

| | | | |
|----------------|---|------|---------|
| Site Reference | 5WK015 | | |
| Site address | Exa House, Elms Road, Wokingham, RG40 2AA | | |
| Parish | Wokingham | Ward | Wescott |



| Site description | | | |
|---|--------|------------|-------------------|
| <p>The site is located between Denmark Street to the east and Elms Road to the west in Wokingham Town Centre. The site lies opposite the Gig House Public House and the Elms Road multi-storey car park.</p> <p>The site lies within a conservation area and comprises a three storey brick building, comprising a takeaway and nightclub at ground floor and vacant offices on the upper floors.</p> <p>The open space to the north-west of Exa House falls within the Elms Field site allocation.</p> | | | |
| Site Size | 0.15ha | PDL status | Predominantly PDL |

| Promoted use(s) |
|---|
| Retail (A1 – A5 Planning Use Classes) and 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 checked="" 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 | 0.3km | Primary school | 0.5km |
| Employment | 0.4km | Secondary school | 0.9km |

| Relevant planning history |
|---|
| F/2005/4915 - Proposed extension to office building (B1a) and change of use of ground floor from B1a office use to A1,A2,A3 & A4 (shops, financial and professional service, restaurants and pub/bar) use. Approved January 2006. |

| 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 Council with support from the landowner. There are no known legal issues affecting the site. There are tenancy agreements in place and there is no identified developer for this site. This would need to be investigated further. |

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

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

| | | | |
|----------------|---|------|---------|
| Site Reference | 5WK017 | | |
| Site address | Telephone Exchange, Elms Road, RG40 2AA | | |
| Parish | Wokingham | Ward | Wescott |



| Site description | | | |
|--|--------|------------|-------------------|
| The site is located on Elms Road, adjacent to the multi-storey car park. It is sited within Wokingham Town Centre within a conservation area. The site comprises the old telephone exchange fronting Elms Road, as well as ancillary buildings and an area of car parking to the rear, part of which is used by the Post Office on Broad Street. Access is from Elms Road. | | | |
| Site Size | 0.43ha | PDL status | Predominantly PDL |

| 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 checked="" 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 | 0.2km | Primary school | 0.5km |
| Employment | 0.5km | Secondary school | 0.8km |

| Relevant planning history |
|--|
| F/2007/0073 Proposed erection of 20 flats and underground carpark. Approved. |
| F/2005/4037 Proposed erection of a 3 storey block of 21 flats with underground parking. Approved |
| F/2003/0853 Proposed erection of 21 low cost, shared ownership flats over an underground and deck car park. Refused and then appeal withdrawn. |

| Suitability |
|--|
| Suitable |
| <p>The site is within the built-up area of Wokingham's Major Town Centre and comprises a centrally located brownfield site. It occupies a sustainable location within the town providing excellent access to local services and facilities including Wokingham Station and further public transport.</p> <p>There are potential contamination issues on the site, which would require further investigation.</p> <p>No other significant environmental or physical constraints have been identified that would inhibit development. The site is located adjacent to a flatted residential development. The site is considered to be suitable for mixed use development (residential and commercial).</p> <p>Wokingham Town 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 town centre, increasing impact on air quality and whether mitigation measures could be applied to resolve any issues.</p> <p>The practicalities of downsizing/re-locating a telephone exchange would need to be investigated further. As the site also includes the carpark for the adjacent Royal Mail facility, the likelihood of the facility being relocated would need to be investigated.</p> |

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

| | |
|---|--|
| Availability unknown | |
| This site has been promoted by the Council. Ownership details are unknown and therefore it is not known whether the land is available or whether any legal issues would hinder development. There is no identified developer for this site. This would need to be investigated further. | |
| Achievability | |
| Potentially achievable | |
| Although the site is potentially suitable for development, ownership details for part of the site are unknown and therefore it is not known whether the land is available. There may be issues involved with moving or incorporating the telephone exchange. | |
| Deliverability / Developability (including potential capacity) | |
| Potentially developable | |
| The site is within the built-up area of Wokingham's Major Town Centre and comprises a centrally located brownfield site. It occupies a sustainable location within the town providing excellent access to local services and facilities including Wokingham Station and further public transport. | |
| Potential capacity | 17 flats (50:50 split of 1 bed and 2 beds) based on 4 storey building |

| | | | |
|----------------|---|------|---------|
| Site Reference | 5WK018 | | |
| Site address | 54 - 72 Peach Street, Wokingham, RG40 1XG | | |
| Parish | Wokingham | Ward | Wescott |



| Site description | | | |
|---|--------|------------|-------------------|
| <p>The site is located on Peach Street, opposite the junction with Easthampstead Road. It is sited within Wokingham Town Centre within a conservation area and a primary retail frontage. The site comprises a two storey 1960s block that incorporates residential units at first floor and commercial units on the ground floor.</p> <p>To the south west lies the Peach Place town centre regeneration site which is allocated for development through the current development plan.</p> | | | |
| Site Size | 0.27ha | PDL status | Predominantly PDL |

| 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 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 | 0.3km |
| Employment | 0.8km | Secondary school | 0.5km |

| Relevant planning history |
|--|
| F/2004/3453 - Proposed change of use of 2 first floor offices (B1a) to 3 flats (C3). Proposed change of use of 2 first floor offices (B1a) to 3 flats (C3). Approved January 2005. |

| Suitability |
|--|
| Suitable |
| <p>The site is within the built-up area of Wokingham's Major Town Centre and comprises a centrally located brownfield site. It occupies a sustainable location within the town providing excellent access to local services and facilities including Wokingham Station and further public transport.</p> <p>Wokingham Town 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 town centre, increasing impact on air quality and whether mitigation measures could be applied to resolve any issues. There are also potential contamination issues on the site, which would require further investigation.</p> <p>No other significant environmental or physical constraints have been identified that would inhibit development. This urban site is considered to be suitable for mixed use development (residential and commercial).</p> |

| Availability |
|--|
| Availability unknown |
| <p>This site has been promoted by the Council and part of the site is within the Council's ownership. Ownership details are unknown for the remaining part of the site and therefore it is not known whether the land is available or whether any legal issues would hinder development. There is no identified developer for this site. This would need to be investigated further.</p> |

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

| | |
|---|--|
| Potentially achievable | |
| Although the site is suitable for development, ownership details for part of the site are unknown and therefore it is not known whether the land is available. The site is considered to be developable within the next 15 years. | |
| Deliverability / Developability (including potential capacity) | |
| Potentially developable | |
| The site is within the built-up area of Wokingham's Major Town Centre and comprises a centrally located brownfield site. It occupies a sustainable location within the town providing excellent access to local services and facilities including Wokingham Station and further public transport. | |
| Potential capacity | 3 storeys of residential – 42 (2b flats) |

| | | | |
|----------------|--|------|--------------------|
| Site Reference | 5WK022 | | |
| Site address | Land close to junction at Bearwood Road and Highlands Avenue, RG41 4SH | | |
| Parish | Wokingham & Barkham | Ward | Evendons & Barkham |



| Site description | | | |
|---|--------|------------|--------------------------|
| The site is located to the north of Barkham. The site is covered with woodland (covered by Tree Preservation Order ref. 20/1973). There are public rights of way over this land and a long clearing that makes way for a row of pylons. The woodland is undulating in character. The site has no vehicular access from Highlands Avenue or Bearwood Road. | | | |
| Site Size | 14.2ha | PDL status | Predominantly greenfield |

| Promoted use(s) |
|--|
| Housing (C3 Planning Use Class) – market, affordable and self-build Residential Institution (C2 Planning Use Class) |

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

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1km | Primary school | 0.7km |
| Employment | 0.9km | Secondary school | 1.6km |

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

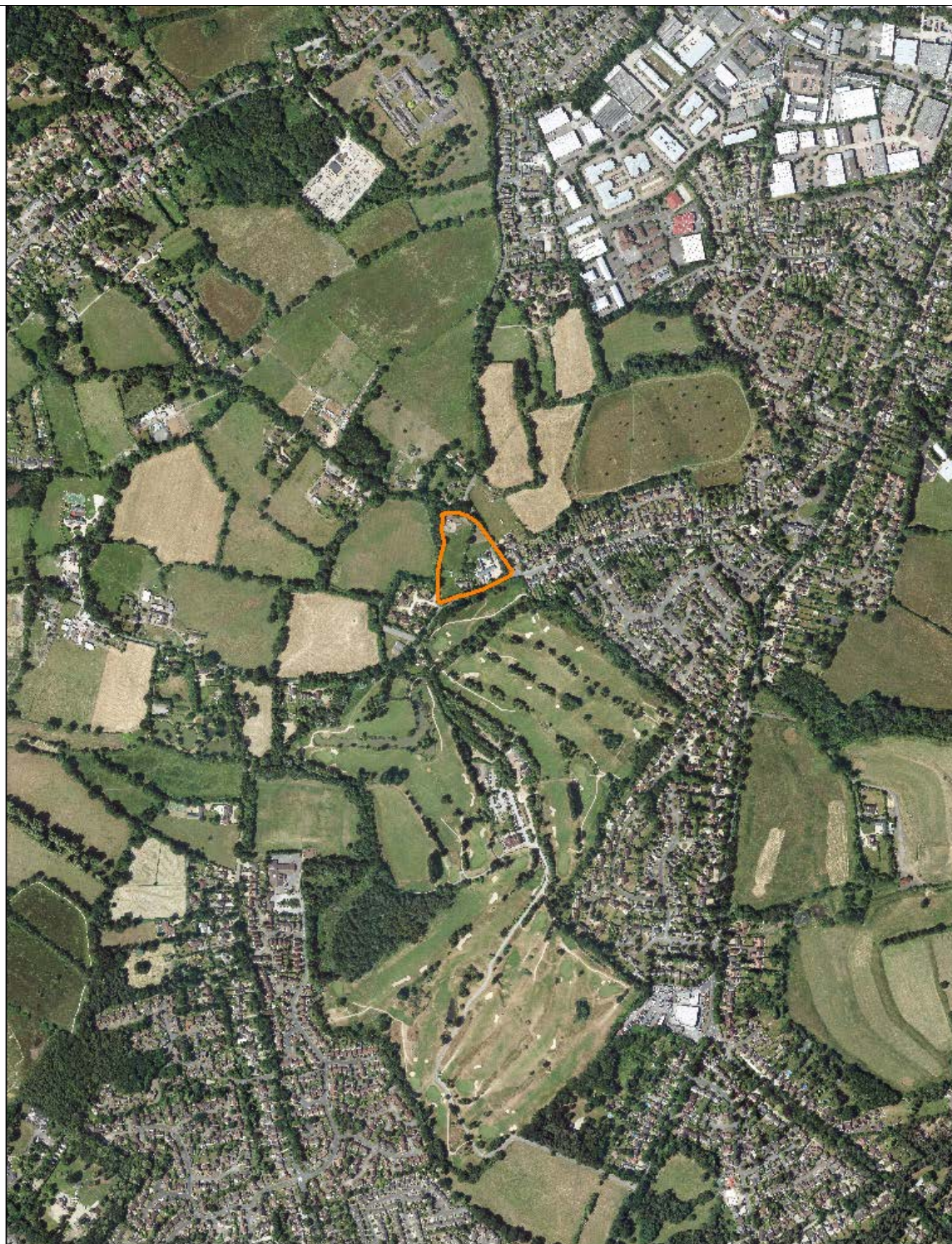
| Suitability |
|--|
| Unsuitable |
| <p>The site, whilst adjacent to Wokingham, fails to achieve a satisfactory relationship to the existing settlement, forming an illogical protrusion away from the main built-up area and being more strongly related to the open countryside.</p> <p>The site fully comprises of woodland, which is covered by two woodland TPOs. This area also acts as a natural barrier between the settlements of Wokingham and Barkham, preventing coalescence of settlements. There are also potential contamination issues on the site, which would require further investigation.</p> <p>There is currently no vehicular access to the site.</p> <p>This site is considered to be unsuitable for residential uses.</p> |

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

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

| Deliverability / Developability (including potential capacity) | |
|--|--|
| Not developable within the next 15 years | |
| The site, whilst adjacent to Wokingham, fails to achieve a satisfactory relationship to the existing settlement and it is considered that development would form an illogical protrusion away from the main built-up area and being more strongly related to the open countryside. | |
| Potential capacity | 213 dwellings m ² of floorspace for C2 use unknown at this stage |

| | | | |
|----------------|---|------|----------|
| Site Reference | 5WK023 | | |
| Site address | Rosery Cottage and 171 Evendons Lane, Wokingham, RG41 4DX | | |
| Parish | Wokingham | Ward | Evendons |



| Site description | | | |
|--|-------|------------|-------------------|
| The site is located to the south-west of Wokingham in the countryside. The site comprises a number of small businesses within the Evendons Centre as well as a residential dwelling and garden and an area of field. The site is relatively flat. The site is accessed from Evendons Lane. | | | |
| Site Size | 1.5ha | PDL status | Predominantly PDL |

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

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

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.9km | Primary school | 0.4km |
| Employment | 0.4km | Secondary school | 2.3km |

| Relevant planning history |
|---|
| F/2012/0467 – 43 dwellings (withdrawn) F/2013/0253 – 40 dwellings refused and dismissed at appeal. Reasons for refusal: <ul style="list-style-type: none"> • Outside settlement boundaries • Urban encroachment • Traffic safety |

| Suitability |
|---|
| Unsuitable |
| The site, whilst adjacent to Wokingham, fails to achieve a satisfactory relationship to the existing settlement, forming an illogical protrusion away from the main built-up area. |
| There are known local highway constraints along Evendons Lane which is a narrow country lane with no footways or street lighting. |
| Development of this site would result in the loss of rural business space. |
| Due to its location between settlements, the site has limited access to services and facilities. The scale of development would not allow for infrastructure improvements. Development of this site would result in the loss of some Grade 3 agricultural land. |
| This site is therefore considered to be unsuitable for residential development. |

| Availability |
|--|
| Potentially available |
| The site has been promoted by an agent and land ownership details have been provided. The site is in single ownership with a housebuilder/developer on board. There are no legal issues disclosed, but this would need to be investigated further. |

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

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

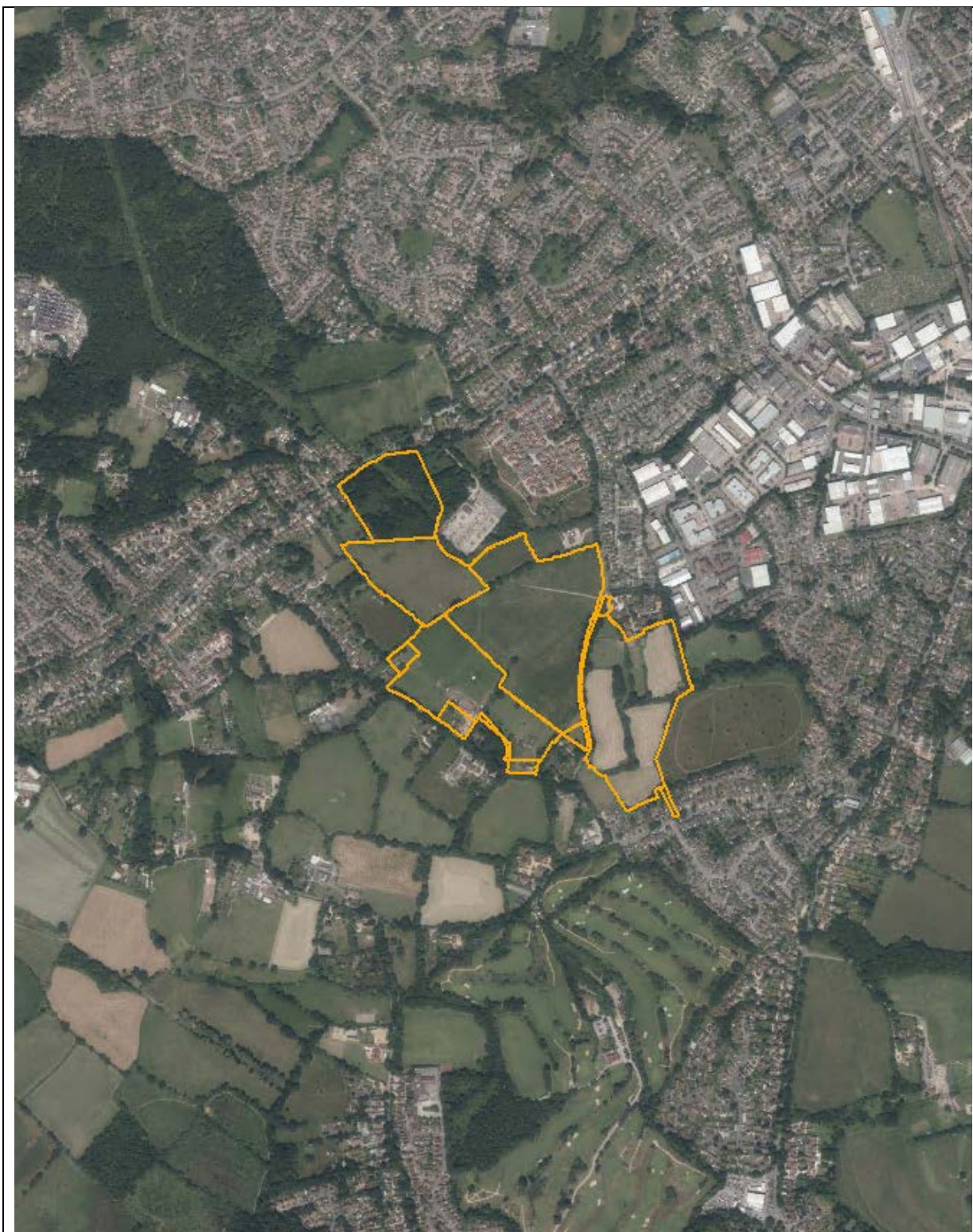
| Deliverability / Developability (including potential capacity) |
|--|
|--|

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

| |
|--|
| It is considered that the site, whilst adjacent to Wokingham, fails to achieve a satisfactory relationship to the existing settlement, forming an illogical protrusion away from the main built-up area. |
|--|

| | |
|--------------------|--------------|
| Potential capacity | 22 dwellings |
|--------------------|--------------|

| | | | |
|----------------|--|------|----------|
| Site Reference | 5WK028, 5WK032, 5WK034, 5WK039 | | |
| Site address | Land at Blagrove Lane and Doles Lane, Land fronting Barkham Road | | |
| Parish | Wokingham | Ward | Evendons |



| Site description | | | |
|--|---------|------------|--------------------------|
| The sites are located to the south-west of Wokingham in the countryside. The land is rural in character, comprising several large fields. Blagrove Lane runs through the middle of the sites, with Doles Lane and Evendons Lane running along the southern boundary of the sites. To the east is a recreation ground and to the north/east lies the Folly Court development site. The sites are undulating in nature. The sites are accessed from Blagrove Lane, Doles Lane and Evendons Lane. | | | |
| Site Size | 30.64ha | PDL status | Predominantly greenfield |

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

| Context | | | |
|-------------------|---|-------------------|--|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input checked="" type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input checked="" type="checkbox"/> 1486/2014, 1648/2018 |
| 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 | 1.3km | Primary school | 0.3km |
| Employment | 0km | Secondary school | 1.8km |

| Relevant planning history |
|--|
| Three applications (refs. 0/2001/3308 for 200 dwellings to the east of Blagrove Lane, 0/2002/7665 for 100 dwellings to east of Blagrove Lane, 0/2013/0991 for 140 dwellings on land east of Blagrove Lane) all refused permission. |
| Reasons for refusal: <ul style="list-style-type: none"> • Urbanisation of the site • Direct loss and impacts upon a number of trees • Erode the rural character of the area • Noise and disturbance • Location and access to services • Insufficient information provided. |

| Suitability |
|---|
| Unsuitable |
| <p>The sites as a whole, whilst adjacent to Wokingham, fail to achieve a satisfactory relationship to the existing settlement, forming a protrusion away from the main built-up area and being more strongly related to the open countryside.</p> <p>An area of ancient woodland (Bottle Copse) lies to the north-west of the sites and a number of single Tree Preservation Orders (TPOs) and veteran trees lie throughout the sites. Although these would not inhibit development, they would inform the location and quantum of development. Development of this site would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>The main access road through the sites (Blagrove Lane) is a fast, narrow, rural lane. Any development would require further investigation into highways improvements. It is noted that a</p> |

large proportion of the TPOs line Blagrove Lane. A new access from Barkham Road is proposed and the impact of this would need to be assessed.

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

Availability

Potentially available

There are multiple promotions of the sites, including one larger consolidated promotion of the land. Part of the land is in single ownership with a housebuilder/developer involved and part is in multiple ownership with no housebuilder/developer involved. There are legal issues that would need to be investigated further.

Achievability

Not assessed

The sites are not considered to be suitable for development.

Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

It is considered that the sites as a whole, whilst adjacent to Wokingham, fail to achieve a satisfactory relationship to the existing settlement, forming a protrusion away from the main built-up area and being more strongly related to the open countryside.

| | |
|--------------------|---------------|
| Potential capacity | 340 dwellings |
|--------------------|---------------|

| | | | |
|----------------|--|------|----------|
| Site Reference | 5WK029 | | |
| Site address | Station Industrial Estate, Oxford Road, RG41 2YQ | | |
| Parish | Wokingham | Ward | Emmbrook |



| Site description | | | |
|--|--------|------------|-------------------|
| The site is located to the west of Wokingham Town Centre, within settlement limits. The site is located adjacent and just to the west of Wokingham Train Station. It is a long, narrow site currently comprising several large industrial units and an area of car parking. The site is accessed from Oxford Road. | | | |
| Site Size | 0.65ha | 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 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 |
|-------------------------------|
| No relevant planning history. |

| Suitability |
|--|
| Potentially suitable |
| <p>The site is within the built-up area of Wokingham and development has the potential to achieve a satisfactory relationship with surrounding properties.</p> <p>There are potential contamination issues on the site, which would require further investigation. However, there are no other significant physical or environmental constraints that would inhibit development.</p> <p>Development of this site would result in the loss of employment floorspace (although it is not within a designated Core Employment Area) and this would need to be considered further. However, it provides an opportunity to improve the gateway into the town.</p> <p>On balance, the site is considered to be highly sustainable. Employment considerations should be investigated further, but opportunities exist due to the sites proximity to the train station and other town centre facilities.</p> |

| Availability |
|---|
| Availability unknown |
| The site has been promoted by an agent on behalf of a landowner. The site in single ownership and there is 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 | 92 flats (mix of one and two bed flats) |
|--------------------|---|

| | | | |
|----------------|---|------|----------|
| Site Reference | 5WK030 | | |
| Site address | Molly Millars Business Park, Molly Millars Lane, RG41 2TZ | | |
| Parish | Wokingham | Ward | Evendons |



| Site description | | | |
|--|--------|------------|-------------------|
| The site is located to the south-west of Wokingham Town Centre within the Molly Millars Business Park. The site is located within a Core Employment Area within settlement limits. The site comprises several industrial units, some in use and some vacant. The site is accessed from Fishponds Road. | | | |
| Site Size | 1.76ha | 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 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 type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 0.9km | Primary school | 0.7km |
| Employment | 0km | Secondary school | 1.3km |

| Relevant planning history |
|---|
| F/2005/4410 erection of 15 units for B2, B1 and B8 - Approved. |
| O/2001/5130 - outline consent for erection of office building and demolition of existing structures and plant - Approved. |

| Suitability |
|---|
| Unsuitable |
| The site is located within the settlement of Wokingham and the designated Core Employment Area of Molly Millars Industrial Estate. |
| There are potential contamination issues on the site, which would require further investigation. |
| Development of the site would result in the loss of employment floorspace in a designated Core Employment Area, contrary to the strategy for employment floorspace in the borough. |
| Although there has been recent residential development on the other side of Molly Millars Lane (Ashville Way), it is considered that further residential development within the industrial estate would not provide a suitable setting for new dwellings and could result in further erosion of the Core Employment Area over time. |
| This site is considered to be unsuitable for residential development. |

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

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

| Deliverability / Developability (including potential capacity) | |
|--|--------------|
| Not developable within the next 15 years | |
| It is considered that development of the site would result in the loss of employment floorspace in a Core Employment Area. | |
| Potential capacity | 26 dwellings |

| | | | |
|----------------|---|------|---------|
| Site Reference | 5WK036 | | |
| Site address | Land at the rear of Chapel Green House, Wokingham, RG40 3ER | | |
| Parish | Wokingham | Ward | Wescott |



| Site description | | | |
|---|--------|------------|-------------------|
| The site is located to the south of Wokingham Town Centre, within the countryside and outside settlement limits. The site is located within the limits of the South Wokingham Major Development. The site is comprised of a private access road, as well as a two storey dwelling, several outbuildings and paddocks used by the equestrian centre. The Emm Brook is located to the north and east of the site. To the south of the site lies Lucas's Hospital and Almshouses (which include, Grade 1, Grade 2 and Grade 2* listed buildings). The site is accessed from Luckley Road (a single width, private road) that joins Finchampstead Road. | | | |
| Site Size | 1.41ha | PDL status | Predominantly PDL |

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

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

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.2km | Primary school | 0.9km |
| Employment | 0.4km | Secondary school | 1.3km |

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

| Suitability |
|---|
| Unsuitable |
| <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 situated in close proximity to Lucas's Hospital, which comprises Grade 1, 2 and 2* Listed Buildings. Development of the site would likely result in harm to the character, appearance and setting of these Listed Buildings.</p> <p>The current access arrangement to the site (a single width lane that runs under the railway line) would be inadequate to cope with development.</p> <p>The proposed development south of the railway as part of the South Wokingham Major Development is not yet underway. Land to the east and west of the site is proposed for nature parks (SANG) with an area allocated to the north of the site for new homes. As part of the wider South Wokingham development the site may be able to be incorporated and accessed from the north from the new southern distributor road, however this would need further investigation. At this stage the site on its own is considered to be unsuitable.</p> <p>This site is considered to be unsuitable for development.</p> |

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

The site has been promoted by an agent on behalf of a single landowner. There is no housebuilder/developer involved and no disclosed legal issues, however there are tenancies affecting the site which 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 situated in close proximity to Lucas's Hospital, which comprises Grade 1, 2 and 2* Listed Buildings. It is considered that development of the site would likely result in harm to the character, appearance and setting of these Listed Buildings. The site is not considered to be suitable for development.

Potential capacity

21 dwellings

| | | | |
|----------------|---|------|---------|
| Site Reference | 5WK037 | | |
| Site address | Land east of Finchampstead Road, RG41 2HQ | | |
| Parish | Wokingham | Ward | Wescott |



| Site description | | | |
|---|--------|------------|--------------------------|
| The site is located to the south of Wokingham in the countryside, adjacent to the settlement boundary. The land is rural in character, comprising several large fields with a stream running north-south across the site. Woodcray Manor Golf Course is located to the south of the site and the railway is located to the east, with dwellings to the north and west. The site is relatively flat. The site is accessed from Finchampstead Road. | | | |
| Site Size | 25.3ha | PDL status | Predominantly greenfield |

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

| Context | | | |
|-------------------|---|-------------------|---|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input 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"/> 1613/2017, 1564/2017, |
| 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 | 1.5km | Primary school | 0.1km |
| Employment | 0.6km | Secondary school | 1.9km |

| Relevant planning history |
|---|
| 190286 – Outline planning application for 216 dwellings – refused 25/04/19. Reasons for refusal consistent with previous refusal. |
| 170261 - Outline planning application for 250 dwellings - refused 01/02/2018. Reasons for refusal: <ul style="list-style-type: none"> • Countryside (outside development limits) and unsustainable location • Unacceptable impact upon the visual amenity and character of the landscape and countryside • Insufficient information provided to assess transport implications, tree impact, archaeological impact, impact on protected species • Fails to secure mitigation for the adverse effect on the integrity of the Thames Basin Heath Special Protection Area • Lack of provision of Affordable Housing • Lack of agreed employment skills plan |
| 170264 – Full application for the proposed change of use of land to Suitable Alternative Natural Greenspace (SANG) with associated landscape works and parking – refused (17/07/2017) |

| Suitability |
|---|
| Unsuitable |
| The site is adjacent to Wokingham and development could achieve a satisfactory relationship with the existing built-up area, forming a logical extension. However, development here could lead to the separation of Wokingham and Finchampstead North being eroded, as there are no natural barriers to prevent this. |
| There are woodland, group and single TPOs and a number of veteran trees throughout the site, |

which would affect the quantum and location of development. Access from Finchampstead Road to the site would negatively impact protected trees.

Development of the site would result in the loss of Grade 3 Agricultural Land.

The site is located with moderate access to local services and facilities within Wokingham town centre. There are existing known congestion issues on Finchampstead Road which would be exacerbated by development of this site.

On balance, the site is not considered to be suitable for development.

Availability

Available

An agent has promoted the site and provided land ownership details. The site is in multiple ownership. There is a housebuilder/developer involved. There are legal issues and tenancy agreements in place that would need to be investigated further. Given the site has been put forward for planning permission the site is considered available for development.

Achievability

Not assessed

The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

Development of this site would lead to the separation of Wokingham and Finchampstead North being eroded, as there are no natural barriers to prevent this.

| | |
|--------------------|---------------|
| Potential capacity | 216 dwellings |
|--------------------|---------------|

| | | | |
|----------------|--|------|-------------------------------|
| Site Reference | 5WK038 | | |
| Site address | Land at Woodcray Manor, Finchampstead Road, RG41 2HQ | | |
| Parish | Wokingham & Finchampstead | Ward | Wescott & Finchampstead North |



| Site description | | | |
|---|------|------------|--------------------------|
| The site is located to the south of Wokingham in the countryside, adjacent to the settlement boundary. The land is occupied by the Woodcraay Manor Golf Course. The railway is located to the east, with fields to the north and to the west are dwellings on the opposite side of Finchampstead Road. The site is undulating in character. The site is accessed from Finchampstead Road. | | | |
| Site Size | 65ha | PDL status | Predominantly greenfield |

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

| Context | | | |
|-------------------|-------------------------------------|-------------------|---|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input checked="" type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input checked="" type="checkbox"/> 2/1954 |
| 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 | 0.7km | Primary school | 0.1km |
| Employment | 0.7km | Secondary school | 2.1km |

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

| Suitability |
|---|
| Unsuitable |
| <p>The site is located between the settlements of Wokingham and Finchampstead North and development would fail to achieve a satisfactory relationship with existing settlement pattern, leading to coalescence of Wokingham and Finchampstead.</p> <p>The topography of the site is undulating throughout. There are two areas of high archaeological interest within the site to the east and TPOs cover the site's western boundary along Finchampstead Road. The TPOs could have impacts in terms of access to the site, but neither these or the areas of archaeological potential would significantly impede development of the site. There are also potential contamination issues on the site, which would require further investigation.</p> <p>The site is located with limited access to local services and facilities within Wokingham town centre. There are existing known congestion issues on Finchampstead Road which would be exacerbated by development of this site. This would need to be investigated further.</p> <p>On balance, the site is considered to be less sustainable. Whilst existing constraints would not impede development of the site, separation of the settlements of Wokingham and Finchampstead North would not be maintained.</p> |

| Availability |
|---|
| Potentially available |
| An agent has promoted the site and provided land ownership details. The site is in multiple ownership. There is a housebuilder/developer involved. There are legal issues and tenancy agreements in place that would need to be investigated further. |

| | |
|--|---------------|
| Achievability | |
| Not Assessed | |
| The site is not considered to be suitable for development. | |
| | |
| Deliverability / Developability (including potential capacity) | |
| Not developable within the next 15 years | |
| The site is located between the settlements of Wokingham and Finchampstead North and it is considered that development would fail to achieve a satisfactory relationship with existing settlement pattern. | |
| Potential capacity | 975 dwellings |

| | | | |
|----------------|---|------|----------|
| Site Reference | 5WK040 | | |
| Site address | Ten Acres Farm, Edney's Hill, Wokingham, RG41 4DT | | |
| Parish | Wokingham | Ward | Evendons |



| Site description | | | |
|---|--------|------------|--------------------------|
| The site lies in the countryside between the settlements of Wokingham, Barkham and Finchampstead North. The site comprises a residential house and garden and a wider complex of agricultural buildings and fields. The site is undulating in character and slopes down towards the south. The site is accessed via Edneys Hill, a single width rural lane. | | | |
| Site Size | 3.96ha | 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 3 | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 2km | Primary school | 1.3km |
| Employment | 1.3km | Secondary school | 2.7km |

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

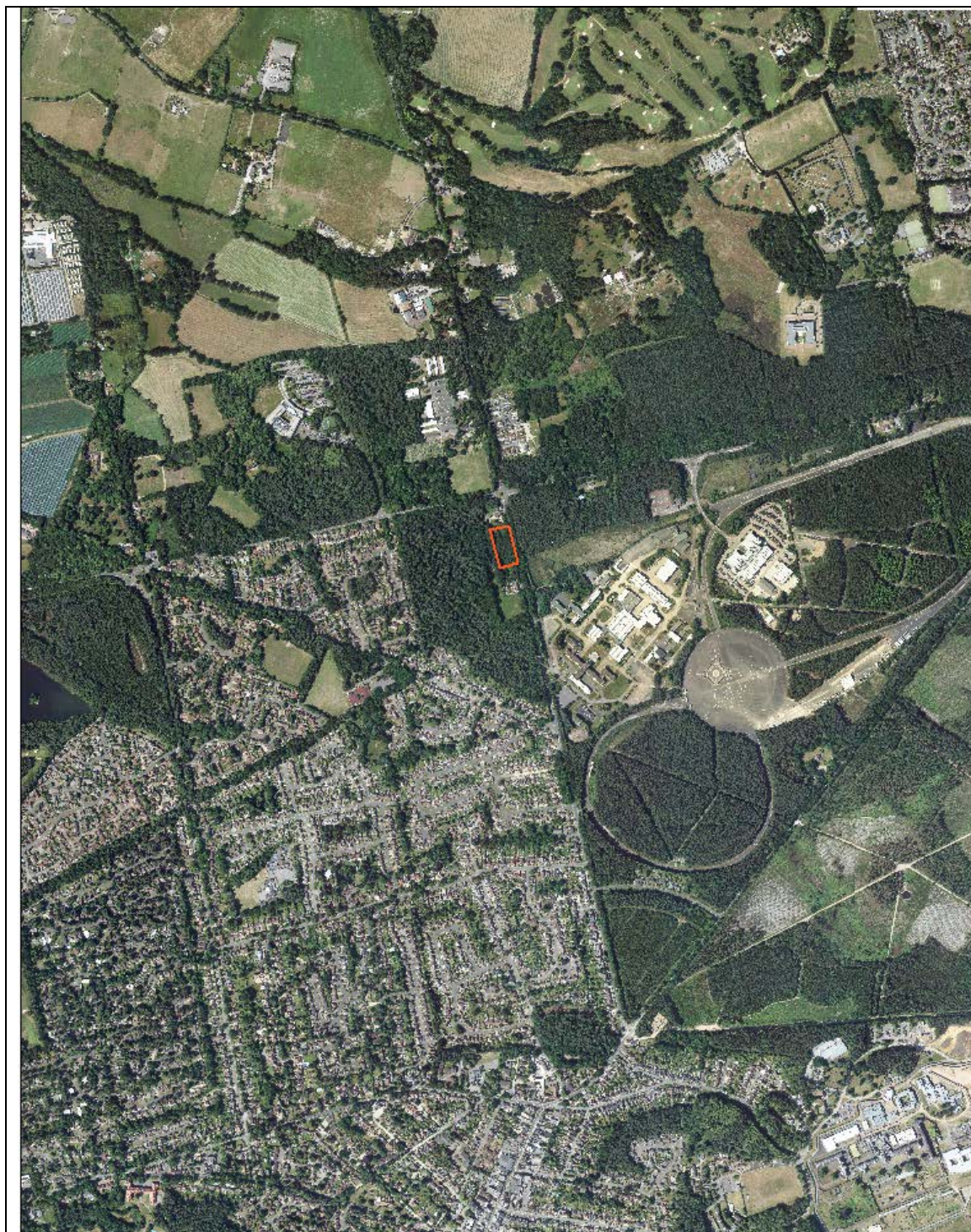
| Suitability |
|---|
| Unsuitable |
| <p>The site is located in the open countryside, between the settlements of Wokingham, Barkham and Finchampstead North. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to services and facilities.</p> <p>Access from/to the site would be achieved from Edneys Hill which is a narrow lane and carries a national speed limit. The lane forms part of a cycle network and there is very little opportunity to improve / widen the corridor to provide enhanced facilities, such as footpaths, cycleways separate from the carriageway and a widened carriageway. Edneys Hill joins Barkham Road where there are congestion issues</p> <p>Development of the site would result in the loss of Grade 3 agricultural land. There are a few veteran trees which lie around the edge of the site, however this would not inhibit development.</p> <p>The site is not considered to be sustainable.</p> |

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

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

| Deliverability / Developability (including potential capacity) | |
|--|--------------|
| Not developable within the next 15 years | |
| The site is located in the open countryside, between the settlements of Wokingham, Barkham and Finchampstead North. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to services and facilities. | |
| Potential capacity | 60 dwellings |

| | | | |
|----------------|---|------|-------------------|
| Site Reference | 5WW001 | | |
| Site address | Land between Pinewood Villas & St. Michaels Cottage, Old Wokingham Road, RG40 3EH | | |
| Parish | Wokingham Without | Ward | Wokingham Without |



| Site description | | | |
|--|-------|------------|--------------------------|
| The site is located to the north of Crowthorne, adjacent to the administrative boundary with Bracknell Forest Council. The site is located within the countryside and outside of settlement limits. The site comprises an area of woodland on the western side of Old Wokingham Road that is covered by a woodland TPO (ref. 1483/2014). The site is located to the east of Land at junction of Hatch Ride & Old Wokingham Road which was recommended approval for 116 dwellings and Suitable Alternative Natural Greenspace (SANG) under ref. F/2014/1561. The site is currently landlocked with no vehicular or pedestrian access. | | | |
| Site Size | 0.6ha | 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"/> 1483/2014 |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input type="checkbox"/> | Minerals | <input checked="" type="checkbox"/> Sand and Gravel superficial |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.6km | Primary school | 0.5km |
| Employment | 1.3km | Secondary school | 1.8km |

| Relevant planning history |
|--|
| F/2005/4820 – Change of use from woodland to residential curtilage – Refused and appeal dismissed. Reasons for refusal: <ul style="list-style-type: none"> Urbanisation of rural area to the detriment of its character and visual amenities. |

| Suitability |
|--|
| Unsuitable |
| <p>The site lies close to the settlement of Pinewood (Crowthorne) and adjacent to the MDD allocated site of Land at junction of Hatch Ride & Old Wokingham Road (Policy SAL01). It is noted that this allocated site now has planning permission and an area of SANG is planned for adjacent to site 5WW001. Development here would therefore fail to achieve a satisfactory relationship with the existing settlement pattern, forming an illogical protrusion away from the main built up area.</p> <p>The site would also have the potential to lead to settlement coalescence with planned development and promoted land in Bracknell Forest.</p> <p>The site is covered by woodland protected under TPO ref. 1483/2014 which significantly constrains the site and would inhibit development. There are also potential contamination issues on the site, which would require further investigation.</p> <p>The site cannot be accessed by pedestrians or vehicles. Old Wokingham Road is a fast and busy road and access is likely to result in highway safety issues.</p> <p>This site is considered to be unsuitable for development.</p> |

| | |
|--|-------------|
| Availability | |
| Potentially available | |
| The site has been promoted by a single landowner and there is no developer/housebuilder involved. There are no known legal issues, however this would need to be investigated further. | |
| Achievability | |
| Not assessed | |
| The site is not considered to be suitable for development. | |
| Deliverability / Developability (including potential capacity) | |
| Not developable within the next 15 years | |
| 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. | |
| Potential capacity | 0 dwellings |

| | | | |
|----------------|--|------|-------------------|
| Site Reference | 5WW002, 5WW021 | | |
| Site address | Pinewood House and Land adjacent to St. Sebastian's Memorial Hall, Nine Mile Ride | | |
| Parish | Wokingham Without | Ward | Wokingham Without |



| Site description | | | |
|---|---------|------------|-------|
| The sites are located to the north of Pinewood (Crowthorne), just outside settlement limits within the countryside. The sites are located on the northern side of Nine Mile Ride and comprise dense woodland, open paddocks, a small field and several dwellings. Site 5WW002 is accessed from Nine Mile Ride, site 5WW021 has no access. | | | |
| Site Size | 11.68ha | PDL status | Mixed |

| Promoted use(s) |
|--|
| Housing (C3 Planning Use Class) – Market, affordable and self-build Care Home (C2 Planning Use Class) |

| Context | | | |
|-------------------|-------------------------------------|-------------------|---|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input checked="" type="checkbox"/> 135/1977 |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input type="checkbox"/> | Minerals | <input checked="" type="checkbox"/> Sand and Gravel superficial |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.5km | Primary school | 0.5km |
| Employment | 1.5km | Secondary school | 1.9km |

| Relevant planning history |
|--|
| F/2008/1324 – Redevelopment of site to provide B1 office units and a Care Home (C2) - Approved |

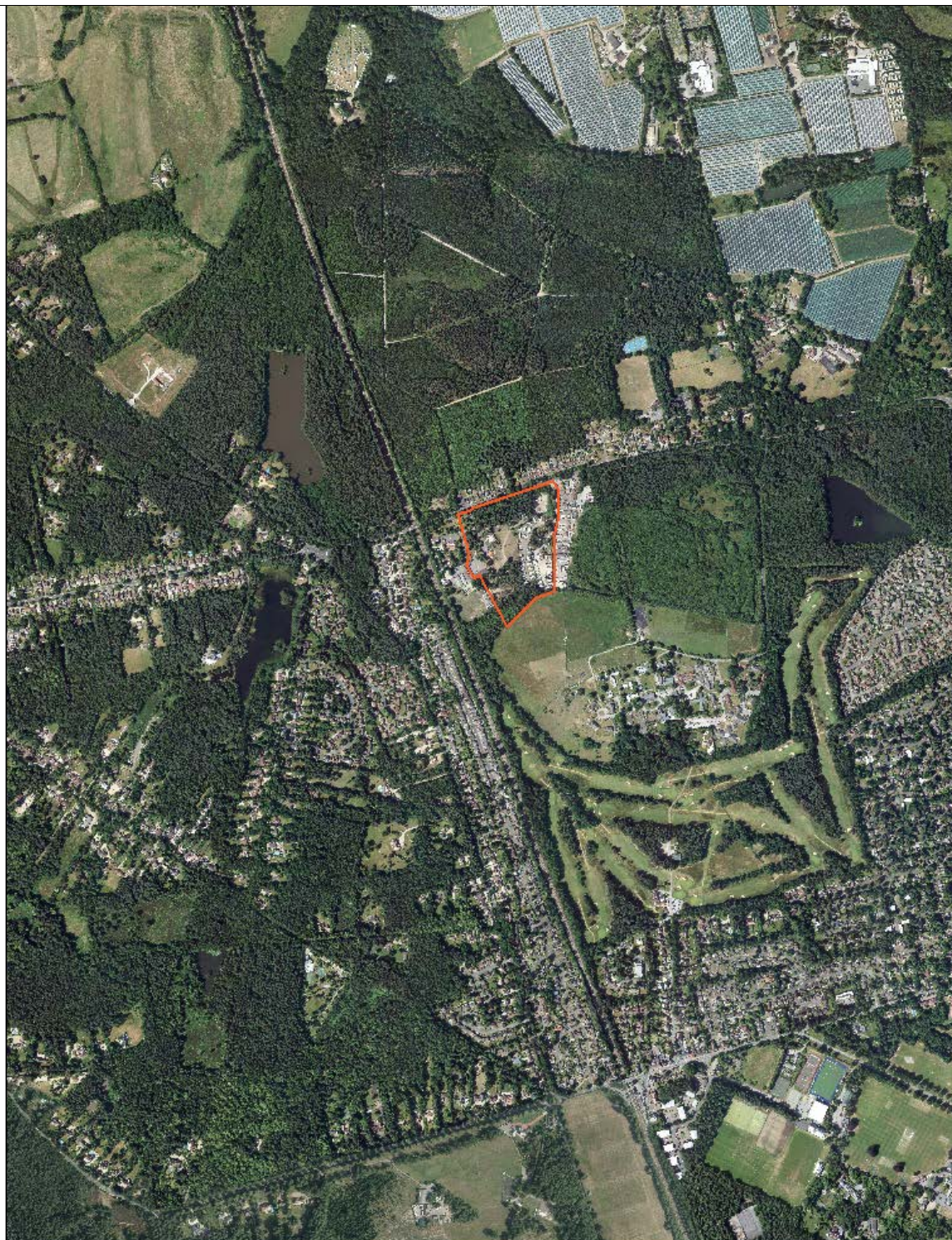
| Suitability |
|---|
| Unsuitable |
| <p>The sites, whilst adjacent to the settlement of Pinewood (Crowthorne), fail to achieve a satisfactory relationship to the existing settlement, forming an illogical protrusion away from the main built-up area beyond the current natural boundary of Nine Mile Ride.</p> <p>There are potential contamination issues on the sites, which would require further investigation.</p> <p>Site 5WW021 is bounded by an area TPO, which would inhibit access and the quantum of development.</p> <p>Nine Mile Ride provides an east/west route located to the south of the Wokingham borough serving both local and commuter trips and has known congestion issues. The site is considered to have limited ability to provide alternative travel choice other than by car. The site has limited access to services and facilities, being located between settlements.</p> <p>This sites are considered to be unsuitable for development.</p> |

| Availability |
|---|
| Potentially available |
| The sites have been promoted by agents on behalf of a single landowners. A developer is involved for one of the sites. No legal issues have been 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 the settlement of Pinewood (Crowthorne), fail to achieve a satisfactory relationship to the existing settlement, forming an illogical protrusion away from the main built-up area beyond the current natural boundary of Nine Mile Ride. | |
| Potential capacity | 150 dwellings m ² floor space for C2 Use – unknown at this stage |

| | | | |
|----------------|---|------|-------------------|
| Site Reference | 5WW003 | | |
| Site address | Pine Ridge Park, Nine Mile Ride, RG40 3ND | | |
| Parish | Wokingham Without | Ward | Wokingham Without |



| Site description | | | |
|--|-----|------------|-------|
| The site is located on the southern side of Nine Mile Ride between the settlements of Finchampstead North and Pinewood (Crowthorne). The site is located within the countryside and outside of settlement limits. The site is comprised of a mobile home park as well as several dwellings, hard and soft landscaping. The site is accessed from Nine Mile Ride. | | | |
| Site Size | 6ha | 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 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"/> 280/1985 |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input type="checkbox"/> | Minerals | <input checked="" type="checkbox"/> Sand and Gravel superficial |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.4km | Primary school | 0.3km |
| Employment | 2.2km | Secondary school | 2.6km |

| Relevant planning history |
|---|
| <p>F/2001/3885 - Proposed permanent permission for stationing of 7 mobile homes – Approved.</p> <p>F/2002/6035 - Proposed siting of 4 additional mobile homes on site – Refused.</p> <p>F/2003/0409 - Proposed gypsy caravan site comprising 13 pitches, hardstanding and 2 amenity buildings – Approved.</p> <p>F/2009/2553 - Proposed change of use of land for the stationing of 22 no mobile homes for residential purposes, and formation of additional hard standing (retrospective) – Refused.</p> <p>F/2010/1461 - Proposed change of use of land for the stationing of 22 no. mobile homes for residential purposes, and formation of additional hard standing (retrospective) – Non-determined.</p> <p>F/2013/1882 - Proposed use of land for the stationing of 22No. mobile homes for residential purposes together with the formation of additional hard standing (retrospective) - Refused and appeal dismissed.</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> • Inappropriate development within the countryside • Visual intrusion adversely affecting the quality and character of the countryside • Loss of an area of preserved woodland • Flood zone 2/3 <p>Various enforcement investigations.</p> |

| Suitability |
|---|
| Unsuitable |
| <p>The site is located outside the settlement of Pinewood (Crowthorne). Development would fail to achieve a satisfactory relationship to the existing settlement pattern forming an illogical protrusion away from the main built-up area and across the railway line.</p> <p>The site is located within an area of countryside defined as ‘High Quality’ within the Council’s Landscape Character Assessment (2004). It is considered that development here would urbanise</p> |

this countryside location. The site is also located within Ravenswood Park (an historic parkland) and development here would have a negative impact upon the character and setting of this historic park.

The site lies within 400m of Heathlake Site of Special Scientific Interest (SSSI) and further consideration would need to be given to how development here could negatively impact it. Several woodland TPOs cover the site which would impact on potential development.

Areas to the east and south of the site are subject to flooding (zones 2 and 3) and this would affect the quantum and location of potential development. There are also potential contamination issues on the site, which would require further investigation.

Nine Mile Ride provides an east/west route located to the south of the Wokingham Borough serving both local and commuter trips and has known congestion issues. The site is considered to have limited ability to provide alternative travel choice other than by car. The site has limited access to services and facilities, being located between settlements.

The site is not considered suitable for residential development.

This site is considered to be unsuitable for dwellings.

Availability

Potentially available

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

Achievability

Not assessed

The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)

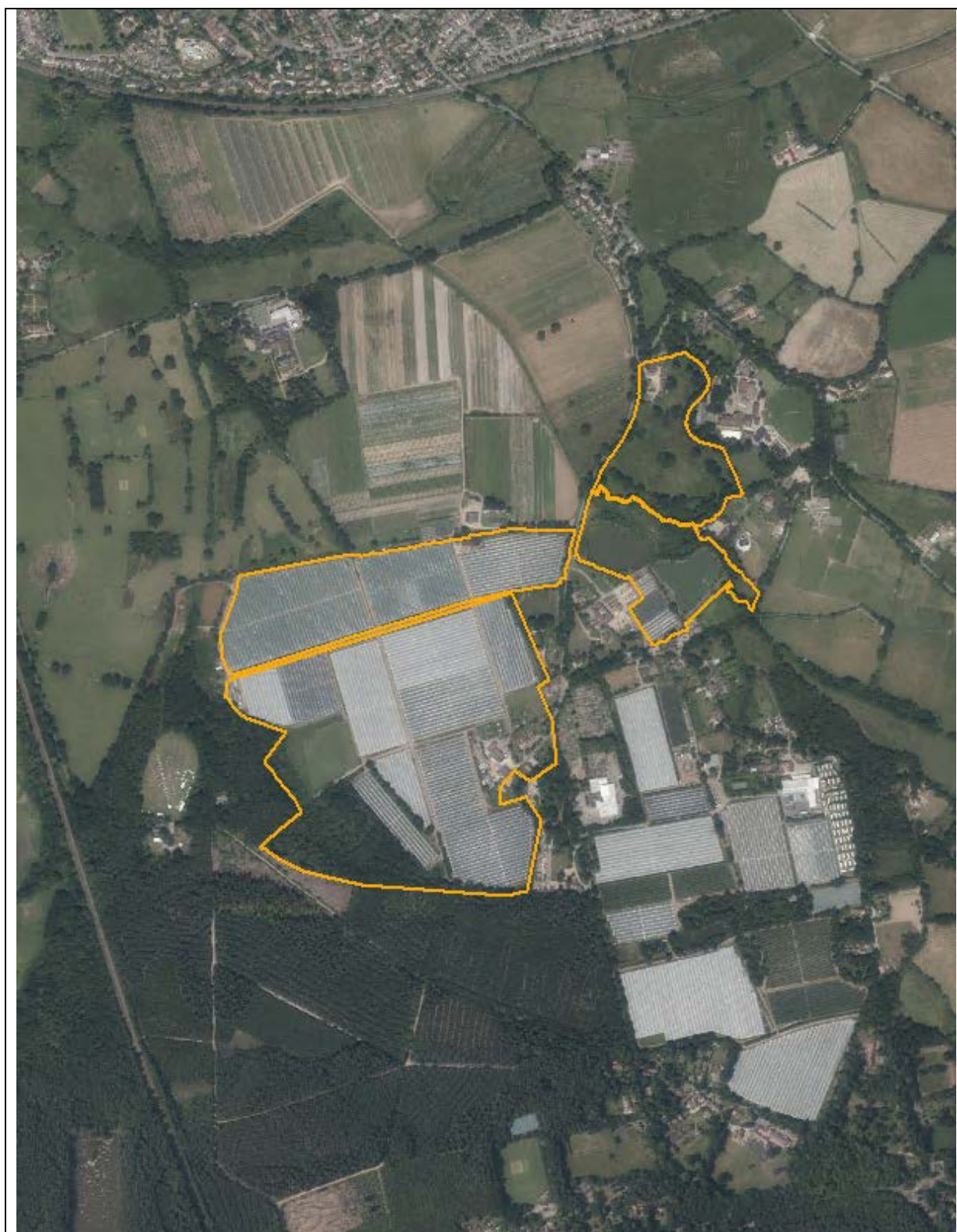
Not developable within the next 15 years

The site is located outside the settlement of Pinewood (Crowthorne). It is considered that development would fail to achieve a satisfactory relationship to the existing settlement pattern forming an illogical protrusion away from the main built-up area and across the railway line.

Potential capacity

90 dwellings

| | | | |
|----------------|---|------|-------------------|
| Site Reference | 5WW004, 5WW019, 5WW020, 5WW023 | | |
| Site address | Birchin Inhams Farm, Holme Grange Farm, Land West of Holme Grange Farm, Holme Park Grange | | |
| Parish | Wokingham Without | Ward | Wokingham Without |



| Site description | | | |
|---|--------|------------|-------|
| The sites are located to the south-east of Wokingham Town Centre and to the south of the South Wokingham Major Development Area. The sites are located within the countryside and outside of settlement limits. The sites are undulating in character and comprise several large fields, as well as commercial businesses and a dog kennels and two lakes. The sites are accessed from Heathlands Road. | | | |
| Site Size | 55.4ha | PDL status | Mixed |

| Promoted use(s) |
|--|
| Housing (C3 Planning Use Class) – Market, affordable and self-build (with potential supporting retail (A1) floorspace) |

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

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

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

| Suitability |
|--|
| Unsuitable |
| <p>The sites are located in the open countryside. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure.</p> <p>The Emm Brook runs through the sites and this area is subject to flooding. The sites are also adjacent to an area of ancient woodland and a Local Wildlife Site. Development of these sites would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation. However, these constraints would not inhibit potential development.</p> <p>Heathlands Road is located to the south of the South Wokingham Major Development and is used by both local and commuter trips accessing the A329M as well as Wokingham itself. There is no footpath provision on Heathlands Road and limited verge and the sites are considered to have limited ability to provide alternative travel choice other than by car.</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. They are a mix of single ownership and multiple ownership. None of the sites have a housebuilder/developer on board. There are no legal issues disclosed, 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 |
|--|

| |
|--|
| The sites are located in the open countryside. It is considered that development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure. |
|--|

| | |
|--------------------|--|
| Potential capacity | 780 dwellings m ² of retail floorspace unknown at this stage |
|--------------------|--|

| | | | |
|----------------|--|------|-------------------|
| Site Reference | 5WW009 | | |
| Site address | Ravenswood Village, Nine Mile Ride, RG45 6BQ | | |
| Parish | Wokingham Without | Ward | Wokingham Without |



| Site description | | | |
|--|---------|------------|--------------------------|
| The site is located on the southern side of Nine Mile Ride between the settlements of Finchampstead North and Pinewood (Crowthorne). The site is located to the west of Heath Lake (a SSSI). The site is located within the countryside, outside of settlement limits. The site comprises Ravenswood Village which provides housing and education facilities for people with learning disabilities. There are numerous buildings on site as well as fields, a stable and paddock and areas of woodlands. The site is accessed from a tarmacked road from Nine Mile Ride. | | | |
| Site Size | 47.46ha | PDL status | Predominantly greenfield |

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

| Context | | | |
|-------------------|-------------------------------------|-------------------|---|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input checked="" 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"/> 280/1985, 1329/2009 – both adjacent to the site |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input type="checkbox"/> | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1km | Primary school | 0.1km |
| Employment | 1.5km | Secondary school | 1.9km |

| Relevant planning history |
|--|
| The planning history of the site relates to the existing residential care development on the site which include numerous applications for extensions, alterations and changes to various existing buildings on site. |
| 191911 – Hybrid planning application for the erection of 183 dwellings and a re-provision of accommodation at Ravenswood Village including the construction of six new C2 accommodation blocks – REFUSED 5/11/19 |

| Suitability |
|---|
| Unsuitable |
| The site is located close to the settlement of Pinewood (Crowthorne). Development would fail to achieve a satisfactory relationship to the existing settlement pattern, forming an illogical protrusion away from the main built-up area and across the railway line. |
| The site lies next to Heathlake Site of Special Scientific Interest (SSSI) and further consideration would need to be given to how development here could negatively impact it. |
| A few single Tree Preservation Orders (TPOs) and a woodland TPO adjoin the site; however these are not extensive and would not inhibit development. |
| The northern half of the site is subject to flooding. This is extensive and would affect the quantum and location of potential development. There are also potential contamination issues on the site, which would require further investigation. |
| Nine Mile Ride provides an east/west route located to the south of the Wokingham Borough |

serving both local and commuter trips and has known congestion issues. The site is considered to have limited ability to provide alternative travel choice other than by car. The site has limited access to services and facilities, being located between settlements.

This site is considered to be unsuitable for development.

Availability

Potentially available

The site has been promoted by a developer on behalf a single landowner. There are no legal issues disclosed, however this would need to be investigated further.

Achievability

Not assessed

The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

The site is located close to the settlement of Pinewood (Crowthorne). It is considered that development would fail to achieve a satisfactory relationship to the existing settlement pattern, forming an illogical protrusion away from the main built-up area and across the railway line.

Potential capacity

700 dwellings
m² floorspace of C2 Use unknown at this stage

| | | | |
|----------------|--|------|-------------------|
| Site Reference | 5WW010, 5WW014 | | |
| Site address | Land adjacent to Sulby Court, Land at Heathlands | | |
| Parish | Wokingham Without | Ward | Wokingham Without |



| Site description | | | |
|--|--------|------------|--------------------------|
| The sites are located to the north of Nine Mile Ride and to the east and west of Heathlands Road. The sites are located within the countryside, outside of settlement limits. The sites comprise fields, woodland and an area of grazing land. The sites are sloping in nature. Sulby Court has access from Heathlands Road, however Land at Heathlands does not have vehicular access at present. | | | |
| Site Size | 5.72ha | 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 checked="" type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input type="checkbox"/> |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input type="checkbox"/> | Minerals | <input checked="" type="checkbox"/> Sand and Gravel superficial |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.7km | Primary school | 0.2km |
| Employment | 2km | Secondary school | 2.7km |

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

| Suitability |
|---|
| Unsuitable |
| <p>The sites are located outside the settlement of Pinewood (Crowthorne). Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure.</p> <p>The sites lie within 400m of Heathlake Site of Special Scientific Interest (SSSI) and further consideration would need to be given to how development here could negatively impact it. There are also potential contamination issues on the site, which would require further investigation.</p> <p>Nine Mile Ride provides an east/west route located to the south of the Wokingham Borough serving both local and commuter trips and has known congestion issues. The site is considered to have limited ability to provide alternative travel choice other than by car. The site has limited access to services and facilities, being located between settlements. In addition, parts of Heathlands Road have a 50mph speed limit and no pavements. Therefore, development here would result in transport safety issues.</p> <p>This sites are considered to be unsuitable for development.</p> |

| Availability |
|--|
| Potentially available |
| The sites have been promoted by agents on behalf of the landowners. They are in single and multiple ownership. There are no housebuilders/developers on board, There are no legal issues disclosed, however one site has tenancies affecting it and this would need to be investigated |

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

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

| Deliverability / Developability (including potential capacity) | |
|--|--------------|
| Not developable within the next 15 years | |
| The sites are located outside the settlement of Pinewood (Crowthorne). It is considered that development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure. | |
| Potential capacity | 85 dwellings |

| | | | |
|----------------|---|------|-------------------|
| Site Reference | 5WW011 | | |
| Site address | Heathlands Garden Centre, Heathlands Road, RG40 3AS | | |
| Parish | Wokingham Without | Ward | Wokingham Without |



| Site description | | | |
|--|--------|------------|-------------------|
| The site is located to the south of Wokingham Town Centre, outside of settlement limits and within the countryside. The site is comprised of Heathlands Garden Centre which includes a car park, service yard and a large area of allotments. The site is accessed from Heathlands Road. | | | |
| Site Size | 5.61ha | PDL status | Predominantly PDL |

| Promoted use(s) |
|---|
| Housing (C3 Planning Use Class) – Market and affordable 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 checked="" type="checkbox"/> 64/1975 |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 3 & 4 | Minerals | <input checked="" type="checkbox"/> Sand and Gravel superficial |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 2.3km | Primary school | 0.9km |
| Employment | 2km | Secondary school | 2km |

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

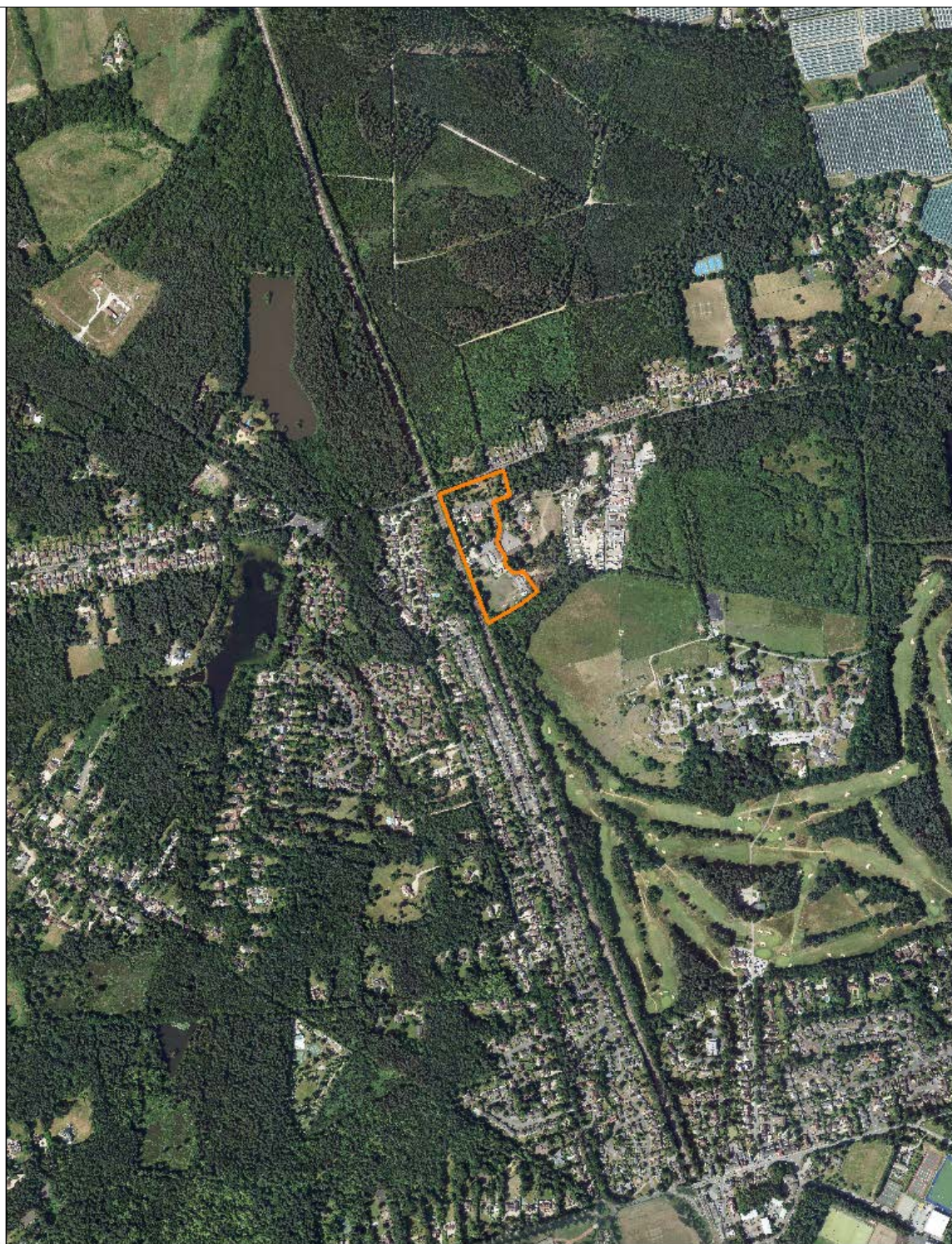
| Suitability |
|---|
| Unsuitable |
| <p>The site is located between the settlements of Wokingham and Pinewood (Crowthorne), within the open countryside. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure.</p> <p>A group Tree Preservation Order (TPO) adjoins the north of the site, but this would not prohibit potential development. Development of this site would result in the loss of Grade 3 agricultural land.</p> <p>The site lies on Heathlands Road, a fast road with no pavements and poor connections to public transport.</p> <p>Development of this site would also result in the loss of allotments, which would need to be re-provided elsewhere.</p> <p>The site is not considered to be suitable for C2 or C3 housing development.</p> |

| Availability |
|---|
| Potentially available |
| The site has been promoted by the landowner. The site is in single ownership and there is no developer involved. There are no known legal issues; however this would require further investigation. |

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

| Deliverability / Developability (including potential capacity) | |
|--|--------------|
| Not developable within the next 15 years | |
| The site is located between the settlements of Wokingham and Pinewood (Crowthorne), within the open countryside. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure. | |
| Potential capacity | 84 dwellings |

| | | | |
|----------------|--------------------------------------|------|-------------------|
| Site Reference | 5WW013 | | |
| Site address | Pine Copse, Nine Mile Ride, RG40 3ND | | |
| Parish | Wokingham Without | Ward | Wokingham Without |



| Site description | | | |
|---|-------|------------|-------|
| This site is located to the south of Nine Mile Ride between Finchampstead North and Pinewood (Crowthorne). The site is located to the east of the railway line within the countryside and outside of settlement limits. The site is comprised of single storey buildings used for dwellings and businesses as well as a number of caravans and a field. The site is accessed from Nine Mile Ride. | | | |
| Site Size | 2.8ha | 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 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 type="checkbox"/> | Minerals | <input checked="" type="checkbox"/> Sand and Gravel superficial |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.4km | Primary school | 0.3km |
| Employment | 2.2km | Secondary school | 2.6km |

| Relevant planning history |
|---|
| F/2001/5148 - Replacement dwelling, approved F/2004/2736 - Erection of building light industrial /storage use (B1c/B8). Demolition of existing kennels (retrospective) - Refused and appeal dismissed. Reasons for refusal <ul style="list-style-type: none"> Character and appearance of the surrounding area |

| Suitability |
|--|
| Unsuitable |
| <p>The site is located adjacent to the settlement of Pinewood (Crowthorne). Development would fail to achieve a satisfactory relationship to the existing settlement pattern forming an illogical protrusion away from the main built-up area and across the railway line.</p> <p>A small area to the south of the site is subject to flooding (flood zones 2 and 3); however this is not extensive and would not inhibit potential development. There are also potential contamination issues on the site, which would require further investigation.</p> <p>Nine Mile Ride provides an east/west route located to the south of the Wokingham Borough serving both local and commuter trips and has known congestion issues. The site is considered to have limited ability to provide alternative travel choice other than by car. The site has limited access to services and facilities, being located between settlements.</p> <p>This site is considered to be unsuitable for development.</p> |

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

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

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

| Deliverability / Developability (including potential capacity) | |
|---|--------------|
| Not developable within the next 15 years | |
| The site is located adjacent to the settlement of Pinewood (Crowthorne). It is considered that development would fail to achieve a satisfactory relationship to the existing settlement pattern forming an illogical protrusion away from the main built-up area and across the railway line. | |
| Potential capacity | 42 dwellings |

| | | | |
|----------------|---|------|-------------------|
| Site Reference | 5WW015 and 5WW016 | | |
| Site address | Land adjoining Bigwood House, Waterloo Road, RG40 3DA | | |
| Parish | Wokingham Without | Ward | Wokingham Without |



| Site description | | | |
|--|--------|------------|--------------------------|
| The sites are located to the south-east of Wokingham within the limits of the South Wokingham SDL. To the north is the railway line (Reading to London Waterloo line), to the south is Waterloo Road and east is a scrapyard and the Borough Boundary with Bracknell Forest Council. To the west land proposed for nature parks as part of the SDL Masterplan. The site comprises a large field. Site 5WW015 has no access from Waterloo Road at present. Site 5WW016 does have access from Waterloo Road. | | | |
| Site Size | 6.98ha | 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"/> 1340/2010 |
| 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 | 0.7km |
| Employment | 2.5km | Secondary school | 1.3km |

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

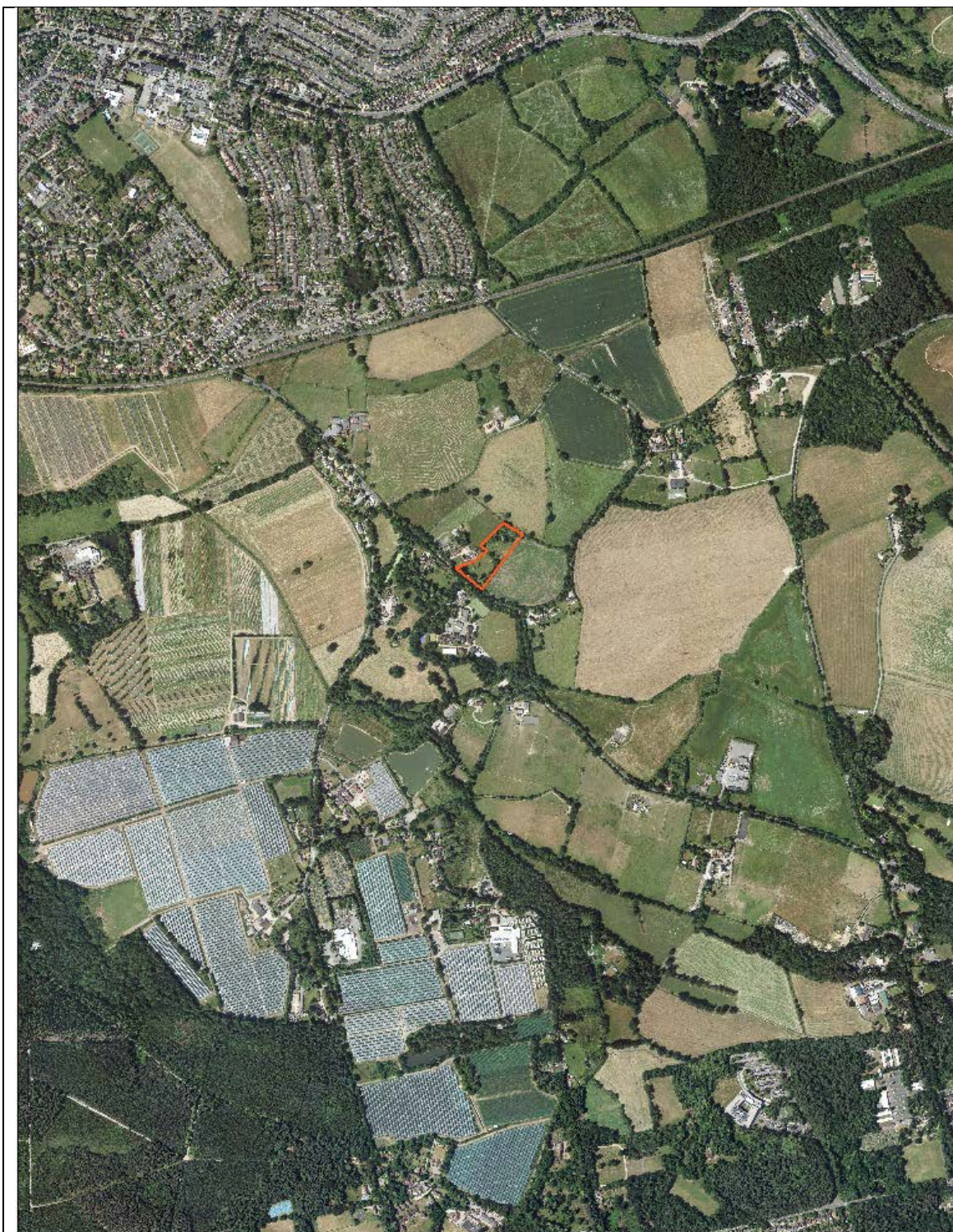
| Suitability |
|---|
| Unsuitable |
| Our HELAA methodology states that the Council will exclude sites which are designated as Suitable Alternative Natural Greenspace (SANG) from further assessment as potential development sites. |
| Development of this site would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation. There is an area TPO along the west boundary of the site as well as a couple of single TPOs, but this would not affect development of the site. |
| This site is allocated in the Managing Development Delivery (MDD) DPD under policy SAL05 as SANG. Therefore the sites are found to be unsuitable for the proposed use of housing. If an equivalent amount of SANG could be re provided elsewhere, the sites may become suitable for housing. |

| Availability |
|--|
| Potentially available |
| The sites have been promoted by agents on behalf of the landowners. The sites 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 | |
| These sites are allocated in the Managing Development Delivery (MDD) DPD under policy SAL05 as SANG. It is considered that the sites are found to be unsuitable for the proposed use of housing. If an equivalent amount of SANG could be re provided elsewhere, the sites may become suitable for housing. | |
| Potential capacity | 100 dwellings |

| | | | |
|----------------|--|------|-------------------|
| Site Reference | 5WW017 | | |
| Site address | Land east of Pearce's Farm, Easthampstead Road, RG40 3BN | | |
| Parish | Wokingham Without | Ward | Wokingham Without |



| Site description | | | |
|--|-------|------------|--------------------------|
| The site is located to the south-east of Wokingham within the limits of the South Wokingham Major Development (SDL). The site is surrounded by fields, with Holme Grange School to the south and Easthampstead Road to the south-west. The site comprises two fields to the east of three Grade 2 Listed Buildings that make up Pearce's Farm. The site is accessed from Easthampstead Road. | | | |
| Site Size | 3.5ha | PDL status | Predominantly greenfield |

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

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

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 2.2km | Primary school | 1.4km |
| Employment | 2km | Secondary school | 1.4km |

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

| Suitability |
|--|
| Unsuitable |
| The site is located within the South Wokingham Major Development and development could achieve a satisfactory relationship with the planned development. |
| There are three Grade 2 listed buildings immediately to the east of the site. Any development would need to consider the impact on these buildings and their setting. Development of this site would result in the loss of Grade 3 agricultural land. |
| The site is currently within an unsustainable location, with limited access to services and facilities. Development of this site would be away from the 'suitable residential areas' identified in the South Wokingham SDL Supplementary Planning Document and could result in small scale, isolated development. The site needs to be considered in the context of more detailed master planning in relation to the progression of the South Wokingham Major Development. |

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

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

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

| | |
|--|-----------------|
| Not developable within the next 15 years | |
| Though the site is located within the South Wokingham Major Development, development of this site would be away from the 'suitable residential areas' identified in the South Wokingham SDL Supplementary Planning Document and could result in small scale, isolated development. | |
| Potential capacity | 20-30 dwellings |

| | | | |
|----------------|---------------------------------------|------|-------------------|
| Site Reference | 5WW018 | | |
| Site address | Heathlands Farm, Honey Hill, RG40 3BG | | |
| Parish | Wokingham Without | Ward | Wokingham Without |



| Site description | | | |
|---|---------|------------|-------|
| The site is located to the north-west of Pinewood (Crowthorne) and encompasses a large area of land between Heathlands Road, Nine Mile Ride and Honey Hill. The site is located within the countryside and outside of settlement limits. The site comprises several dwellings, Heathlands Farm, several commercial businesses, several large fields and ponds. The site is accessed Hatch Ride, Heathlands Road and Honey Hill. | | | |
| Site Size | 39.68ha | 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 checked="" type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input checked="" type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input checked="" type="checkbox"/> 64/1975 |
| Countryside | <input checked="" type="checkbox"/> | Contaminated Land | <input checked="" type="checkbox"/> |
| Agricultural Land | <input checked="" type="checkbox"/> Grade 4 | Minerals | <input checked="" type="checkbox"/> Sand and Gravel superficial |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1.6km | Primary school | 0.4km |
| Employment | 1.9km | Secondary school | 2km |

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

| Suitability |
|---|
| Unsuitable |
| <p>The site is located in the open countryside. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure.</p> <p>A number of single Tree Preservation Orders (TPOs) lie around the site and an area of ancient woodland lies to the north-east of the site. These are not extensive and would not inhibit potential development.</p> <p>The site lies within 400m of Heathlake Site of Special Scientific Interest (SSSI) and further consideration would need to be given to how development here could negatively impact it. There are also potential contamination issues on the site, which would require further investigation.</p> <p>Nine Mile Ride provides an east/west route located to the south of the Wokingham Borough serving both local and commuter trips and has known congestion and surface water flooding issues. The site is considered to have limited ability to provide alternative travel choice other than by car. The site has limited access to services and facilities, being located between settlements.</p> <p>This site is considered to be unsuitable for development.</p> |

| Availability |
|---|
| Potentially available |
| The site has been promoted by an agent on behalf of a single landowner. There is no developer on board. There are no legal issues disclosed however there are several covenants and these |

| |
|--|
| would need to be investigated further. |
|--|

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

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

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

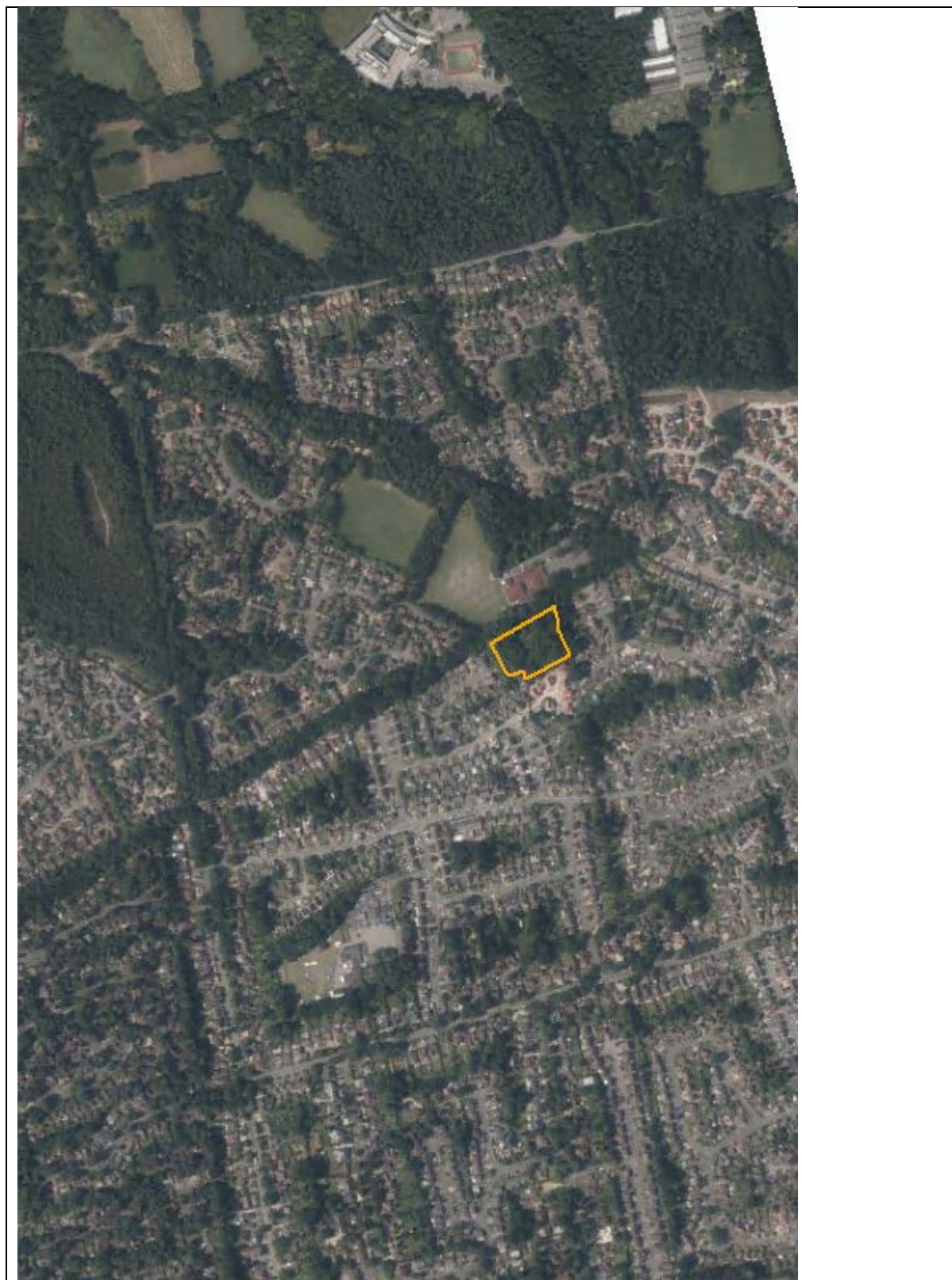
| |
|---|
| Deliverability / Developability (including potential capacity) |
|---|

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

| |
|--|
| The site is located in the open countryside. It is considered that development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with limited access to infrastructure. |
|--|

| | |
|--------------------|---------------|
| Potential capacity | 595 dwellings |
|--------------------|---------------|

| | | | |
|----------------|--|------|-------------------|
| Site Reference | 5WW022 | | |
| Site address | Land south of Oaklands Lane, Crowthorne, | | |
| Parish | Wokingham Without | Ward | Wokingham Without |



| Site description | | | |
|--|-------|------------|-------------------|
| The site is located within the settlement and built up area of Pinewood (Crowthorne) and comprises a wooded site surrounding an uninhabited dwelling. The site lies between existing dwellings fronting Oaklands Lane, a site to the south currently under residential development and a primary school. The site is accessed via Oaklands Lane which is an unmade road. | | | |
| Site Size | 0.6ha | PDL status | Predominantly PDL |

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

| Context | | | |
|-------------------|--------------------------|-------------------|---|
| Flood Zone 3b | <input type="checkbox"/> | 400m SSSI | <input type="checkbox"/> |
| Flood Zone 3a | <input type="checkbox"/> | Conservation Area | <input type="checkbox"/> |
| Flood Zone 2 | <input type="checkbox"/> | Ancient Woodland | <input type="checkbox"/> |
| Green Belt | <input type="checkbox"/> | TPO | <input checked="" type="checkbox"/> 1369/2010 |
| Countryside | <input type="checkbox"/> | Contaminated Land | <input type="checkbox"/> |
| Agricultural Land | <input type="checkbox"/> | Minerals | <input type="checkbox"/> |

| Distance to facilities | | | |
|------------------------|-------|------------------|-------|
| Healthcare | 1km | Primary school | 0.1km |
| Employment | 4.2km | Secondary school | 1.8km |

| Relevant planning history |
|---|
| Planning application 190101 - for 9 dwellings - Refused 5 March 2019 and appeal dismissed 16/10/2019 Reasons for refusal include: <ul style="list-style-type: none"> - Loss of protected trees - Loss of priority habitat |

| Suitability |
|---|
| Unsuitable |
| <p>The site is located within the modest development location of Pinewood (Crowthorne) and development would achieve a satisfactory relationship with the existing built-up area.</p> <p>In principle, as the site lies within the settlement, development would be acceptable. However, the site is covered by a woodland TPO designation and has poor access via Oaklands Lane which is an unmade byway.</p> <p>In the decision letter for 190101 the Inspector concluded that the large scale clearance of trees and vegetation would detrimentally impact on the character of the site and wider area and also harm the site's biodiversity value. The site is therefore not considered suitable for development.</p> |

| Availability |
|---|
| Available |
| The site is promoted by an agent on behalf of a landowner who is also the developer. There are no disclosed legal issues, however this would need to be investigated further. The site adjacent to the promoted site is currently being developed by this landowner and previous applications have been submitted to expand development into this site. |

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

| Deliverability / Developability (including potential capacity) | |
|--|-------------|
| Not developable within the next 15 years | |
| Although the site is located within development limits, it is covered by a woodland TPO with poor access and is therefore not considered suitable for development at this first stage of the assessment. | |
| Potential capacity | 0 dwellings |