of the landowner. The sites are in single ownership and no housebuilder/developer is involved. There are no disclosed legal issues. However this would require further investigation.	
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 Sindlesham, fail to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside and development would increase the perceived sense of coalescence. In addition the site is generally less sustainable as a result of existing congestion issues and poor access.	
Potential capacity	375 dwellings

Site Reference	5WI004, 5WI006, 5WI010		
Site address	Land at Poplar Lane and Watmore Lane, RG41 5LP		
Parish	Winnersh	Ward	Winnersh



Site description			
<p>The sites are located to the east of the settlement of Winnersh. The A329(M) runs along the northern boundary of the sites. To the east of the sites lie the junction of the M4 and A329(M) with the slip road running along the south-eastern boundary of the sites. The western boundary of the sites follows the Emm Brook within the northern section of the sites and to the southern part of the sites it follows the edge of the current settlement boundary.</p> <p>The sites comprise the piggeries farm to the north and several large fields. The sites are bisected by the Emm Brook which runs north-south, with the land sloping down to the Emm Brook. The sites lie within the countryside.</p> <p>Access to the sites is currently via Poplar Lane (to Piggeries Farm) and from Woodward Close adjacent to the Primary School.</p>			
Site Size	27.74ha	PDL status	Mixed

Promoted use(s)
Housing (C3 Planning Use Class) – Market and affordable
Note: the southern part of these sites has also been submitted for leisure use and education (5WI010)

Context			
Flood Zone 3b	<input checked="" type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 494/1989
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3 & 4	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	1km	Primary school	0.1km
Employment	0.6km	Secondary school	0.7km

Relevant planning history
<p>173656 – Application for 250 dwellings – withdrawn 19/09/18</p> <p>0/2013/0434 Application for 150 dwellings - Refused.</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> • Outside development limits • Settlement separation area near a motorway cross link and carriageway • Near an Air Quality Monitoring Area • Noise exposure Category C

Suitability
Potentially suitable
<p>The sites are adjacent to the major settlement of Winnersh and development would achieve a satisfactory relationship with the existing built-up area, forming a logical extension.</p> <p>The sites are adjacent to the A329(M) and the M4 which is elevated in this location and is an Air Quality Monitoring area. It is considered that noise and air pollution at this site could impact negatively upon future occupiers; this would need to be further considered but is unlikely to inhibit development across the whole site.</p> <p>A large area in the north of the sites is within flood zones 2 and 3, due to the Emm Brook which runs through the sites. This is fairly extensive and would impact the location and quantum of</p>

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

A few single TPO trees lie towards the west of the sites, but these would not inhibit potential development.

Road traffic has limited current options to access the main highway network from the site as Watmore Lane has pedestrian only access at the southern end. This is likely to have implications on local residential roads. The only current point of access to the site is via Poplar Lane to the north, which becomes a single width track which is outside of the proposed sites' ownership. However, there may be opportunities to form accesses from Maidensfield and Woodward Close.

The sites are considered potentially suitable for development.

Availability

Potentially available

Agents have promoted the sites and provided land ownership details and a housebuilder/developer is involved. There are no disclosed legal issues. However, it would appear that there are tenancy agreements in place on the site which would require further investigation.

It is noted that part of these sites (the southern section) is owned and has been promoted by the Council for leisure, education, open space, Suitable Alternative Natural Greenspace (SANG) (5WI010) as well as residential.

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

The sites are adjacent to Winnersh and development would achieve a satisfactory relationship with the existing built-up area. However, further information is required regarding air and noise pollution. The site's developability is currently unknown.

Potential capacity	250 dwellings
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Site Reference	5WI007		
Site address	Home Farm, Bearwood Road, RG41 5AW		
Parish	Winnersh	Ward	Winnersh



Site description			
<p>The site is to the south of Winnersh, the west of Wokingham and the north of Sindlesham. The site is bounded to the north by the M4, to the west to dwellings fronting Bearwood Road and to the south Sadlers' End (a byway) and Wokingham Tennis and Cricket Club. To the east is an area of dwellings. The site comprises two parcels of land bisected by a byway running east-west, one being a large field to the north which is relatively flat and a smaller field to the south which is undulating in nature. The site is located within the countryside.</p> <p>Access to the site is from a track from Sadlers' End byway which joins with Sadlers' Lane to east and Bearwood Road to the west.</p>			
Site Size	58.8ha	PDL status	Predominantly greenfield

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

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 225/1983,
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	0.6km	Primary school	0.1km
Employment	1.2km	Secondary school	0.9km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site is located between the settlements of Wokingham, Winnersh and Sindlesham. Development here would fail to achieve a satisfactory relationship with the existing settlement pattern, compromising the separation of settlements, leading to potential coalescence.</p> <p>The northern boundary of the site runs along an elevated stretch of the M4 for a distance of approximately 0.8km and it is considered that noise and air pollution at this site could impact negatively upon future occupiers; this would need to be further considered but is unlikely to inhibit development across the whole site.</p> <p>A number of single and area TPOs run along the byway to the south of the site. However this is not extensive and 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.</p> <p>Access to and from the site is highly constrained from both the east and west and there are limited opportunities to improve this. Traffic from any new development would either have to utilise Reading Road, which has known congestion issues, or Bearwood Road, which is a known cut-through to avoid Reading Road and is therefore unlikely to be able to cope with such an increase in traffic. Significant infrastructure would be required involving works to the Highways England M4 asset to obtain access to and from the planned Winnersh Relief Road Phase Two. It</p>

is unknown whether access could be gained or whether the costs of achieving access could be covered by the scale of development, but the costs of the required highways upgrades are likely to affect the viability of the site.

The site is not considered sustainable and would lead to significant harm through settlement coalescence and further work is required on whether access arrangements would be achievable.

This site is considered to be unsuitable for development.

Availability

Potentially available

The site has been promoted by agent and land owner details have been provided. The site is in single ownership. There is no housebuilder/developer involved and no disclosed legal issues. This would need to be investigated further.

Achievability

Not assessed

The site is not considered to be suitable for development.

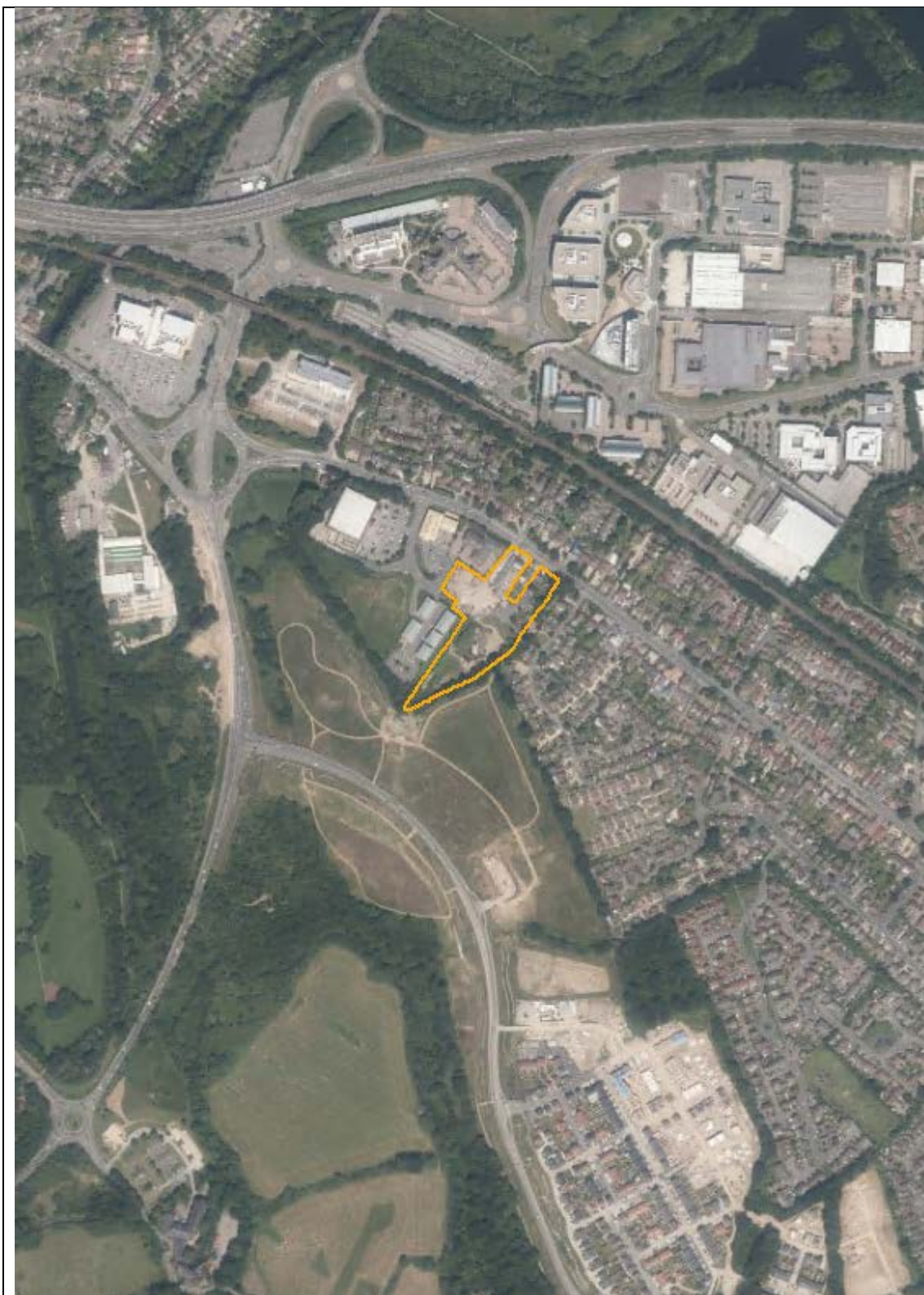
Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

The site is not considered suitable as it would lead to significant harm through settlement coalescence and highways access is uncertain.

Potential capacity	750 dwellings
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Site Reference	5WI008		
Site address	Winnersh Plant Hire, Reading Road, Winnersh, RG41 5HA		
Parish	Winnersh	Ward	Winnersh



Site description			
The site is located to the south-west of Reading Road within the settlement limits, in the western part of Winnersh (Major Development Location). The site comprises residential dwellings, plant hire and small businesses. There are dwellings to the north and east and fields to the south and west, with the southern-most tip of the site being located within the countryside. Access to the site is from Reading Road and Green Acres Lane and Gazelle Close.			
Site Size	1.61ha	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 checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 1114/2006
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	0.8km	Primary school	1.1km
Employment	0.2km	Secondary school	1km

Relevant planning history
No relevant planning history .

Suitability
Potentially suitable
<p>The site is located within the built-up area of Winnersh and existing development limits and comprises previously developed land.</p> <p>The southern part of the site is subject to flooding; however this is not extensive and would not inhibit potential development. High voltage power lines pass through the site which may impact on the location and quantum of development. There are also potential contamination issues on the site, which would require further investigation. There are two single TPOs and a group TPO on the south east boundary of the site but these would not inhibit development.</p> <p>Residential development of the site would result in the loss of an employment use, although not within a Core Employment Area. Development has the potential to achieve a satisfactory relationship with neighbouring properties to the east.</p>

Availability
Potentially available
The site has been promoted by an agent on behalf the landowner. The site is in multiple ownership and there is housebuilder involved. There are no known legal issues however there are tenancies over the site and this would require further investigation.

Achievability
Potentially achievable
The site is potentially suitable for development, however further investigation would be required regarding flooding and loss of employment floorspace.

Deliverability / Developability (including potential capacity)	
Potentially developable	
The site is considered suitable being located within the built-up area of Winnersh and comprising previously developed land.	
Potential capacity	20 dwellings

Site Reference	5WI009		
Site address	Land to the North-West side of Old Forest Road, RG41 1JA		
Parish	Winnersh	Ward	Winnersh



Site description			
<p>The site is to the north-west of Wokingham. The south-eastern boundary of the site follows Old Forest Road. To the north and west of the site are fields and junction 10 of the M4 beyond. The junction of the M4 and A329(M) lies to the north-west of the site.</p> <p>The site comprises a large field. The site is located within the countryside, just outside the settlement limits. Access to the site is from Old Forest Road.</p>			
Site Size	4.2ha	PDL status	Predominantly greenfield

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

Context			
Flood Zone 3b	<input checked="" type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input 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	1.2km	Primary school	0.4km
Employment	0.2km	Secondary school	0.6km

Relevant planning history
No relevant planning history.

Suitability
Potentially suitable
<p>The site is located adjacent to Wokingham and development could achieve a satisfactory relationship with the existing built-up area, forming a logical extension to Wokingham and the North Wokingham Major Development.</p> <p>Whilst a small area to the north-east of the site is subject to flooding this is not extensive and does not inhibit potential development. Development of this site would result in the loss of Grade 3 agricultural land.</p> <p>Junction 10 of the M4 is located to the North of the site and is elevated at this point. Noise and air pollution could therefore impact negatively upon future occupiers; this would need to be further considered but is unlikely to inhibit development across the whole site.</p> <p>The northern distributor road is planned to run adjacent to, and partly through, the site as part of the North Wokingham Strategic Development Location infrastructure delivery. This would impact on the location and quantum of development within the site as well as providing potential access and connectivity.</p> <p>On balance, the site is considered to be a sustainable location for development.</p>

Availability
Potentially available
The land owners have promoted this site. No housebuilder/developer is involved. There are no disclosed legal issues. However, it would appear that there are tenancy agreements in place on

the site which would require further investigation.

Achievability

Potentially achievable

Although the site is potentially suitable for development, further investigation would be required to understand whether there are any tenancy issues or legal constraints affecting the site and therefore it is not known whether the land is available. The site is considered to be potentially developable.
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Deliverability / Developability (including potential capacity)

Potentially developable

The site is located adjacent to Wokingham and development would achieve a satisfactory relationship with the existing built-up area, forming a logical extension.

Potential capacity	40 dwellings
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Site Reference	5WI011		
Site address	Land at Wheatsheaf Close, Sindlesham, RG41 5PT		
Parish	Winnersh	Ward	Winnersh



Site description			
The site is located within Sindlesham within the southern end of the settlement. The site comprises a square shaped parcel of land that is covered in grass, which is located within the settlement boundary. Access to the site is from Wheatsheaf Close, which has an existing access gate.			
Site Size	0.73ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – 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 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

Distance to facilities			
Healthcare	1.4km	Primary school	0.8km
Employment	1.9km	Secondary school	1.8km

Relevant planning history
O/2003/8796 and 8797 for redevelopment of Sindlesham School to construct 36 dwellings (known as Wheatsheaf Close). This site is a reserve housing site in the MDD (SAL 03).

Suitability
Suitable
The site is located within the settlement of Sindlesham and development would achieve a satisfactory relationship with the existing built-up area.
A single TPO lies within the site along the south-west boundary 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.
The site is an allocated reserve site for housing within the MDD (Policy SAL03) and lies within the settlement and is therefore considered suitable in principle for development.

Availability
Available
The site has been promoted by the Council for self-build development. The site is in single ownership. There are no known legal issues; however this would require further investigation. Early feasibility works, including an ecology survey, are currently being undertaken to aid prompt delivery of the site.

Achievability
Achievable
The site is considered to be suitable so it is therefore considered to be potentially achievable.

Deliverability / Developability (including potential capacity)
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Deliverable (years 1-5)	
The site is located within the settlement of Sindlesham and development would achieve a satisfactory relationship with the existing built-up area.	
Potential capacity	Approximately 20 self-build plots

Site Reference	5WI012		
Site address	Winnersh Allotments, Reading Road, RG41 5AG		
Parish	Winnersh	Ward	Winnersh



Site description			
<p>The site is to the north-west of Wokingham Town Centre. The M4 runs along the north-western boundary of the site and the railway line runs along the north-eastern boundary. To the south lie dwellings and the A329 Reading Road.</p> <p>The site is flat and comprises allotments as well as several small sheds and a car parking area to the front. The site is located within the countryside.</p> <p>Access to the site is from the A329 Reading Road.</p>			
Site Size	2.27ha	PDL status	Predominantly greenfield

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

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input 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	0.4km
Employment	1km	Secondary school	0.9km

Relevant planning history
<p>190198 – Full application for the construction of the western section of the Northern Distributor Road – Approved 13/05/2019</p> <p>180760 – Full application for the proposed development of Winnersh relief road connecting B3030 King Street Lane / Winnersh Relief Road Phase 1 to the A329 Reading Road including two new roundabout junctions on A329 Reading Road, two new minor residential access roads and associated works including traffic signals, crossings, drainage, footways and cycleways (road forms Phase 2 of Winnersh Relief Road and part of the western section of the Northern Distributor Road). – Approved 17/10/2018</p>

Suitability
Unsuitable
<p>The site is adjacent to the settlement of Wokingham and development would achieve a satisfactory relationship with the existing built-up area, forming a logical extension.</p> <p>The site is currently utilised as allotments which is an agricultural use. These are being relocated to Winnersh Farm (part of site 5WIO10). Development would result in the loss of Grade 3 agricultural land.</p> <p>The site is located between the settlements of Wokingham and Winnersh and within close proximity to existing dwellings. The northern distributor road (NDR) is planned to run through the site as part of the North Wokingham Major Development infrastructure delivery and has planning permission for this section.</p> <p>The land not used for the NDR has no access and this has not been factored in to the approved plans. It is bounded by the NDR, railway line, commercial buildings and residential gardens. It is not considered that this would be a suitable location for housing unless alternative access</p>

arrangements can be put in place.

Availability

Potentially available

The Council has promoted this site for a range of uses. There are no disclosed legal issues or tenancy agreements in place on the site; however this would require further investigation.

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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The land not used for the NDR has no access and this has not been factored in to the approved plans. It is bounded by the NDR, railway line, commercial buildings and residential gardens. It is not considered that this would be a suitable location for housing unless alternative access arrangements can be put in place.
--

Potential capacity

0 dwellings

Site Reference	5WI014		
Site address	69 King Street Lane, Winnersh		
Parish	Winnersh	Ward	Winnersh



Site description			
The site is approx 1.5ha in size and lies adjacent to the settlement of Sindlesham, with access from King Street Lane. This mixed use site comprises residential, commercial storage buildings and animal pens.			
Site Size	1.25ha	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 type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 225/1983
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.6km	Primary school	0.2km
Employment	1.5km	Secondary school	1km

Relevant planning history
0/2004/2728 - Outline application for the erection of 5 detached dwellings – Refused 5 October 2004.
171497 – Outline application for 38 dwellings – Not proceeded with.

Suitability
Potentially suitable
<p>The site is adjacent to Sindlesham and development could form a logical extension to the settlement, achieving a satisfactory relationship with the existing settlement pattern and built-up area.</p> <p>A group TPO lies along the eastern boundary of the site and a single TPO in the west of the site.</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>Part of the site is currently used as a builders yard and re-use of this brownfield land for housing could represent a more neighbourly use.</p> <p>The site has moderate access to public transport and services including at nearby Winnersh.</p> <p>The site is considered to be more sustainable and therefore potentially suitable for development.</p>

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

Achievability

Potentially achievable	
The site is considered to be potentially suitable for development.	
Deliverability / Developability (including potential capacity)	
Potentially developable	
The site could form a logical extension to the settlement, it is considered to be potentially suitable for development.	
Potential capacity	20 dwellings

Site Reference	5WI017		
Site address	Holmewood House, Bearwood Road, Sindlesham		
Parish	Winnersh	Ward	Winnersh



Site description			
The site lies to the south of the settlement of Sindlesham and comprises the grounds of a residential property. The site slopes gently downwards to the east and is accessed via Bearwood Road.			
Site Size	1.1ha	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 checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	1.1km	Primary school	0.4km
Employment	2.2km	Secondary school	1.5km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site, whilst adjacent to Sindlesham, fails to achieve a satisfactory relationship to the existing settlement, being more strongly related to the open countryside.</p> <p>Development of these sites would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the sites, which would require further investigation.</p> <p>Bearwood Road is a fast, known cut-through for traffic to avoid Reading Road. There is limited access to public transport in this area, with a limited service running from Mole Road.</p> <p>The site is not considered to be sustainable.</p>

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

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

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

Site Reference	5WK002		
Site address	Ashridge Farm, Warren House Road		
Parish	Wokingham	Ward	Norreys



Site description			
The site is located to the north of Wokingham within the limits of the North Wokingham SDL. To the north is the A329M, to the east and west is several development sites associated with the SDL. To the south are existing dwellings. The site comprises several large fields and a discussed farm and the land wraps around the neighbouring sewage treatment works. The site is accessed from Warren House Road.			
Site Size	17.6ha	PDL status	Predominantly greenfield

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

Context			
Flood Zone 3b	<input checked="" type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 1387/2011, 1388/2011
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3a & b	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	0.7km	Primary school	0.7km
Employment	0.5km	Secondary school	0.9km

Relevant planning history
No relevant planning history.

Suitability
Potentially suitable
<p>The site is located within the North Wokingham Major Development and development could achieve a satisfactory relationship with the planned development.</p> <p>The site has good access to services and facilities and public transport. The northern distributor road is planned to run through the site as part of the North Wokingham Major Development. This would impact on the location and quantum of development on the site.</p> <p>Central and eastern parts of the site are subject to flooding, lying within flood zones 2 and 3. While national guidance does not preclude residential development in flood zone 2, it does within flood zone 3. Although the area is not so extensive to inhibit development of the whole site, consideration should be taken regarding development in the surrounding area.</p> <p>There are also numerous TPO trees dotted around the sites and three group TPOs around the boundary with the waste water treatment site. These trees would need to be considered in the layout of any 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>This site could form a logical extension to the current SDL development and is considered to be potentially suitable for development.</p>

Availability	
Potentially available	
The site has been promoted by an agent on behalf of multiple landowners. There is no identified developer/housebuilder on board 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	
The site is located within the North Wokingham Major Development and development could achieve a satisfactory relationship with the planned development.	
Potential capacity	150 dwellings

Site Reference	5WK006		
Site address	Land south of Gipsy Lane, RG40 2BW		
Parish	Wokingham	Ward	Wescott



Site description			
The site is located to the south of Wokingham Town Centre, within development limits. To the north is the railway line (Reading to London Waterloo) and to the south is the Emm Brook. To the east and west are fields. The site comprises Knolls Farm with associated buildings and several fields. The site is located on a hill and slopes down to the south, towards the Emm Brook. The site is currently accessed from Gipsy Lane by crossing the railway lane.			
Site Size	3.51ha	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 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	0.8km	Primary school	0.6km
Employment	0.2km	Secondary school	1km

Relevant planning history
No relevant planning history

Suitability
Potentially suitable
<p>The site is located within the South Wokingham Major Development and development would achieve a satisfactory relationship with the planned development.</p> <p>The site is close to Wokingham town centre, with good access to shops, services and other facilities. Existing access is via a crossing over the Reading to London Waterloo railway line and this would need to be improved, potentially by linking to the South Wokingham Distributor Road.</p> <p>The Emm Brook runs along the south west of the site and this area is therefore subject to flooding, lying within flood zones 2 and 3. While national guidance does not preclude residential development in flood zone 2, it does within flood zone 3. Development should first be guided to Flood zone 1 and therefore further investigation is needed with reference to an updated Strategic Flood Risk Assessment. However, the area is not so extensive to inhibit development of the whole site. There are also potential contamination issues on the site, which would require further investigation.</p> <p>On balance, the site is considered to be comparatively sustainable. The impacts of flooding would impact on the quantum of development, however this site provides an opportunity for development within the South Wokingham Major Development.</p>

Availability
Potentially available
This site has been promoted by an agent with support from the landowner. The site is in single ownership. There is no developer/housebuilder involved. There are no known legal issues

affecting the site. This would need to be investigated further
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Achievability

Potentially achievable

The site is potentially achievable as part of the South Wokingham SDL.
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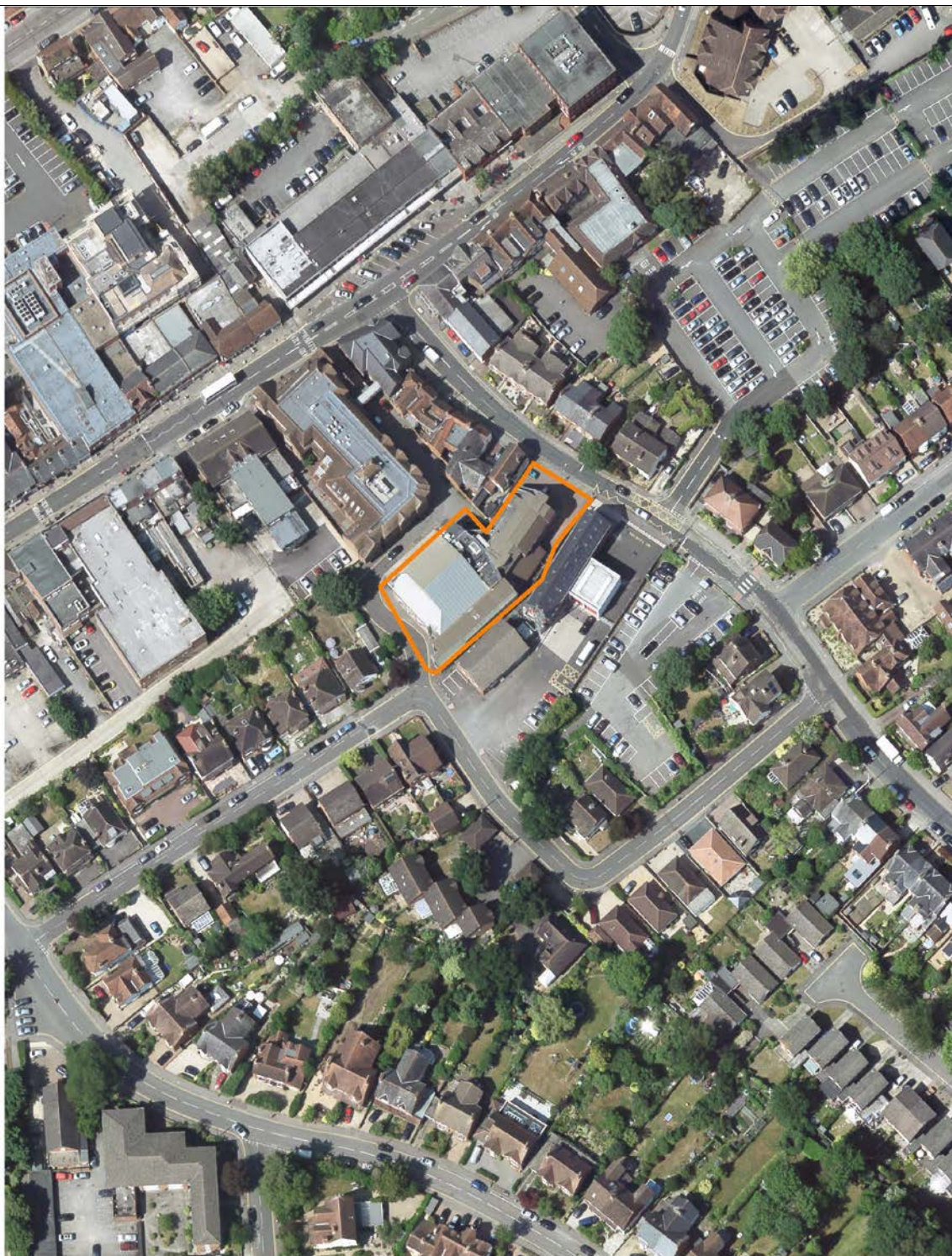
Deliverability / Developability (including potential capacity)

Potentially developable

The site located within the South Wokingham Major Development and development would achieve a satisfactory relationship with the planned development.

Potential capacity	35 dwellings
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Site Reference	5WK008		
Site address	Ritz Plaza House, Easthampstead Road, Wokingham, RG40 2EH		
Parish	Wokingham	Ward	Wescott



Site description			
<p>The site is located on the southern side of Easthampstead Road within Wokingham Town Centre, within a conservation area and an area of archaeological importance.</p> <p>The site is almost entirely covered by built form, though there is a small area of parking to the north of the site fronting Easthampstead Road. The site is currently occupied by Ritz Bingo (fronting Easthampstead Road) and Curves Gym (fronting Denton Road).</p> <p>To the west of the site lies Wokingham's main shopping area. Easthampstead Road comprises a mix residential and commercial properties and a Fire Station.</p>			
Site Size	0.13ha	PDL status	Predominantly PDL

Promoted use(s)
Retirement Home (C2 Planning Use Class)

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input 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	0.5km	Primary school	0.2km
Employment	0.8km	Secondary school	0.5km

Relevant planning history
Various change of use applications.

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

Availability
Availability unknown
This site has been promoted by the land owner. There is no identified developer/housebuilder for this site. There are no disclosed legal issues; however there are various tenancies at the site which would need to be investigated further.

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

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

Site Reference	5WK009		
Site address	Wokingham Sewerage Treatment Works, Bell Foundry Lane		
Parish	Wokingham	Ward	Norreys



Site description			
The site is located to the north of Wokingham within the limits of the North Wokingham SDL. The site comprises Wokingham Sewerage Treatment Works and is largely surrounded by Ashridge Farm and its associated farmland. To the north is the A329M, to the east and west is several development sites associated with the SDL. The site is accessed from Bell Foundry Lane.			
Site Size	4.52ha	PDL status	Predominantly PDL

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

Context			
Flood Zone 3b	<input checked="" type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 1388/2011
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3a & b	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	0.7km	Primary school	0.7km
Employment	0.5km	Secondary school	0.9km

Relevant planning history
No relevant planning history.

Suitability
Suitability unknown
<p>The site is located within the North Wokingham Major Development and development could achieve a satisfactory relationship with the planned development.</p> <p>The site has good access to services and facilities and public transport. The northern distributor road is planned to run adjacent to the site as part of the North Wokingham Major Development.</p> <p>The northern part of the site is subject to flooding, lying within flood zones 2 and 3a and 3b. While national guidance does not preclude residential development in flood zone 2, it does within flood zone 3. Although the area is not so extensive to inhibit development of the whole site, consideration should be taken regarding development in the surrounding area.</p> <p>Group and single TPO trees lie around the site boundaries. These trees would need to be considered in the layout of any development. There are also potential contamination issues on the site, which would require further investigation.</p> <p>The site comprises a sewage treatment works. If developed, this facility would need to be re-provided elsewhere. Discussions with Thames Water would be required to further understand this. The suitability of the site is therefore unknown at this stage.</p>

Availability
Availability unknown
The site has been promoted by an agent on behalf of the landowner. The site is within single ownership and there is no developer/housebuilder on board. There are no disclosed legal issues

however this would need to be investigated further. Thames Water would need to relocate the sewerage treatment works and therefore it is not known whether this land is available.
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Achievability

Achievability unknown

Suitability and availability unknown due to re-location of sewage treatment works required.

Deliverability / Developability (including potential capacity)

Potentially developable

If developed, the sewage treatment works facility would need to be re-provided elsewhere. Discussions with Thames Water would be required to further understand this. The suitability of the site is therefore unknown at this stage.

Potential capacity	Unknown
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Site Reference	5WK011		
Site address	Land south of London Road, Western Field, RG40 1PD		
Parish	Wokingham	Ward	Wescott



Site description			
The site is located to the east of Wokingham Town Centre adjacent to the administrative boundary with Bracknell Forest Council. The site lies within the countryside and outside settlement limits. The site is bounded by the B3408 London Road to the north, Coppid Beech roundabout and the A329M to the west and London Road (a slip road) to the south. The site comprises a field surrounded trees. The site did not appear to have an access from the slip road.			
Site Size	0.8ha	PDL status	Predominantly greenfield

Promoted use(s)
Housing (C3 Planning Use Class) – Market Residential institutions (C2 use class)

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

Distance to facilities			
Healthcare	1.9km	Primary school	0.6km
Employment	2.5km	Secondary school	1.7km

Relevant planning history
No relevant planning history

Suitability
Unsuitable
<p>The site lies outside of the settlement of Wokingham, next to the administrative boundary of Bracknell Forest and across the A329(M). Development here would fail to achieve a satisfactory relationship with the existing settlement pattern.</p> <p>It is acknowledged that the site borders the administrative boundary with Bracknell Forest and adjacent land has been promoted as part of Bracknell's call for sites (reference BIN12) and been found to be potentially suitable through their initial site assessment exercise.</p> <p>Notwithstanding the above, this site is bounded on two sides by two busy roads and their intersection at the Coppid Beech roundabout and noise and disturbance from the road would result in harm to future occupiers. There are some known local highway constraints including left-in and left-out manoeuvres only onto the B3408, and poor footways with no street lighting.</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 site currently has poor access to services and facilities. However, nearby 'Land at Amen Corner (South), Binfield' is allocated in the Bracknell Forest Site Allocations Plan (2013) for 725 new homes along with employment, a new neighbourhood centre, primary school and open space which would improve access to services and facilities.</p> <p>With the extent of this development planned at Amen Corner South as well as under construction at Amen Corner North within Bracknell, there is likely to be an impact on Coppid Beech junction</p>

and this site could provide land for future potential road widening or other improvements.

On balance this site is considered to be unsuitable.

Availability

Potentially available

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

Achievability

Not assessed

The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)

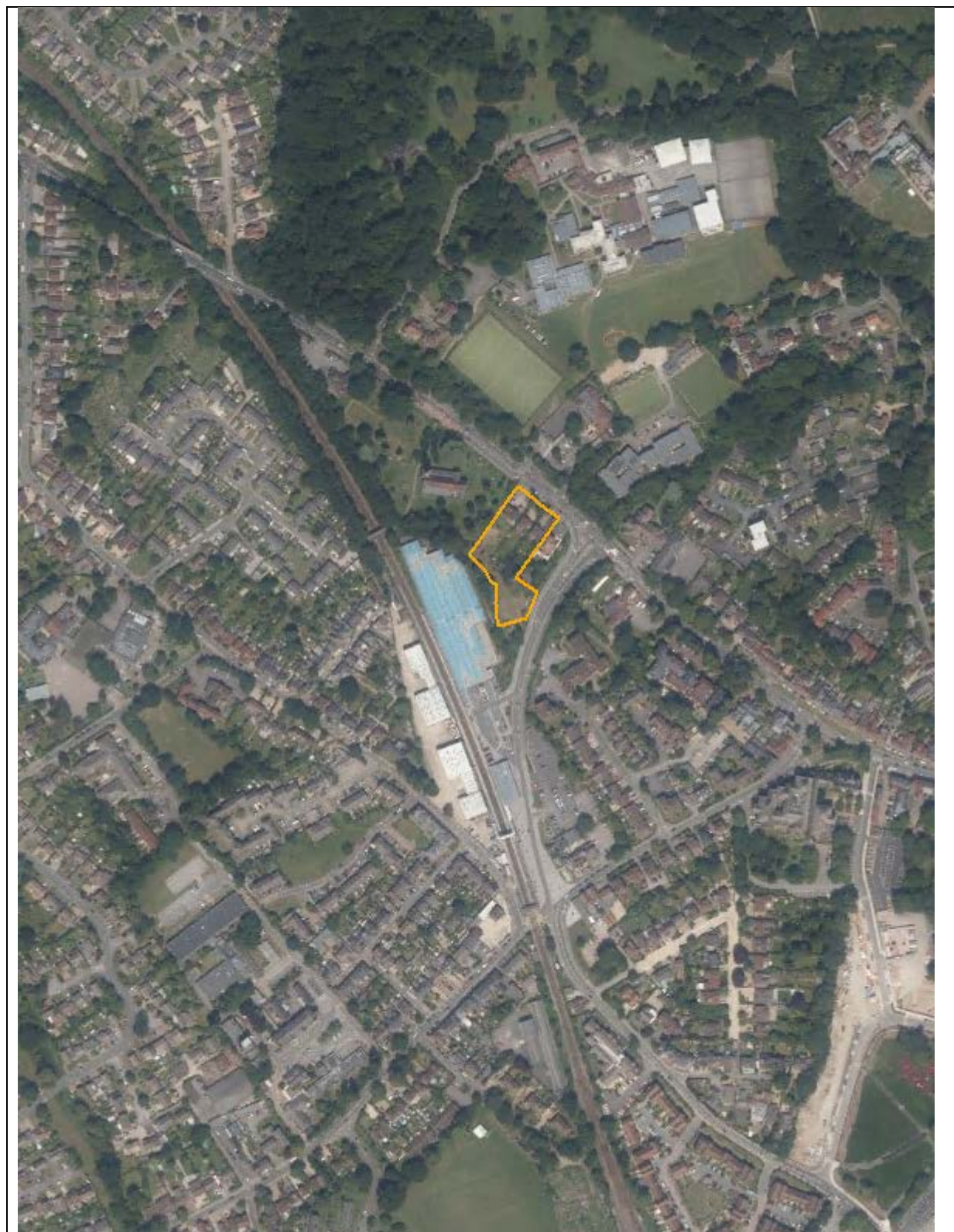
Not developable within the next 15 years

The site lies outside of the settlement of Wokingham, next to the administrative boundary of Bracknell Forest and across the A329(M). It is considered that development here would fail to achieve a satisfactory relationship with the existing settlement pattern.

Potential capacity

12 dwellings
m² of floorspace is unknown at this stage

Site Reference	5WK012		
Site address	54-58 Reading Road, RG41 1EH		
Parish	Wokingham	Ward	Emmbrook



Site description			
The site is located to the west of Wokingham Town Centre, within settlement limits. The site is located just to the north of the Station, close to the Station Car Park, and currently comprises three dwellings and their rear gardens and an area of scrubland. The site is accessed from Reading Road.			
Site Size	0.5ha	PDL status	Predominantly PDL

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

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

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

Relevant planning history
<p>F/2008/0482 – Proposed erection of 14 apartments with associated parking and access and amenity space and demolition of existing 3 dwellings – Refused and appeal dismissed. (Negative impact on conservation and landscape character due to historic church and SULV).</p> <p>F/2009/2670 – Proposed erection of 8 dwellings and demolition of existing 3 dwellings – Withdrawn.</p> <p>Site is located in the Station Gateway allocated mixed use site (SAL 08) and also allocated under SAL 09 (Transport Site). The improvements have now been delivered.</p> <p>52 Reading Road</p> <p>163444 – Full application for the proposed erection of supported affordable housing consisting 7no bedsitting rooms, 2no single person flats and supporting ancillary accommodation, car parking, motor cycle parking, covered cycle storage and garden, following demolition of existing building – Approved (1st February 2017)</p>

Suitability
Suitable
<p>The site is within the built-up area of Wokingham and comprises a prominent centrally located brownfield site. It occupies a sustainable location near the train station and within walking distance of shops, services and other facilities within the town centre, and excellent access to public transport.</p> <p>There are potential contamination issues on the site, which would require further investigation. Development has the potential to achieve a satisfactory relationship with surrounding properties, however further consideration would need to be given to the landscape and conservation impact of any development on the adjacent Grade II* listed Church and its setting.</p> <p>On balance, this urban site is considered to be suitable in principle for development.</p>

Availability
Availability unknown

The site has been promoted by an agent on behalf of the landowner. The site is in single ownership with no housebuilder/developer involved. There are no disclosed legal issues, however there would appear to be tenancies affecting the site and this would need to be investigated further.

Achievability

Potentially achievable

The site is considered to be potentially suitable for flatted development as it is located close to Wokingham Station. However the availability of the site requires further investigation and therefore the site is considered to be potentially achievable.

Deliverability / Developability (including potential capacity)

Potentially developable

The site is within the built-up area of Wokingham and development has the potential to achieve a satisfactory relationship with surrounding properties. There are no significant physical or environmental constraints that would inhibit development.

Potential capacity

9 flats (in accordance with approved scheme)

Site Reference	5WK013		
Site address	Land at Toutley Road, RG41 1QL		
Parish	Wokingham	Ward	Emmbrook



Site description			
The site is located on the north-eastern side of Toutley Road, to the north-west of Wokingham Town Centre, within development limits. To the north lies an industrial estate and to the south and west are dwellings. The site lies within the North Wokingham Major Development Area. The site is relatively flat and was last used as a water pumping station and has a plant building on site as well as two chimney/air vents. The site is part tarmaced and partly covered in trees and overgrown vegetation. The site is accessed from Toutley Road.			
Site Size	0.37ha	PDL status	Predominantly PDL

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

Context			
Flood Zone 3b	<input checked="" type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input 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	0km	Secondary school	0.7km

Relevant planning history
<p>O/2008/0112 Proposal for 8 dwellings – refused.</p> <p>O/2007/0269 Proposal for 10 dwellings – refused.</p> <p>O/2006/7716 Proposal for 12 dwellings – withdrawn.</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> • Located within flood zones 2 and 3 • Layout • Does not secure appropriate mitigation of services, amenity and infrastructure needs which would result from the development.

Suitability
Unsuitable
<p>The site located within the North Wokingham Major Development and development would achieve a satisfactory relationship with the planned development.</p> <p>The site on its own is heavily constrained by its triangular shape and small size, and development here would be difficult to achieve. Large areas of the site are subject to flooding (within flood zone 3), which would significantly inhibit 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>While the site could be part of a larger comprehensive scheme, given it is within the North Wokingham Major Development Area, at this stage the site on its own is considered to be unsuitable.</p> <p>This site is therefore considered to be unsuitable for development.</p>

Availability	
Potentially available	
This site has been promoted by an agent with support from the landowner. There is no housebuilder/developer on board. There are no known tenancy agreements or legal issues affecting the site. This would need to be investigated further.	
Achievability	
Not assessed	
The site is not considered to be suitable for development.	
Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
It is considered that the site is heavily constrained by its triangular shape and small size, and development here would be difficult to achieve. Large areas of the site are subject to flooding (within flood zone 3), which would significantly inhibit development.	
Potential capacity	0 dwellings