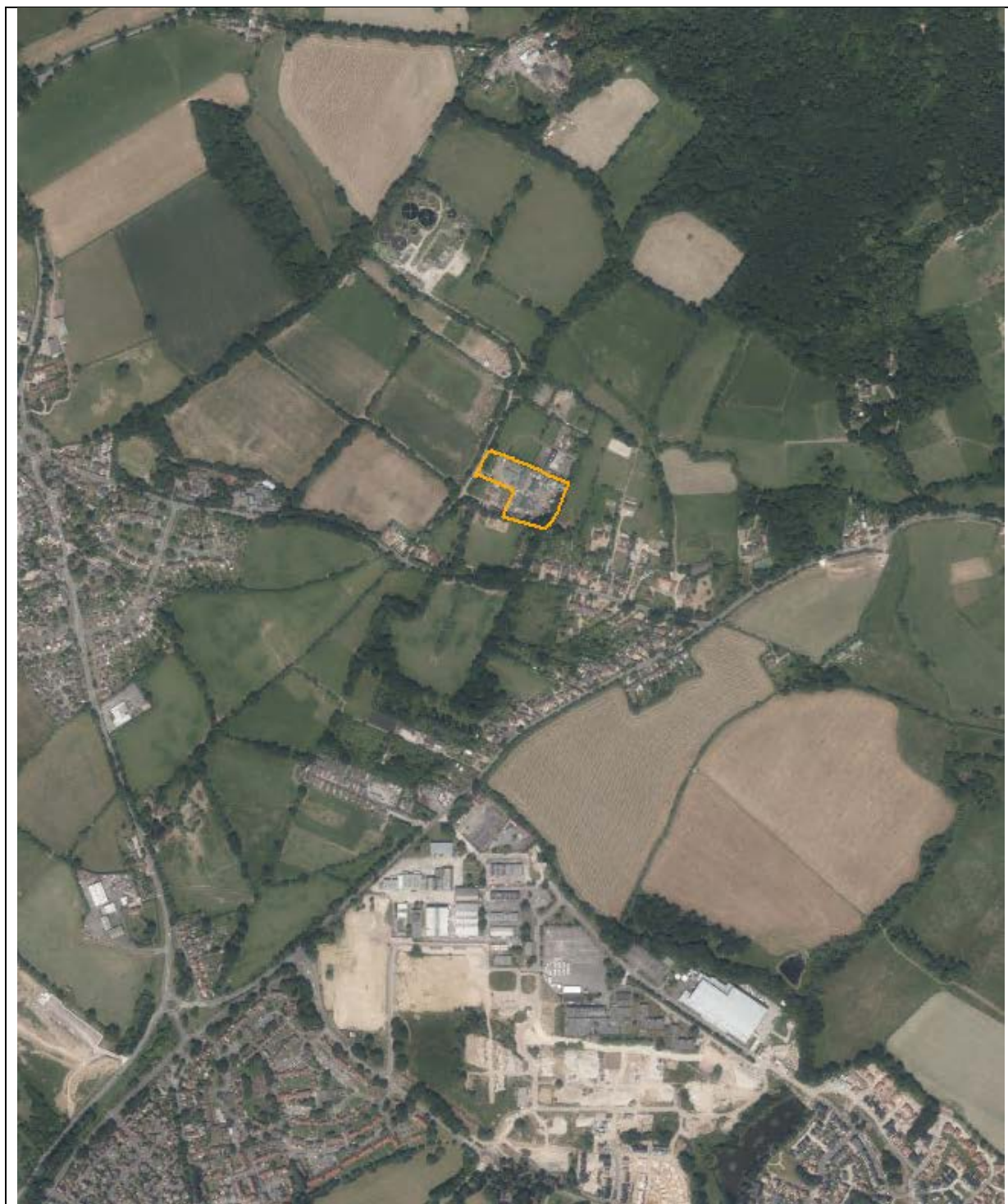


Appendix C

Site Assessments: Gypsy & Traveller Accommodation

Site Reference	5BA013		
Site address	Woodlands Farm, Wood Lane, RG41 4TS		
Parish	Barkham	Ward	Barkham



Site description			
The site is located to the east of Arborfield Cross, outside of settlement limits, within the countryside. The site is comprised of a number of commercial businesses, as well as storage areas and a dwelling. The majority of the site is covered with hardstanding, though there is an area of grass around the dwelling, forming a garden. The site is accessed from Wood Lane (a narrow lane with no pavements) off School Road.			
Site Size	1.48ha	PDL status	Predominantly PDL

Promoted use(s)
Pitches for Gypsies & Travellers and Plots for Travelling Showpeople

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

Distance to facilities			
Healthcare	0.7km	Primary school	0.6km
Employment	2km	Secondary school	2km

Relevant planning history
CLE/2010/1528 – for a number of B uses for different units – part approved part refused.

Suitability
Potentially suitable
<p>The site lies to the east of Arborfield Cross and to the north of the Arborfield Garrison Major Development. The site comprises previously developed land but is not ideally related to existing settlements.</p> <p>There are potential contamination issues on the site, which would require further investigation.</p> <p>The existing means of access from Wood Lane is poor (a narrow public right of way and limited highway which is not maintained to full highway standards) and is used by horse-riders and walkers and has no pavements. Improvements would likely be needed to accommodate vehicle access towing a caravan or mobile home.</p> <p>However, development would achieve the re-use of a brownfield site to provide Gypsy and Traveller pitches.</p>

Availability
Potentially available
The site has been promoted by the landowner. There are no disclosed legal issues, however this would need to be investigated further.

Achievability
Potentially achievable
The site is considered to be potentially suitable for GRT development, however there are access issues which would require further investigation.

Deliverability / Developability (including potential capacity)	
Potentially developable	
Development could represent the reuse of brownfield land. While the site is not well related to the surrounding housing, it could be suitable for GRT pitches.	
Potential capacity	15 GRT pitches

Site Reference	5BA014, 5BA015		
Site address	Oakwood View - Land between 30 and 32 Langley Common Road		
Parish	Barkham	Ward	Barkham



Site description			
The sites are located to the east of Arborfield Cross, to the north of the Arborfield Garrison Major Development. The sites are located in the countryside and outside of settlement limits. The sites comprise fields and grazing land. The sites are accessed from School Road and Langley Common Road.			
Site Size	5.8ha	PDL status	Predominantly greenfield

Promoted use(s)
Pitches for Gypsies & Travellers and Plots for Travelling Showpeople

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

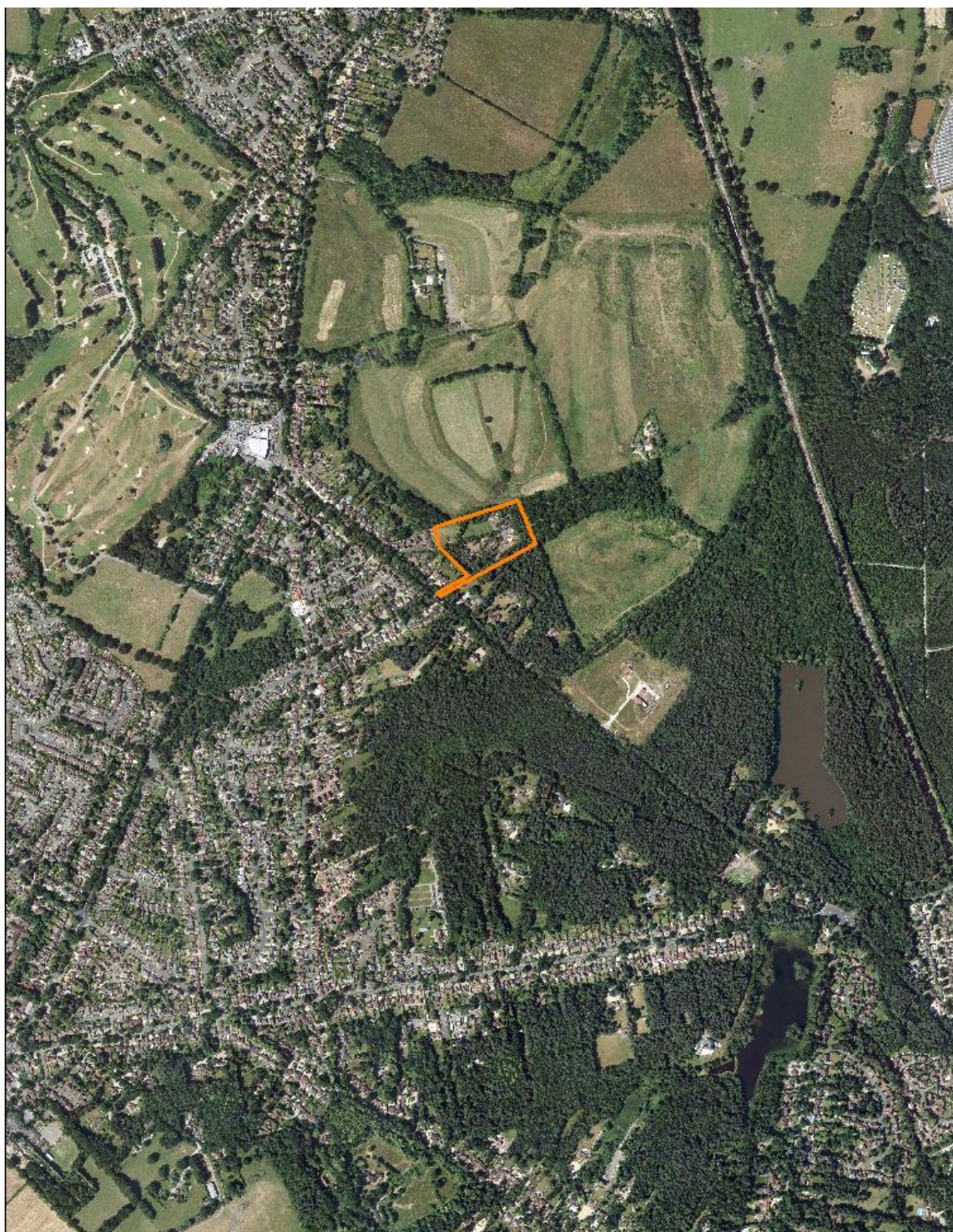
Distance to facilities			
Healthcare	0.6km	Primary school	0.6km
Employment	1.8km	Secondary school	1.7km

Relevant planning history
<p>172165 – Outline Planning Application for 70 Dwellings (access to be considered and all other matters reserved) – awaiting determination</p> <p>152998 - Outline application for the erection of two detached dwellings, appearance, landscaping and layout to be considered – Refused:</p> <ul style="list-style-type: none"> • Within countryside • Detrimental impact on privacy of neighbours • Fails to secure mitigation for the adverse effect on the integrity of the Thames Basin Heaths Special Protection Area. <p>F/2002/7341 Proposed erection of 2 detached dwellings and garages - Refused.</p> <ul style="list-style-type: none"> • Intensify existing sporadic development outside settlement boundaries • Maintaining Green Gap

Suitability
<p>Unsuitable</p> <p>The sites are located between the settlement limits of Arborfield Cross and Arborfield Garrison Major Development. The sites are poorly related to the existing settlement pattern.</p> <p>There are potential contamination issues on the site, which would require further investigation.</p> <p>Development of GRT pitches here would result in the extension of development along School Road which would affect the physical and perceived separation of settlements and lead to potential coalescence with the Arborfield Cross and Arborfield Garrison Major Development. The sites are more related to the open countryside.</p> <p>Development of the sites would affect highway capacity and road safety, with increased traffic past the primary school on School Lane and/or along Langley Common Road. The site is considered unsuitable for GRT pitches.</p>

Availability	
Potentially available	
The sites have been promoted by various agents on behalf of the landowners. They are in single ownership. Two sites have no housebuilders/developers on board, the other site does have housebuilder/developer on board. There are no legal issues disclosed, however this would need to be investigated further.	
Achievability	
Not assessed	
The sites are not considered to be suitable for development.	
Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
Development here would result in development creep and potential coalescence with the Arborfield Cross and Arborfield Garrison Major Development. The sites are more related to the open countryside.	
Potential capacity	15 GRT pitches

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



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

Promoted use(s)
Pitches for Gypsies and Travellers and Plots for Travelling Showpeople

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 721/1995
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

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

Relevant planning history
No relevant planning history

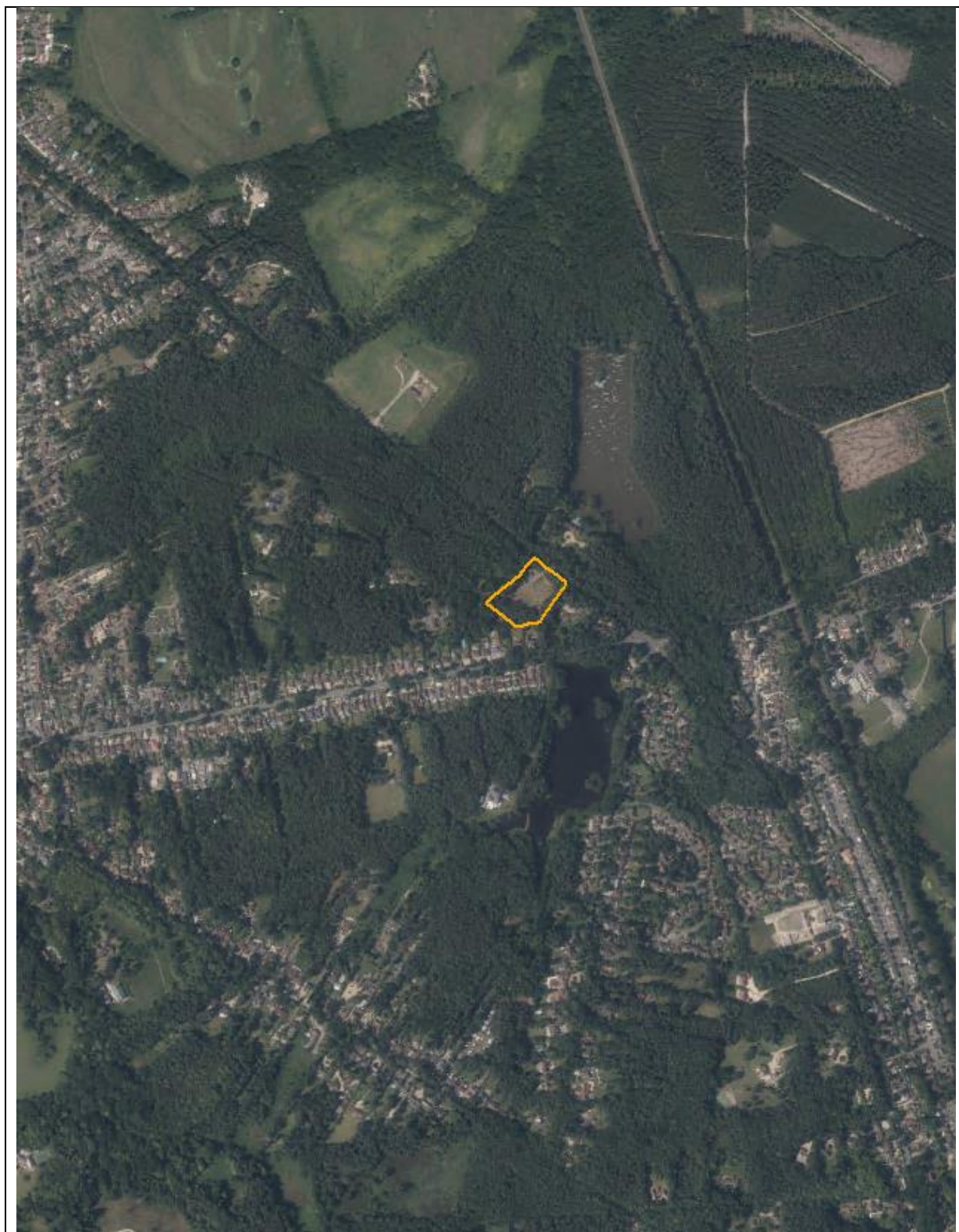
Suitability
Potentially suitable
<p>The site is located adjacent to Finchampstead North and is well contained by trees, many of which are protected by a woodland TPO.</p> <p>There is existing access to the site, but this is narrow and unmade and would likely need improvements to accommodate vehicle access towing a caravan or mobile home.</p> <p>Due to the location of the site between Wokingham and Finchampstead North and the road network, there is limited access to services and facilities.</p> <p>The site is partly brownfield and development would achieve re-use of this land in a well contained site. On balance, the site is considered to be potentially suitable for Gypsy and Traveller pitches subject to suitable access being achievable.</p>

Availability
Potentially available
The site has been promoted by a landowner and is in multiple ownership. There are no disclosed legal issues though there are tenancies affecting the land and this would need to be investigated further.

Achievability
Potentially achievable
The site is considered to be potentially suitable for GRT development, however there are access issues as well as issues with TPOs which would require further investigation.

Deliverability / Developability (including potential capacity)	
Potentially developable	
Development could represent the reuse of brownfield land and could be suitable for GRT pitches.	
Potential capacity	5 GRT pitches

Site Reference	5FI002		
Site address	Heartwood Lodge, Sandhurst Road, RG40 3LT		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
<p>The site is located on the south-western side of Sandhurst Road, to the east of Finchampstead North. The site is located within the countryside, outside of settlement limits. The site comprises a small remaining area of woodland that is subject to woodland Tree Preservation Order (TPO) 555/1992, as well as a wood chipping business.</p> <p>The site slopes down to the south and is accessed from Sandhurst Road.</p>			
Site Size	0.81ha	PDL status	Predominantly greenfield

Promoted use(s)
Pitches and Plots for Gypsy & Travellers and Travelling Show People

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"/> 555/1992
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	0.6km	Primary school	1.1km
Employment	1.8km	Secondary school	3.2km

Relevant planning history
None

Suitability
Unsuitable
<p>The site is located between the settlements of Finchampstead North and Pinewood (Crowthorne). The site forms part of an area of woodland which provides a natural break between Wokingham, Finchampstead North and Crowthorne. Development would compromise the separation of settlements.</p> <p>The site is covered by a Woodland TPO and development would require removal of additional trees which would have significant harm to the character of the area. There are also potential contamination issues on the site, which would require further investigation.</p> <p>Due to the location between settlements, the sites have poor access to services, facilities and public transport.</p>

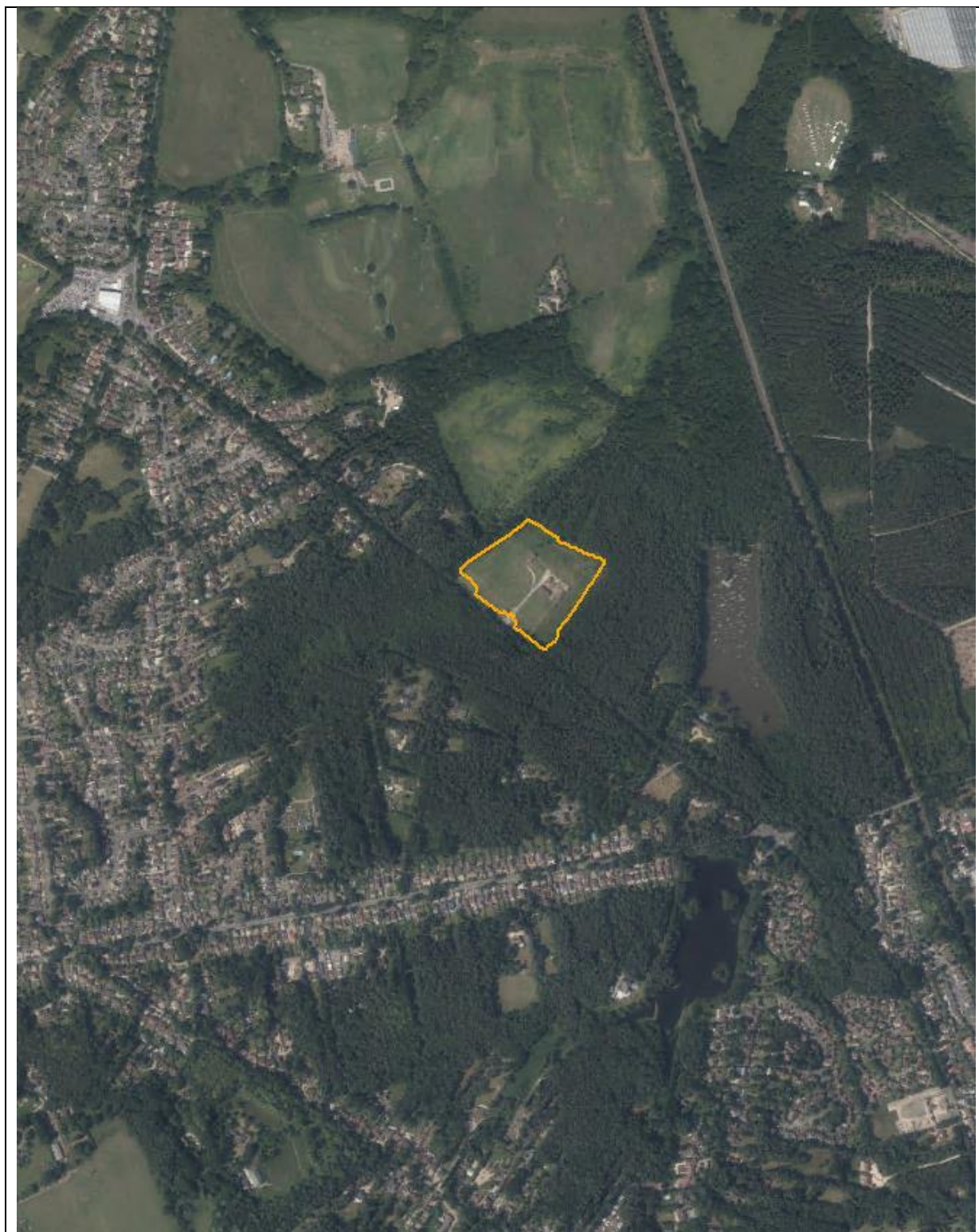
Availability
Potentially available
This site has been promoted by the land owners and is in single ownership. There are no disclosed legal issues, however this would need to be investigated further.

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

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

The site is not considered to be suitable for development as it would compromise the separation of settlements.	
Potential capacity	10 GRT pitches

Site Reference	5FI005		
Site address	Silverstock Manor RG40 3LT		
Parish	Finchampstead	Ward	Finchampstead North



Site description			
The site is located on the north-eastern side of Sandhurst Road, to the east of Finchampstead North. The site is located within the countryside, outside of settlement limits. The site comprise a dwelling with surrounding grounds bordered by woodland. The sites mainly flat with some undulation and is accessed from Sandhurst Road.			
Site Size	2.66ha	PDL status	Mixed

Promoted use(s)
Pitches for Gypsies and Travellers and Plots for Travelling Showpeople

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 233/1983
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	1.3km
Employment	1.9km	Secondary school	3.1km

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

Suitability
Unsuitable
The site is located between the settlements of Finchampstead North and Pinewood (Crowthorne). Development of the site would fail to achieve a satisfactory relationship with the existing settlement pattern. The site is wholly covered by a Woodland TPO and any removal of trees would have significant harm to the character of the area. This wider woodland provides a natural break between Wokingham, Finchampstead North and Crowthorne. It is noted that a large section of the site has been cleared leading to acknowledged harm to the character of the area (see Inspector decision letter 162865). While the site is at least partially brownfield, due to this historic tree clearing, development here would have an urbanising impact within an important settlement gap. There are also potential contamination issues on the site, which would require further investigation. Due to the location between settlements, the site has poor access to services, facilities and public transport. The site is therefore considered to be unsuitable.

Availability	
Potentially available	
Agents and land owners have promoted the sites and provided land ownership details. The sites are in multiple ownership. There are no housebuilders/developers on board. There are no disclosed legal issues, however this would need to be investigated further.	
Achievability	
Not assessed	
The sites are not considered to be suitable for development.	
Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
The sites are located between the settlements of Finchampstead North and Pinewood (Crowthorne). It is considered that development of the sites would fail to achieve a satisfactory relationship with the existing settlement pattern.	
Potential capacity	15 GRT pitches

Site Reference	5FI012		
Site address	Land opposite Hall Farm, Lower Sandhurst Road, RG40 3TH		
Parish	Finchampstead	Ward	Finchampstead South



Site description			
The site is located to the east of Finchampstead, outside settlement limits within the countryside. The site is located on the southern side of Lower Sandhurst Road and comprises two large fields and a Gypsy and Traveller pitch. It is noted that the site submission plan appears to outline a larger area than is quoted in the submitted form. The area is rural in character and the land slopes down gently to the south towards the lakes by the Blackwater River. The site is accessed from Lower Sandhurst Road.			
Site Size	0.256ha	PDL status	Predominantly greenfield

Promoted use(s)
Pitches for Gypsies and Travellers and Plots for Travelling Showpeople

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

Distance to facilities			
Healthcare	2.1km	Primary school	1.7km
Employment	2.5km	Secondary school	2.9km

Relevant planning history
<p>F/2012/2302 - Application for 1 gypsy and traveller pitch – allowed at appeal.</p> <p>F/2013/1500 – Change of use for one new Gypsy Pitch – Refused (decision pre-dated the above appeal decision).</p> <p>161888 – Change of use, for one new Traveller pitch - Refused in Sept 2016 and appeal dismissed 21/12/2017 due to:</p> <ul style="list-style-type: none"> • Remote and unsustainable location • Harm to rural character of the area • Sufficient supply of pitches <p>182313 – Variation of condition application to allow one additional static caravan on site – Refused 30/11/2018</p>

Suitability
Unsuitable
<p>The site is located in open countryside, in an isolated and inaccessible location. The site is accessed from a narrow and winding country road with poor visibility.</p> <p>The site is not considered to be sustainable and therefore not suitable for additional Gypsy and Traveller pitches.</p>

Availability
Potentially available
The site has been promoted by an agent on behalf of the landowner (single ownership). There are no disclosed legal issues affecting the site, however this would need to be investigated further.

Achievability
Not assessed

The site is not considered to be suitable for development.
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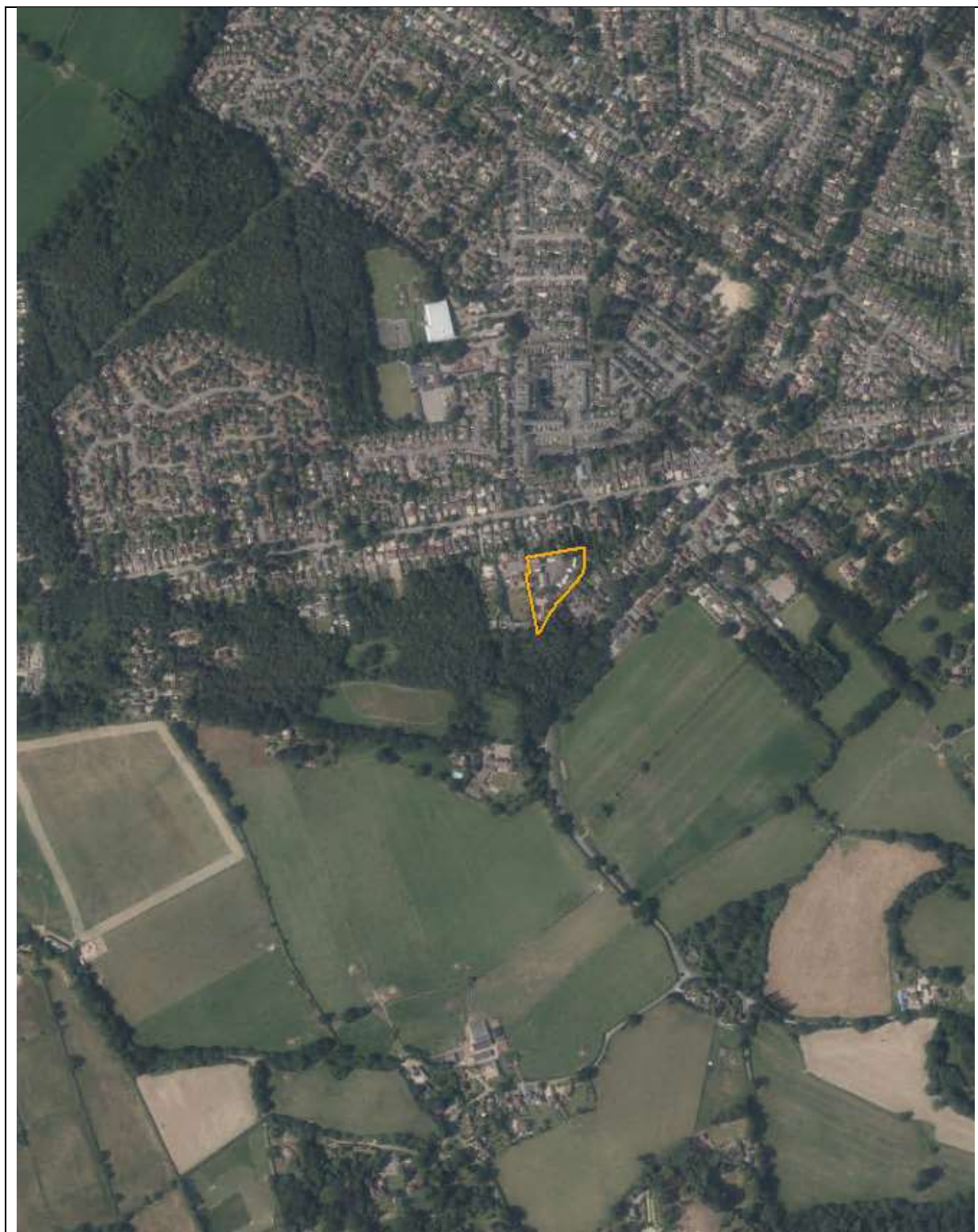
Deliverability / Developability (including potential capacity)
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Not developable within the next 15 years
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<p>The site is located in open countryside, in an isolated and inaccessible location.</p> <p>The site is not considered to be sustainable and therefore not suitable for additional Gypsy and Traveller pitches.</p>
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Potential capacity	1-2 GRT pitches.
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Site Reference	5FI015		
Site address	Land at the rear of 166 Nine Mile Ride, RG40 4JA		
Parish	Finchampstead	Ward	Finchampstead North



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

Promoted use(s)
Pitches for Gypsies and Travellers and Plots for Travelling Showpeople

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 592/1993
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

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

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

Suitability
Potentially suitable
The site is adjacent to the settlement of Finchampstead North with moderate access to services and facilities.
The site forms part of a larger area of woodland TPO but is already developed for 2 GRT pitches and has permission for 2 additional pitches.
There are potential contamination issues on the site, which would require further investigation.
Subject to design and layout there may be space to accommodate further pitches on an existing brownfield site already in GRT use.

Availability
Potentially available
The site has been promoted by an agent on behalf of the landowner (single ownership). There are no disclosed legal issues, however this would need to be investigated further.

Achievability
Potentially achievable
The site is considered to be potentially suitable for additional Gypsy and Traveller pitches, however the availability of the site would need to be investigated further.

Deliverability / Developability (including potential capacity)
Potentially developable

The site currently has 2 GRT pitches and permission for 2 additional pitches. Subject to design and layout there may be space to accommodate a further pitch or pitches on the site.	
Potential capacity	4 net additional GRT pitch

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



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

Promoted use(s)
Pitches for Gypsies & Travellers and Plots for Travelling Showpeople

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

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

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

Suitability
Potentially suitable
<p>The site is located adjacent to the Arborfield Garrison Major Development, to the east of Commonfield Lane.</p> <p>The site lies within 400m of Longmoor Bog Site of Special Scientific Interest (SSSI) and further investigation about how development could negatively impact the SSSI is required. There are also potential contamination issues on the site, which would require further investigation.</p> <p>The site currently has 2 GRT pitches and an additional 2 pitches have been approved at the site as of July 2017. The redline area of the application site may be able to accommodate additional pitches and it is noted that the promoted area of this is larger than the application site. Whether pitches are suitable on this larger area will need to be investigated further. Development of the site could represent the re-use of brownfield land in existing GRT use.</p> <p>The site could therefore be suitable for some additional GRT pitches.</p>

Availability
Available

The site has been promoted by the landowners and is in single ownership. There are no disclosed legal issues, however this would need to be investigated further. Given the site has recently been put forward for planning permission, the site is considered available for development.

Achievability

Potentially achievable

The site is potentially suitable for development, subject to design and capacity issues and is therefore potentially achievable.

Deliverability / Developability (including potential capacity)

Potentially developable

Development could represent the reuse of brownfield land. While the site is not well related to the surrounding housing, it could be suitable for GRT pitches.

Potential capacity

1-2 GRT pitches (additional to approved pitches)

Site Reference	5S0007		
Site address	Land Adjacent to Model Farm Cottages, Bath Road, RG4 6TD		
Parish	Sonning	Ward	Sonning



Site description			
The site is located to the east of Sonning, within the countryside and outside of settlement limits. The site is located adjacent to two residential dwellings. The site comprises an area of cleared woodland to accommodate two unauthorised Gypsy and Traveller pitches. The site is accessed from Bath Road.			
Site Size	0.18ha	PDL status	Predominantly greenfield

Promoted use(s)
Pitches for Gypsies & Travellers and Plots for Travelling Showpeople

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

Distance to facilities			
Healthcare	2.0km	Primary school	0.7km
Employment	1.7km	Secondary school	0.9km

Relevant planning history
161565 - Full application for the proposed use of land for the stationing of caravans for residential purposes for 2no gypsy pitches together with the formation of utility/dayrooms and hardstanding ancillary to that use – Refused (01.08.2016) and dismissed at appeal (04.08.17).

Suitability
Unsuitable
<p>The site is located between the settlement limits of Charvil and Sonning.</p> <p>The site is located on a busy dual carriageway and, with no footpath link to the site, pedestrian connectivity is poor. Vehicle access onto the dual carriageway, particularly those towing a caravan or mobile home, would potentially be unsafe. There is also potentially contaminated land on the site which would need to be investigated further.</p> <p>An appeal for the promoted development was dismissed, with the Inspector concluding development would be detrimental to the character of the landscape as well as “<i>potentially dominating the local settled community...fail[ing] to promote peaceful and integrated co-existence, contrary to the social role of sustainability</i>”.</p> <p>The site is therefore not considered sustainable for Gypsy & Traveller pitches.</p>

Availability
Potentially available
An agent has promoted this site on behalf of one of the land owners. The site is in multiple ownership. There are no known legal issues affecting the site; however this would need to be investigated further.

Achievability
Not assessed

The site is not considered to be suitable for development.
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Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
The site is located between the settlement limits of Charvil and Sonning. Pedestrian access is poor and vehicle access onto a dual carriageway is potentially unsafe.	
Potential capacity	2 GRT pitches

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)
Pitches for Gypsy & Travellers and Plots for Travelling Showpeople

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. Most recent enf and appeals, most recently:</p> <p>Linked appeals APP/X0360/C/15/3141000 and APP/X0360/C/16/3121001 – enforcement notice varied and upheld.</p>

Suitability
Unsuitable
The site is located outside the settlement of Pinewood (Crowthorne).

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 any development here would urbanise 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. Areas to the east and south of the site are subject to flooding (zones 2 and 3). There are also potential contamination issues on the site, which would require further investigation. These are constraints which would impact the location of pitches.

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 GRT pitches.

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). 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 any development here would urbanise this countryside location.

Potential capacity	15 GRT pitches
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