

Appendix D

Site Assessments: Employment, Retail and Leisure

Site Reference	5AR024		
Site address	Land to the South of Bridge Farm Business Park, RG2 9HT		
Parish	Arborfield	Ward	Arborfield



Site description			
The site lies to the south of Bridge Farm Business Park, within the countryside. Part of the site is currently being used as a site compound for the construction of the Arborfield Cross Relief Road and the remainder is a medium sized field. The site is accessed through the business park, from the A327 Reading Road.			
Site Size	2.34ha	PDL status	Predominantly greenfield

Promoted use(s)
Office, Research & Development and Industrial (B1a, B1b, B1c, B2 & B8 Planning Use Classes)

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"/> 18/1968
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3a & 3b	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	1.8km	Primary school	1.5km
Employment	1.9km	Secondary school	2.8km

Relevant planning history
172209 - Construction of the Arborfield Cross Relief Road (ACRR) linking A327 Reading Road and A327 Eversley Road. Under construction. Site to be used as temporary construction compound until completion of ACRR.

Suitability
Potentially suitable
<p>The site is located adjacent to Bridge Farm Business Park and to the east of the future Arborfield Cross Relief Road (currently under construction). Development would be contained between the relief road, ancient woodland and the existing business park and therefore could achieve a satisfactory relationship with the surrounding uses.</p> <p>The site has good access to the strategic road network for the proposed uses.</p> <p>The site comprises Grade 3 best and most versatile agricultural land. Development would result in the loss of this high quality agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>An ancient woodland and woodland TPO lie adjacent to the east of the site, but would not inhibit development.</p> <p>On balance the site is considered potentially suitable for employment development.</p>

Availability
Potentially available
The site has been promoted by an agent on behalf of the landowner. There is no housebuilder/developer involved, although the landowner would be the developer. There are no known legal issues disclosed, however this would need to be investigated further.

Achievability

Potentially achievable	
The site is potentially suitable for employment development through expansion of the Bridge Farm Business Park.	
Deliverability / Developability (including potential capacity)	
Potentially developable	
The site is located adjacent to Bridge Farm Business Park and to the east of the future Arborfield Cross Relief Road (currently under construction) and could form a satisfactory relationship with the surrounding uses.	
Potential capacity	5,000m ² of B-use floorspace

Site Reference	5BA004		
Site address	The Bungalow, Edneys Hill, RG41 4DR		
Parish	Barkham	Ward	Barkham



Site description			
The site is located to the south of Barkham, within the countryside and adjacent to settlement limits. The site comprises several fields and a dwelling and garden. The land is undulating in nature. The site is accessed from Barkham Road and Edney's Hill.			
Site Size	6.09ha	PDL status	Predominantly greenfield

Promoted use(s)
Non-residential institutions (D1 Planning Use Class)

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

Distance to facilities			
Healthcare	2km	Primary school	1.5km
Employment	1.2km	Secondary school	2.6km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site lies adjacent to Barkham and is more strongly related to the open countryside.</p> <p>Access from/to the sites is likely to only be achieved from Edneys Hill which is a narrow lane which 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>Non-residential institutions covers a range including health facilities, education facilities and places of worship. It is unknown at this stage the nature of the promoted D1 use and further information would be required. However, built development on this site of this kind is not considered to be suitable.</p>

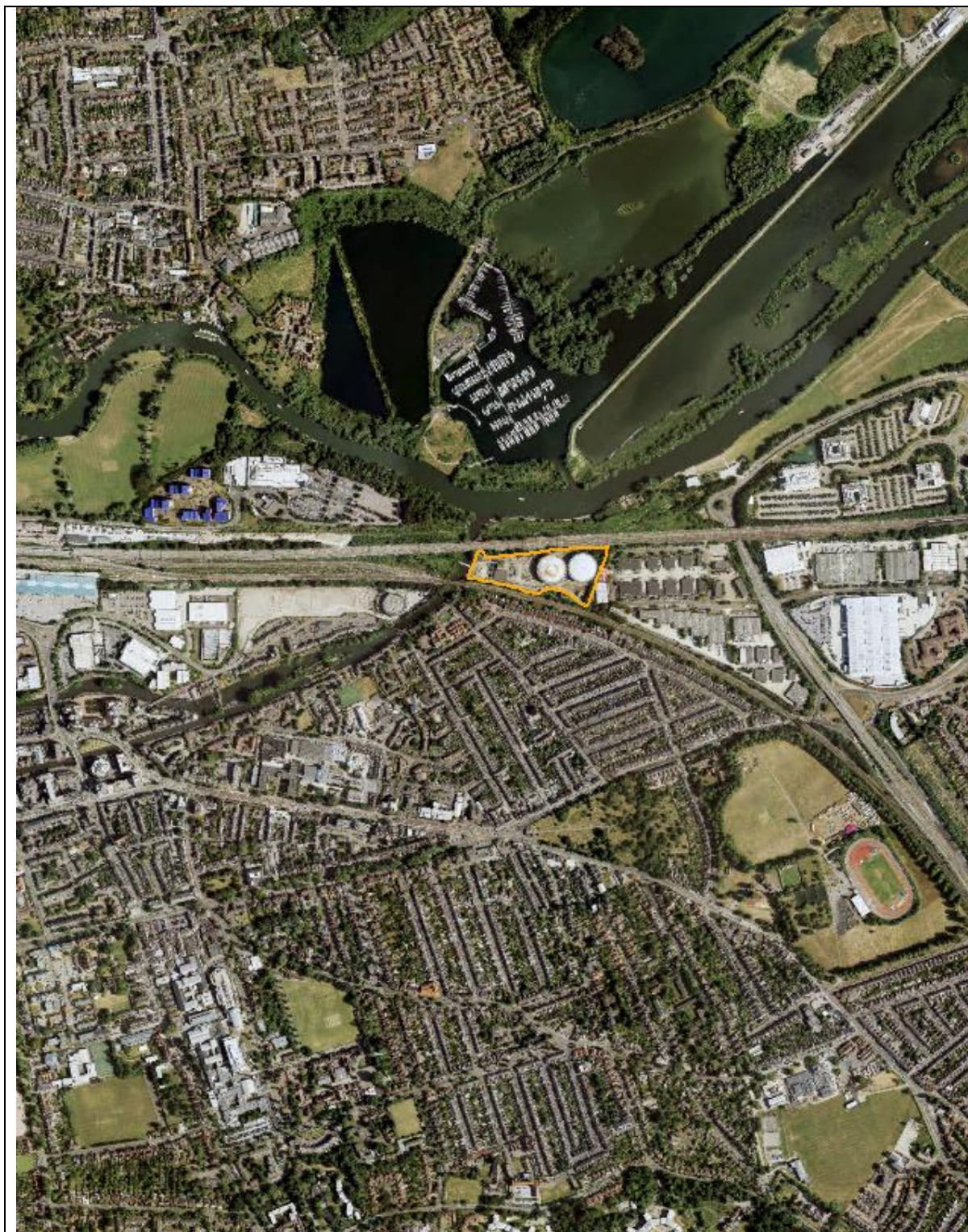
Availability
Potentially available
The site has been promoted by an agent on behalf of the single landowner. There are no known legal issues disclosed but this would need to be investigated further.

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
The site lies adjacent to Barkham and is more strongly related to the open countryside. Development for the proposed use is not considered to be suitable.

Potential capacity	800m ² of D1 floorspace (as proposed)
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Site Reference	5EA002		
Site address	Gasholders 5&6, Suttons Park Avenue		
Parish	Earley	Ward	Bulmershe and Whitegates



Site description			
The site lies on the edge of Wokingham borough, on the border with Reading borough. The site is bounded to the north and south by the east to west railway line. The River Kennet meets the River Thames to the north west of the site. The site lies to the west of Suttons Business Park and comprises an area cleared of two gasholders, storage containers and a building still currently in use. The site is accessed via a single track from the A4 London Road.			
Site Size	2.29ha	PDL status	Predominantly PDL

Promoted use(s)
Office, Research & Development and Industrial (B1a, B1b, B1c, B2 & B8 Planning Use Classes)

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 type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.3km	Primary school	0.1km
Employment	0.1km	Secondary school	1.8km

Relevant planning history
No relevant planning history.

Suitability
Potentially suitable
<p>The site is located adjacent to Suttons Business Park, within the settlement of Earley on the border of Reading borough and within the wider built up area of Reading. The site is separated from the housing area of New Town by the railway line to the south. The site is also bounded to the west and north by the river and another railway line. As the site is physically contained from the nearby housing and has a more logical connection with the adjoining business park, economic development could achieve a satisfactory relationship with the surrounding uses and the wider settlement pattern.</p> <p>The site has good access to the strategic road network for the proposed uses. However, current access into and out of the site is via a single width track from the A4/A329 roundabout and would be inadequate for the increase in capacity and frequency of vehicle movements to and from the site. A more suitable access could be created through Suttons Business Park. However, this would require further investigation and a substantial change in land levels would need to be overcome.</p> <p>Due to the presence of two gasholders on this site previously, further investigation would be required of potential contamination on site.</p> <p>The site is considered to be potentially suitable for economic development.</p>

Availability
Potentially available

The site has been promoted by an agent on behalf of a single landowner. It is not stated whether a housebuilder/developer is involved. No legal issues have been disclosed. This would need to be investigated further.

Achievability

Potentially achievable

The site is potentially suitable for employment development through expansion of the Suttons Business Park.

Deliverability / Developability (including potential capacity)

Potentially developable

As the site is physically contained from the nearby housing and has a more logical connection with the adjoining business park, economic development could achieve a satisfactory relationship with the surrounding uses and the wider settlement pattern.

Potential capacity

Unknown at this stage

Site Reference	5HU019		
Site address	Land To The South Of Units 1 To 12 Beech Court, Wokingham Road, RG10 0RQ		
Parish	Hurst	Ward	Hurst



Site description			
The site is located to the south of Hurst, outside of the settlement limits, within the countryside. The site comprises a small field that is located adjacent to Beech Court Business Centre. The site is accessed from the A321 Wokingham Road.			
Site Size	0.5ha	PDL status	Predominantly greenfield

Promoted use(s)
Offices (B1a Planning Use Class)

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

Distance to facilities			
Healthcare	2.8km	Primary school	0.7km
Employment	2.3km	Secondary school	2.9km

Relevant planning history
F/2003/8317 - Erection of building for B1 office use - Allowed at appeal.

Suitability
Unsuitable
<p>The site is located to the south of the village of Hurst in the open countryside. The site lies adjacent to the existing small business centre Beech Court and development could form a logical expansion to the business centre.</p> <p>The site is poorly located for sustainable means of travel and development would increase the need for travel by car.</p> <p>Development on this site would be to the rear of the dwellings fronting the A321 Wokingham Road. Any future proposal would need to be designed to minimise harm to neighbour amenity and to provide additional car parking facilities.</p> <p>On balance, it is not considered that development here is sustainable.</p>

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

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

Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
It is not considered that development here is sustainable.	
Potential capacity	1000m ² of floorspace

Site Reference	5HU024		
Site address	Land to the north of London Road and east of the A329M (site within Wokingham Borough and Bracknell Forest)		
Parish	Hurst	Ward	Hurst



Site description			
The site is located to the south-west of Binfield and to the north-east of Wokingham, the A329M and the North Wokingham Major Development. The site straddles the administrative boundary with Bracknell Forest Council, with the majority of the site being located within Bracknell Forest. The site is located within the countryside and outside of settlement limits. The part of the site located within Wokingham Borough comprises several large fields and an area of Ancient Woodland known as Swains Copse. The site is accessed from Foxley Lane and Murrell Hill Lane.			
Site Size	3.21ha (portion of site within WBC boundary)	PDL status	Predominantly greenfield

Promoted use(s)
Offices and research and development (B1 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"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.7km	Primary school	0.6km
Employment	2km	Secondary school	1.2km

Relevant planning history
16/01196/OUT (Bracknell Forest reference) - Outline planning application for up to 350 dwellings, land for a one-form entry primary school, a medical centre including pharmacy (1,200m ²), a sports pavilion (140m ²), open space, landscaping, Suitable Alternative Natural Greenspace (SANG) and drainage in land to the south of Foxley lane, Binfield (means of access into the site to be considered, all other matters reserved) refused and appeal dismissed (26/02/2018)
163396 - Change of use of agricultural and woodland to Suitable Alternative Natural Greenspace (SANG) – permission granted (02/06/2017).

Suitability
Unsuitable
<p>The site is located in the open countryside between the settlements of Binfield and Wokingham. Development would compromise the perceived separation of these settlements.</p> <p>The parcel of land sited within Wokingham Borough is currently comprised of fields, woodland and Ancient Woodland (Swains Copse – a Local Wildlife Site) and it is not considered to be an appropriate location for the development of offices. An appeal for housing on land adjacent to this site was dismissed (referenced above), with key reason being that development would significantly and detrimentally impact on a valued landscape.</p> <p>Development of this site would result in the loss of Grade 3 agricultural land.</p> <p>Access to services and facilities is limited and it is not considered that office development here would be sustainable.</p> <p>The site is not considered suitable for the promoted use of employment. It is noted that permission was granted in 2017 for the change of use of the land from agricultural and</p>

woodland to SANG.

Availability

Potentially available

The site has been promoted by an agent on behalf of the landowners. It is in single ownership. A developer is on board. There are no legal issues disclosed, however this would need to be investigated further.
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Achievability

Not assessed

The site is not considered to be suitable for development.
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Deliverability / Developability (including potential capacity)

Not developable within the next 15 years
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The site is not considered suitable for the promoted use of employment. Permission has been granted for the site to become SANG. This use is considered to be appropriate.
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Potential capacity

Unknown at this stage

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



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

Promoted use(s)
Business and storage uses (B1 & B8) and Non-residential institutions and leisure (D1 & D2)

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

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

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

Suitability
Unsuitable
The sites are located in the open countryside. Development would fail to achieve a satisfactory relationship to the existing settlement pattern, being isolated and with poor access to infrastructure. It is not considered that development here, for business and storage uses or non-residential institution and leisure uses, is sustainable.

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

Achievability	
Not assessed	
The sites are not considered to be suitable for development.	
Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
The sites are located in the open countryside. It is not considered that development here, for the proposed uses, is sustainable.	
Potential capacity	B and D use floorspace unknown at this stage

Site Reference	5HU037		
Site address	Dinton Pastures, Sandford Lane, RG10 0SU		
Parish	Hurst	Ward	Hurst



Site description			
The site is located to the north of Winnersh outside of settlement limits, within the countryside. The site comprises an area of undulating open space within the Country Park of Dinton Pastures. The site is adjacent to the water sports activity centre to the north and black swan lake to the west. The site is accessed by pedestrians from car parks off Robin Hood Lane and Sandford Lane.			
Site Size	16.5	PDL status	Predominantly greenfield

Promoted use(s)
Leisure (D2 Planning Use Class)

Context			
Flood Zone 3b	<input checked="" type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input 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	1.4km	Primary school	0.6km
Employment	0.4km	Secondary school	1km

Relevant planning history
No relevant planning history.

Suitability
Potentially suitable
The site is currently public open space as part of the wider country park. It is seasonally used for disc golf, one of the activities provided by the wider country park.
The use of the site for a similar type of leisure activity and / or facilities would be potentially suitable, subject to there being no harm to the surrounding area. Any built leisure facility which would harm the character of the country park would not be suitable.

Availability
Potentially available
This site has been promoted by the Council and is within the Council's ownership. No known legal issues have been disclosed. However, this would need to be investigated further.

Achievability
Potentially achievable
The site is considered potentially suitable for leisure activities in keeping with the country park. The land is within the council's ownership.

Deliverability / Developability (including potential capacity)	
Potentially developable	
The use of the site for leisure facilities could be potentially suitable, subject to there being no harm to the surrounding area.	
Potential capacity	Unknown at this stage

Site Reference	5SH020, 5SH050		
Site address	Land North of Cutbush Lane - Thames Valley Science Park		
Parish	Shinfield	Ward	Shinfield South



Site description			
The sites are located to the north-east of Shinfield and adjacent to the M4. The sites wrap around a copse of trees to the south. The sites comprise several fields and the western area is under construction as the new Thames Valley Science Park. Site 5SH020 is allocated within the current development plan (Policies CP16 and TB13) for development as a Science and Innovation Park. The site is accessed from Cutbush Lane.			
Site Size	19.97ha	PDL status	Predominantly greenfield

Promoted use(s)
Research and development of products and processes (B1b Planning Use Class).

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

Distance to facilities			
Healthcare	0.8km	Primary school	0.7km
Employment	2.0km	Secondary school	1.7km

Relevant planning history
<p>O/2009/1027 Outline Planning Permission for phase 1 of the development of Science & Innovation Park (all matters except Access were reserved) plus Full Planning Permission for the construction of access road, foot and cycle ways, M4 overbridge and associated works - APPROVED on 27 May 2010.</p> <p>RM/2015/0630 / 151988 Reserved Matters for the development of phase 1A of the Science Park comprising the construction of a gateway building and all associated landscaping and ancillary works plus temporary car parking arrangements - APPROVED 26 August 2015</p> <p>152330 Application to extend the implementation date of planning consent O/2009/1027 (dated 27/05/2010) for a further 5 years - APPROVED 22 October 2015.</p> <p>162818 Reserved Matters application for the car park for phase 1 of the Science Park - Approved 8 December 2016</p> <p>163609 - Science Park Phase 2 Outline for 57,110sqm research and development and innovation floor space (with occupancy restricted by a Gateway policy) inclusive of up to 5,711 sqm of amenity and supporting uses and an energy centre (all matters reserved except access to the site). - 6 July 2017</p> <p>173287 - Reserved Matters for the development of Phase 1 of TVSP - APPROVED 14 February 2018</p>

Suitability
Potentially suitable
The sites are located to the north-east of Shinfield. Site 5SH020 is allocated for employment development under Policy SAL07 in the existing local plan (MDD) as a Science and Innovation Park. Construction on part of the site is underway with additional outstanding planning consent.

Site 5SH050 is well related to the existing allocated site and would form a logical expansion to this employment area.

Availability

Available

The sites have been promoted by an agent on behalf of a single landowner. As part of the site is currently under development the sites are considered to be available.

Achievability

Achievable

Part of the site is currently under development a decision and therefore the sites are considered to be achievable.

Deliverability / Developability (including potential capacity)

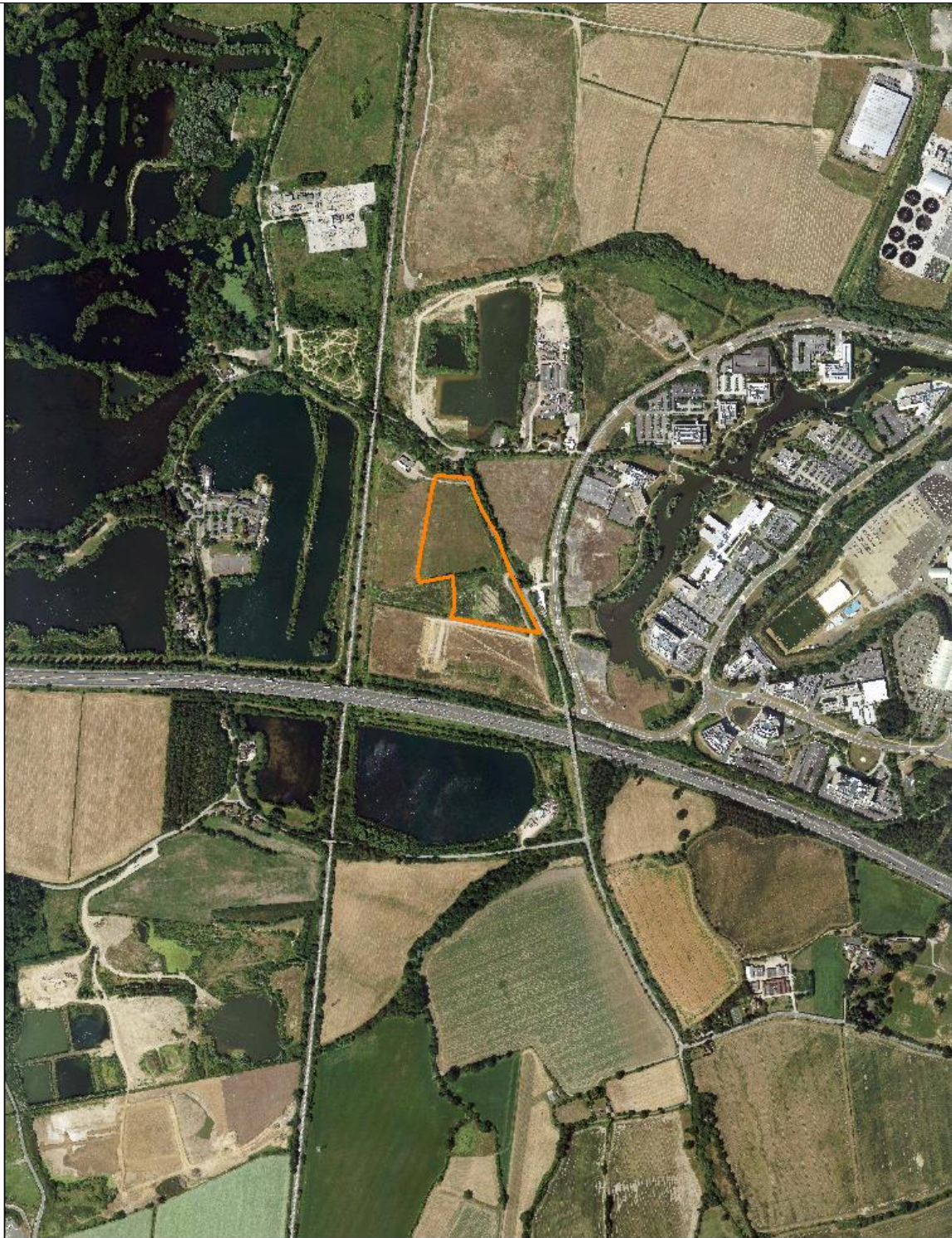
Developable (years 6-10, 11-15)

Part of the site is able to be delivered within the next 15 years, however it is known that parts of the site will be developed beyond the current plan period to 2026 which may be beyond 15 years.

Potential capacity

96,610m² promoted (in line with previous allocation and subsequent planning applications)

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



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

Promoted use(s)
Office, Research & Development and Industrial (B1a, B1b, B1c, B2 & B8 Planning Use Classes)

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

Distance to facilities			
Healthcare	2.1km	Primary school	2km
Employment	0km	Secondary school	2.3km

Relevant planning history
No relevant planning history.

Suitability
Suitable
The site is located within the Major Development Location of Green Park and has been allocated for employment use in Policy SAL07 of the existing local plan (MDD).
The site falls largely within flood zone 3 and this would impact the quantum and location of development.
Development of the site for employment use is considered appropriate in principle due to its current allocation and proximity to existing employment uses.

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

Achievability
Potentially achievable
The site is potentially achievable as the site is already allocated for employment use and is located adjacent to Green Park, however further information is required regarding ownership and legal issues.

Deliverability / Developability (including potential capacity)
Potentially developable

The site is considered suitable for employment use.	
Potential capacity	Allocated for 20,000m2 of floorspace in the MDD

Site Reference	5SH049		
Site address	Shinfield Grange, Cutbush Lane East		
Parish	Shinfield	Ward	Shinfield South



Site description			
The site is located to the north-east of Shinfield, to the south of the Science Park. The site is located within the countryside and within the Shinfield Parish Major Development Boundary. The site comprises the large training and education building Shinfield Grange, within large landscaped grounds. The site is accessed from Cutbush Lane.			
Site Size	5.6ha	PDL status	Mixed

Promoted use(s)
Mixed use scheme for education campus (including A, B, C, and D uses).

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

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

Relevant planning history
On land close to site: 182059 - Hybrid planning application in respect to: 1) Full planning application for a 15,628sqm research and storage facility (Sui Generis Use for the British Museum); 80 parking spaces; landscaping and surface water drainage. 2) Outline planning application for up to 15,000sqm research and storage facility (Sui Generis Use for the British Museum) all matters reserved. 3) Demolition of two existing residential dwellings – APPROVED 14/2/19

Suitability
Unsuitable
<p>The site is located in the open countryside between Lower Earley (separated by the M4) and Shinfield. Development would therefore not achieve a satisfactory relationship with the built up area.</p> <p>Although the Science Park is located on the opposite side of Cutbush Lane, the proposals relate to a self-contained education campus which would not form a logical expansion.</p> <p>An historic building is currently located within the site. It is not covered by any statutory designations, but an assessment of the impact on its historic character would be required.</p> <p>A small area to the south of the sites lies within flood zones 2 and 3, however this would not inhibit development.</p> <p>Development of this site would result in the loss of Grade 3 agricultural land. A number of veteran trees are located throughout the site which would need to be considered in the design and layout of development.</p> <p>A campus of this nature is not considered to be suitable for this site.</p>

Availability
Potentially available

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

Achievability

Not assessed

The site is not considered to be suitable for development.
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Deliverability / Developability (including potential capacity)

Not developable within the next 15 years
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<p>The site is located in the open countryside between Lower Earley (separated by the M4) and Shinfield. Development would therefore not achieve a satisfactory relationship with the built up area.</p>
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Potential capacity

Floorspace unknown at this stage.

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



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

Promoted use(s)
Offices and Research and Development (B1a and B1b Planning Use Classes)

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

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

Relevant planning history
On land adjacent to site: 182059 - Hybrid planning application in respect to: 1) Full planning application for a 15,628sqm research and storage facility (Sui Generis Use for the British Museum); 80 parking spaces; landscaping and surface water drainage. 2) Outline planning application for up to 15,000sqm research and storage facility (Sui Generis Use for the British Museum) all matters reserved. 3) Demolition of two existing residential dwellings – APPROVED 14/2/19

Suitability
Unsuitable
<p>The site is located in the open countryside between Lower Earley (separated by the M4) and Shinfield. Development would therefore not achieve a satisfactory relationship with the built up area.</p> <p>Although the Science Park is located on the opposite side of Cutbush Lane, development of this site would not form a logical expansion.</p> <p>A small area to the south of the sites lies within flood zones 2 and 3, however this would not inhibit development.</p> <p>Development of this site would result in the loss of Grade 3a & 3b agricultural land.</p> <p>The site is not considered to be suitable for development.</p>

Availability
Potentially available

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

Achievability

Not assessed

The site is not considered to be suitable for development.
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Deliverability / Developability (including potential capacity)

Not developable within the next 15 years
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<p>The site is located in the open countryside between Lower Earley (separated by the M4) and Shinfield. Development would therefore not achieve a satisfactory relationship with the built up area.</p>
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Potential capacity	Floorspace unknown at this stage.
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Site Reference	5SH052		
Site address	Land east of Thames Valley Science Park		
Parish	Shinfield	Ward	Shinfield South



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

Promoted use(s)
Non-residential institutions (D1 Planning Use Class) Assembly and Leisure (D2 Planning Use Class)

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

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

Relevant planning history
On land adjacent to site: 182059 - Hybrid planning application in respect to: 1) Full planning application for a 15,628sqm research and storage facility (Sui Generis Use for the British Museum); 80 parking spaces; landscaping and surface water drainage. 2) Outline planning application for up to 15,000sqm research and storage facility (Sui Generis Use for the British Museum) all matters reserved. 3) Demolition of two existing residential dwellings – APPROVED 14/2/19

Suitability
Unsuitable
<p>The site is located in the open countryside between Lower Earley (separated by the M4) and Shinfield. Development would therefore not achieve a satisfactory relationship with the built up area.</p> <p>A small area to the south of the sites lies within flood zones 2 and 3, however this would not inhibit development.</p> <p>Development of this site would result in the loss of Grade 3a & 3b agricultural land.</p> <p>D1 and D2 Planning Use Classes cover a wide range of types of use such as health centres, art galleries, places of worship and dance halls. More information would be required of the particular proposed uses. However, built development on this site of this kind is not considered to be suitable.</p>

Availability
Potentially available

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

Not assessed

The site is not considered to be suitable for development.
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Deliverability / Developability (including potential capacity)

Not developable within the next 15 years
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D1 and D2 Planning Use Classes cover a wide range of types of use such as health centres, art galleries, places of worship and dance halls. More information would be required of the particular proposed uses. However, built development on this site of this kind is not considered to be suitable.
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Potential capacity	Floorspace unknown at this stage.
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Site Reference	5SW004		
Site address	Land south of Lambs' Farm Business Park, Basingstoke Road, RG7 1PQ		
Parish	Swallowfield	Ward	Swallowfield



Site description			
The site is located to the north-west of Swallowfield, just to the south of Lamb's Farm Business Park. The site is bounded by Basingstoke Road to the north-east, Lambs' Lane to the west and the River Loddon to the south. The land is rural in character and located within the countryside, comprising several large fields sloping gently down to the south to the River Loddon. The site is accessed from Basingstoke Road.			
Site Size	28.1ha	PDL status	Predominantly greenfield

Promoted use(s)
Light Industry and General Industrial (B1c and B2 Planning Use Classes)

Context			
Flood Zone 3b	<input checked="" 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 type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	0.7km	Primary school	0.4km
Employment	3.2km	Secondary school	2.1km

Relevant planning history
No relevant planning history

Suitability
Unsuitable
<p>The site is located within the open countryside between Spencers Wood and Swallowfield in a largely isolated location. Development would therefore not achieve a satisfactory relationship with the built up area.</p> <p>The site is bounded to the south-east by the River Loddon and a moderate area of the site along this section is within flood zones 2 and 3a and 3b. Government policy is to prevent the promoted development in Flood Zone 3b. This would impact on the location and quantum of development.</p> <p>Development of the site would result in the loss of Grade 3 agricultural land. The site is also located within 400m of the Sandford End Mill and Loddon River SSSI and development of this site towards this area could negatively impact the river valley.</p> <p>Although the site is fairly well located to the strategic road network, there is poor access to sustainable means of transport increasing the need for travel by car for the B1c and B2 uses.</p> <p>It is not considered that development here for the promoted uses is suitable.</p>

Availability
Potentially available
The site has been promoted by the land owner and is in single ownership. 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 sites are located in the open countryside. It is not considered that development here, for the proposed uses, is suitable.	
Potential capacity	Unknown at this stage

Site Reference	5SW013		
Site address	Land Adjoining Lambs Farm Business Park, RG7 1PQ		
Parish	Swallowfield	Ward	Swallowfield



Site description			
The site is located to the south of Spencers Wood within the countryside and outside of settlement limits. The site comprises several fields that slope down to the south. The site is located to the west of Lambs Farm Business Park and is accessed from Back Lane.			
Site Size	1.66ha	PDL status	Predominantly greenfield

Promoted use(s)
Offices other than A2 (B1a use class), Research and Development (B1b use class), Storage and Distribution (B8 use class)

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

Distance to facilities			
Healthcare	1.2km	Primary school	0.2km
Employment	3.1km	Secondary school	2.1km

Relevant planning history
162594 – Erection of new business unit for B1(b & c) & B8 uses. – Refused December 2016 and appeal dismissed June 2017 due to: <ul style="list-style-type: none"> Significant harm to the character and appearance of the area Encroachment of built into an open area of countryside.

Suitability
Potentially suitable
<p>The site is located adjacent to Lambs Farm Business Park and to the south of a further employment site and the settlement of Spencers Wood. Development could achieve a satisfactory relationship with the surrounding uses and the settlement pattern.</p> <p>The site has good access to the strategic road network for the proposed uses.</p> <p>The site comprises Grade 3 best and most versatile agricultural land. Development would result in the loss of this high quality agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>It is noted that an application on a small part of this site, to extend the business park into the middle of this field, was refused and dismissed at appeal as a result of encroachment into the countryside and impact on the character and appearance of the area. However, a well-designed scheme on the larger area of the promoted site could form a logical expansion.</p> <p>On balance the site is considered potentially suitable for employment development.</p>

Availability
Potentially available
The site has been promoted by an agent on behalf of a landowner and there is a developer involved. There are no known legal issues however this would need to be investigated further. It

is noted that a planning application has also been through the process on part of the site.

Achievability

Potentially achievable

The site is potentially suitable for employment development through expansion of the Lambs Farm Business Park.
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Deliverability / Developability (including potential capacity)

Potentially developable

The site is located adjacent to Lambs Farm Business Park and to the south of a further employment site and the settlement of Spencers Wood. Development could achieve a satisfactory relationship with the surrounding uses and the settlement pattern.

Potential capacity	4000m ² of floorspace
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Site Reference	5TW006		
Site address	Land West of Hurst Road, RG10 0EX		
Parish	Twyford & Hurst	Ward	Hurst



Site description			
The site is located to the south of Twyford, within the countryside and outside of settlement limits. The site is allocated in the current Development Plan as an extension to Charvil Country Park (extension referred to as Whistley Mill in Policy SAL 06). The site comprises agricultural fields and woodland. Twyford Brook runs through the middle of the site (north-west to south-east). The site is accessed from Hurst Road.			
Site Size	2.7ha	PDL status	Predominantly greenfield

Promoted use(s)
Storage and Distribution (B8 Planning Use Class)

Context			
Flood Zone 3b	<input checked="" type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> No: 228/1983
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input checked="" type="checkbox"/> Sand and gravel bedrock, superficial

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

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

Suitability
Unsuitable
<p>This site is allocated in the Managing Development Delivery (MDD) DPD under policy SAL06 as an addition to Charvil Country Park.</p> <p>The majority of the site is located within flood zone 2 and parts of the site to the north are within flood zone 3. The Twyford Brook also runs through the centre of the site and any future development would be susceptible to flooding.</p> <p>Development of this site would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>An area TPO runs along the western boundary of the site, but this would not inhibit potential development.</p> <p>Further investigation would be required as to the suitability of the local road network to accommodate heavy goods vehicles serving the proposed storage and distribution use. Twyford centre is an Air Quality Management Area (AQMA). Further consideration is required on whether development of this site could lead to higher levels of traffic through the Twyford crossroads increasing impact on air quality and whether mitigation measures could be applied to resolve any issues.</p>

Availability
Potentially available
The site has been promoted by an agent and is in single ownership. There is no developer

involved and no disclosed legal issues; however this would need to be investigated further.

Achievability

Not assessed

The site is not considered to be suitable for development.
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Deliverability / Developability (including potential capacity)

Not developable within the next 15 years
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This site is considered to be unsuitable for the proposed use of storage and distribution. It is allocated in the Managing Development Delivery (MDD) DPD under policy SAL06 as an addition to Charvil Country Park.
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Potential capacity	m2 of storage and distribution floorspace unknown at this stage
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Site Reference	5TW007		
Site address	Land North of the A4, Twyford, RG10 9RY		
Parish	Wargrave	Ward	Twyford and Remenham, Wargrave & Ruscombe



Site description			
<p>The site is to the north-west of the settlement of Twyford. The site is bounded to the west and east by the River Loddon and the railway line (Henley Branch) and to the south by the A4. To the north of the site lies the Wargrave wastewater Treatment Works. The site lies within the countryside and adjoins the Green Belt boundary to the east.</p> <p>It is a large functioning agricultural site, the majority of which is covered in polytunnels for the growing of fruit and vegetables. It is generally flat, although somewhat bumpy with boggy sections.</p> <p>There are currently two vehicle access points from the A4, one to south west via the farm shop and the other next to Loddon Park Farm. There are also internal access roads.</p>			
Site Size	24.5ha	PDL status	Predominantly greenfield

Promoted use(s)
Industrial / employment use (Unspecified B uses)

Context			
Flood Zone 3b	<input checked="" type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 1 & 4	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

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

Relevant planning history
No relevant planning history.

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

Twyford is recognised through the settlement hierarchy as a more sustainable location, with better access to services and facilities. It is noted that Twyford train station will be on the new Elizabeth Line as part of the Crossrail development.

Twyford centre is an Air Quality Management Area (AQMA). Further consideration is required on whether development of this site could lead to higher levels of traffic through the Twyford crossroads increasing impact on air quality and whether mitigation measures could be applied to resolve any issues.

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

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

On balance the site is considered to be unsuitable for employment development.

Availability

Potentially available

The site has been promoted by an agent and land ownership details have been provided. The site is in multiple ownership. There is a housebuilder/developer involved. There are no disclosed legal issues however there are tenancy agreements in place. This would need to be investigated further.

Achievability

Not assessed

The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

The site is located to the north-west of the settlement of Twyford. It is considered that development would fail to achieve a satisfactory relationship with the existing settlement pattern, forming an illogical protrusion away from the main built-up area and leap-frogging the A4. The site is more strongly related to the open countryside.

Potential capacity	3,700 m ²
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Site Reference	5WA002		
Site address	Sheeplands Garden Centre, Hare Hatch		
Parish	Wargrave	Ward	Remenham, Wargrave and Ruscombe



Site description			
The site is located to the south-east of Wargrave, in Hare Hatch, within the countryside and the Green Belt, outside of settlement limits. The A4 lies to the north of the site, with the A3032 to the west. The site is occupied by a large garden centre (Sheeplands) which is accessed from A3032 (London Road).			
Site Size	3.78ha	PDL status	Predominantly PDL

Promoted use(s)
Shops (A1 Planning Use Class). Restaurants and Cafes (A3 Planning Use Class). Assembly and Leisure (D2 Planning Use Class).

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

Distance to facilities			
Healthcare	1.2km	Primary school	0.9km
Employment	1.5km	Secondary school	1.5km

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

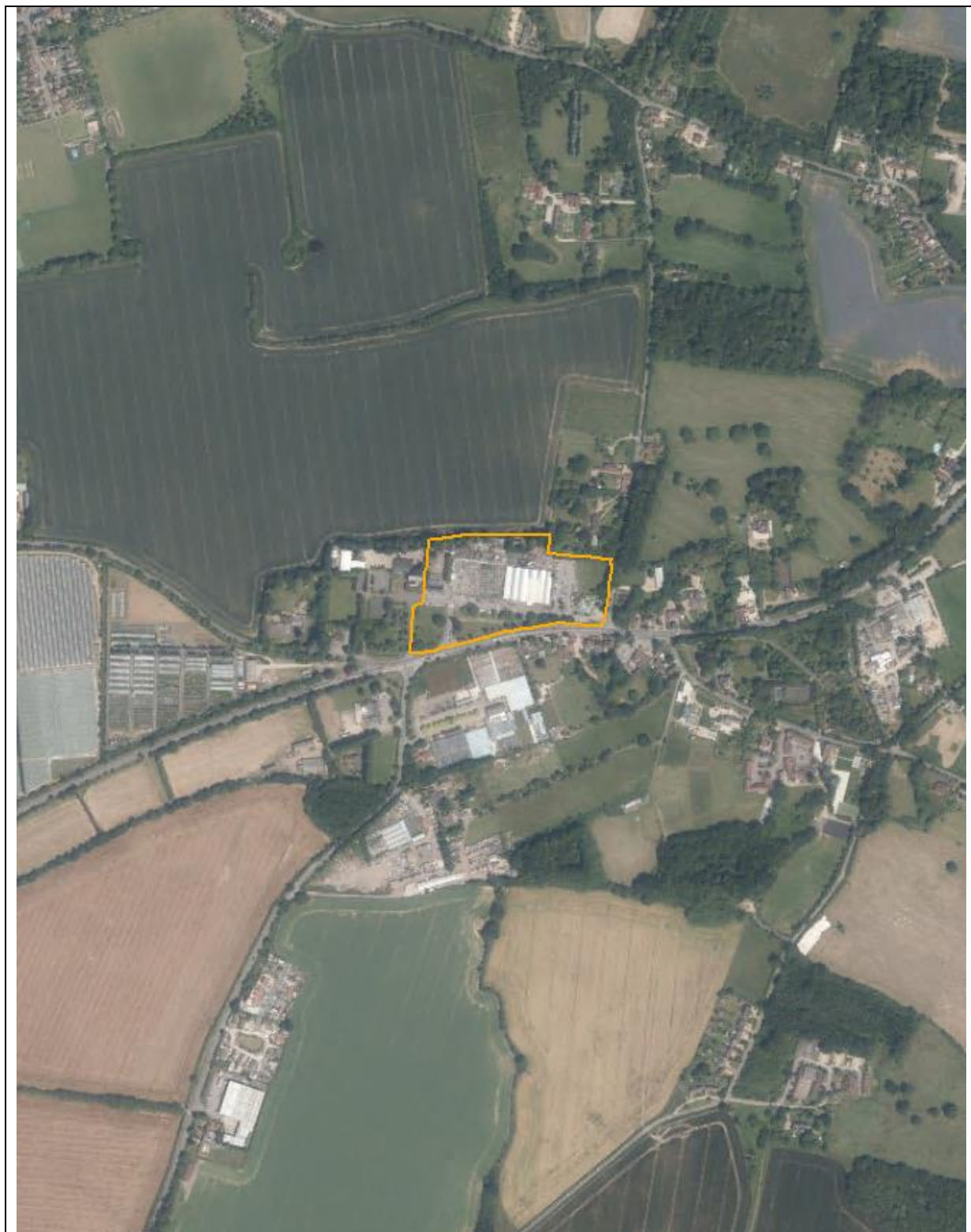
Suitability
Unsuitable
The site is located in the Green Belt away from the settlements of Twyford and Wargrave. There are potential contamination issues on the site, which would require further investigation. The site is isolated and with poor access to infrastructure.
Development of this site for retail, restaurants, assembly and leisure would intensify the use of these sites, resulting in additional built form, which would harm the openness of the Green Belt.

Availability
Potentially available
The site has been promoted by an agent on behalf of the landowner. The site is in multiple ownership and there is no developer on board. There are disclosed legal issues 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	
Development of this site for retail, restaurants, assembly and leisure would intensify the use of these sites, resulting in additional built form, which would harm the openness of the Green Belt.	
Potential capacity	m ² of floorspace for A1, A3 and D2 uses unknown at this stage

Site Reference	5WA008		
Site address	Hare Hatch Garden Centre, Bath Road, RG10 9SW		
Parish	Wargrave	Ward	Remenham, Wargrave & Ruscombe



Site description			
The site is located to the south-east of Wargrave, in Hare Hatch, within the countryside and the Green Belt, outside of settlement limits. The site lies to the north of the A4. The site is occupied by a large garden centre with outdoor storage area and car parking. The site is accessed from the A4 (Bath Road).			
Site Size	3.65ha	PDL status	Predominantly PDL

Promoted use(s)
Offices, other than a use within A2 (B1a Planning Use Class). Research and development of products and processes (B1b Planning Use Class). Light Industry (B1c Planning Use Class). Storage and Distribution (B8 Planning Use Class).

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

Distance to facilities			
Healthcare	1.1km	Primary school	0.9km
Employment	1.6km	Secondary school	1.6km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site is located in the Green Belt away from the settlements of Twyford and Wargrave, in an isolated location with poor access to infrastructure.</p> <p>There are potential contamination issues on the site, which would require further investigation.</p> <p>Green Belt policy does allow for re-use of previously developed sites, providing the openness of the Green Belt is not compromised.</p> <p>The site lies adjacent to the A4 and there could be potential noise pollution issues, which would require further investigation.</p> <p>Development of this site would result in the loss of retail space on this site, which would require further consideration.</p> <p>The development of the site for offices, research and development, light industry and storage and distribution could increase the level built form on the site and would be likely to harm the open character of the Green Belt. It is therefore not considered to be suitable for 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 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 development of the site for offices, research and development, light industry and storage and distribution could increase the level built form on the site and would be likely to harm the open character of the Green Belt.
Potential capacity
Unknown at this stage

Site Reference	5WI005		
Site address	Winnersh Garden Centre, Reading Road, RG41 5HG		
Parish	Winnersh	Ward	Winnersh



Site description			
The site is located to the south of the A329M and the Showcase cinema roundabout. The site is located to the east of Earley, to the west of Winnersh and Woodley to the north. The site is bounded by the River Loddon to the south and west and the east the B3270. The site comprises the Winnersh Garden Centre, a car park and several ancillary businesses. Access to the site is from Reading Road.			
Site Size	5.4ha	PDL status	Predominantly PDL

Promoted use(s)
Office and Storage and Distribution (B1 and B8 Planning Use Classes)

Context			
Flood Zone 3b	<input checked="" type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 552/1992
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	1.2km	Primary school	0.8km
Employment	0.3km	Secondary school	1.4km

Relevant planning history
No relevant planning history

Suitability
Unsuitable
<p>The site is located between the settlements of Winnersh and Earley.</p> <p>The vast majority of the site is covered by Flood Zone 3b and is known to frequently flood. The land outside Flood Zone 3b does not form a logical development area. Government policy is to prevent development in Flood Zone 3b, therefore the site is unsuitable on this basis. There are also potential contamination issues on the site, which would require further investigation.</p> <p>The site is partly covered by two woodland TPOs to the west along the River Loddon, which cover roughly a quarter of the site. This would affect the location and quantum of development.</p> <p>Loddon Bridge is identified to have current congestion in both AM and PM peak hours, with limited available highway land which could enable improvements. This is a congested part of the highway network with many movements to and from the A329m accessing wider parts of the network including J10 of the M4.</p> <p>Due to highways and flooding constraints, the site is not considered to be suitable for offices and storage and distribution 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 vast majority of the site is covered by Flood Zone 3b and is therefore unsuitable for development and is also in a known traffic congestion area.
Potential capacity
Unknown at this stage

Site Reference	5WIO10		
Site address	Winnersh Farm, Watmore Lane, RG41 5LP		
Parish	Winnersh	Ward	Winnersh



Site description			
The site is to the east of the settlement of Winnersh. The southern boundary of the site follows the slip road of the M4. To the north of the site are fields and to the west is Woodward Close and Wheatfield Primary School. The junction of the M4 and A329(M) lies to the north-east of the site. The site comprises two large fields bisected by an access track. The site is located within the countryside. Access to the site is from a track from Woodward Close.			
Site Size	9.99ha	PDL status	Predominantly greenfield

Promoted use(s)
Leisure / public open space / SANG
Note: this site has been promoted for housing as part of submission 5WI004 and 5WI006

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

Distance to facilities			
Healthcare	1km	Primary school	0.1km
Employment	0.6km	Secondary school	0.8km

Relevant planning history
No relevant planning history.

Suitability
Potentially suitable
The site is located adjacent to the settlement of Winnersh and within close proximity to existing dwellings.
Development for any built leisure would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation.
The site is considered to be potentially suitable for the promoted use of leisure, public open space and Suitable Alternative Natural Greenspace (SANG).

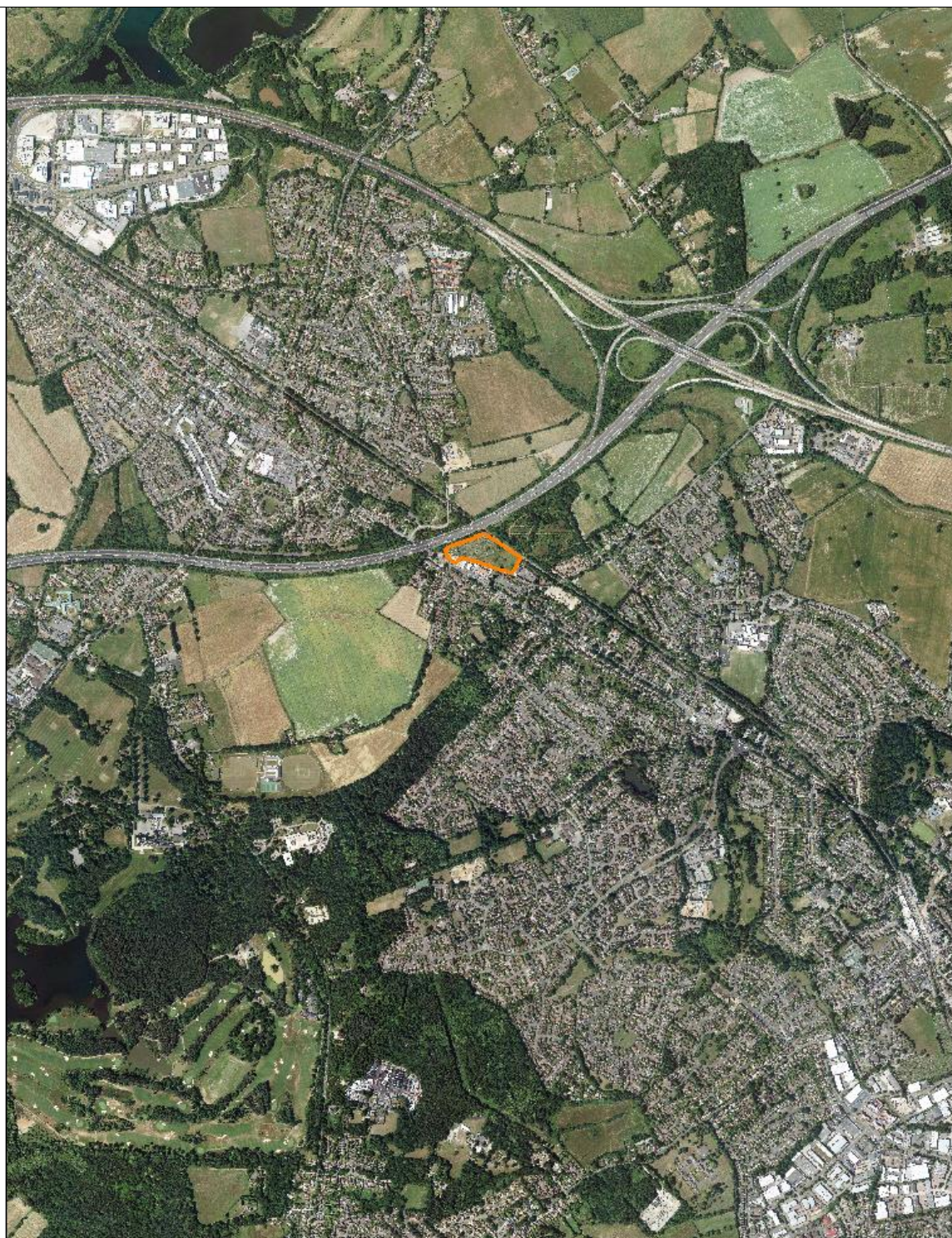
Availability
Potentially available
The Council has promoted this site for leisure uses. There are no disclosed legal issues or tenancy agreements in place on the site. However, this would require further investigation.

Achievability
Potentially achievable
The site considered to be potentially suitable and potentially available.

Deliverability / Developability (including potential capacity)
Potentially developable
The site is located adjacent to the settlement of Winnersh and within close proximity to existing

dwellings.	
Potential capacity	N/A

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



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

Promoted use(s)
Leisure / Public open space / North Wokingham Distributor Road

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

Distance to facilities			
Healthcare	1.1km	Primary school	0.4km
Employment	1km	Secondary school	0.9km

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

Suitability
Potentially suitable
<p>The site is currently utilised as allotments which is an agricultural use. These are being relocated to Winnersh Farm, to the north of the site.</p> <p>Development for any built leisure and highways would result in the loss of Grade 3 agricultural land. There are also potential contamination issues on the site, which would require further investigation.</p> <p>The site is located between the settlements of Wokingham and Winnersh and within close proximity to existing dwellings. The northern distributor road (NDR) is planned to run through the site as part of the North Wokingham Major Development infrastructure delivery and has planning permission for this section.</p> <p>The land not used for the NDR has no access and is bounded by the NDR, railway line, commercial buildings and residential gardens. It is not considered that this would be a suitable location for built leisure but could provide public open space for the local area.</p>

Availability	
Potentially available	
The Council has promoted this site for leisure uses. There are no disclosed legal issues or tenancy agreements in place on the site; however this would require further investigation.	
Achievability	
Potentially achievable	
The site is potentially suitable for public open space.	
Deliverability / Developability (including potential capacity)	
Potentially developable	
The use of the site for the NDR and public open space is potentially suitable.	
Potential capacity	N/A

Site Reference	5WIO13		
Site address	Millennium Aboretum, Old Forest Road, RG41 1AD		
Parish	Winnersh	Ward	Winnersh



Site description			
<p>The site is to the north-west of Wokingham Town Centre. The M4 runs along the north-western boundary of the site and the railway line runs along the western boundary. To the south lie dwellings fronting Old Forest Road. To the east are several fields.</p> <p>The site gently slopes down to the north-west and comprises an arboretum and covered in young trees and grasses. The site is located within the countryside.</p> <p>Access to the site is from a track that opens onto Old Forest Road, though this has not been included within the site area.</p>			
Site Size	2.96ha	PDL status	Predominantly greenfield

Promoted use(s)
Leisure / Public open space / Other

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"/> 507/1989
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input checked="" type="checkbox"/> Sand and Gravel superficial

Distance to facilities			
Healthcare	1.2km	Primary school	0.5km
Employment	0.7km	Secondary school	0.7km

Relevant planning history
No relevant planning history.

Suitability
Unsuitable
<p>The site is located between the settlements of Wokingham and Winnersh and within close proximity to existing dwellings.</p> <p>The site currently comprises an arboretum which is publicly accessible and a number of TPO designations line the eastern and southern boundaries of the site. The northern distributor road is planned to run adjacent to the site as part of the North Wokingham Major Development, though there are known levels constraints here which are being worked through.</p> <p>It is not considered that this would be a suitable location for built leisure but could continue to provide public open space for the local area.</p>

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

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

Deliverability / Developability (including potential capacity)
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Not developable within the next 15 years	
It is not considered that this would be a suitable location for built leisure but could continue to provide public open space for the local area.	
Potential capacity	N/A

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)
Financial and professional services (Class A2)
Restaurants and cafes (Class A3)

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 which would need further investigation.	
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	350m ² of A2/A3 floorspace

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)
Retail (A1 – A5 Planning Use Classes)

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	1000m ² A Use floorspace (GF)

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)
Office, Research & Development and Industrial (B1a, B1b, B1c, B2 & B8 Planning Use Classes)

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, is 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>The site is therefore considered to be unsuitable for the promoted B 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 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 is currently no vehicular access to the site. The site is therefore considered to be unsuitable for the promoted B uses.

Potential capacity	m ² of floorspace for B uses unknown at this stage
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Site Reference	5WK022		
Site address	Land close to junction at Bearwood Road and Highlands Avenue, RG41 4SH		
Parish	Wokingham	Ward	Evendons



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)
Non-residential institution (D1 Planning Use Class) Assembly and Leisure (D2 Planning Use Class) Hotel (C1 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
The site, whilst adjacent to Wokingham, is more strongly related to the open countryside.
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.
There is currently no vehicular access to the site.
The site is therefore considered to be unsuitable for the promoted D uses.

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 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 is currently no vehicular access to the site. The site is therefore considered to be unsuitable for the promoted D uses.	
Potential capacity	m ² of floorspace for D uses unknown at this stage

Site Reference	5WK026		
Site address	Land adjoining Berkshire Way, RG40 1ST		
Parish	Wokingham	Ward	Wescott



Site description			
The site is located to the east of Wokingham Town Centre, to the south of Coppid Beech Roundabout and adjacent to the A329M. The site is located to the north and west of the administrative boundary with Bracknell Forest. The site is bisected by the A329M. Part of the site is located to the south of St Anne's Manor (Hilton Hotel) The site is located within the countryside, outside of settlement limits. The site has no vehicular access at present.			
Site Size	5.6ha (portion of site within WBC boundary)	PDL status	Predominantly greenfield

Promoted use(s)
Suitable Alternative Natural Greenspace (SANG)

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 type="checkbox"/>
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input checked="" type="checkbox"/> Grade 3	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	1.9km	Primary school	0.3km
Employment	2.3km	Secondary school	1.4km

Relevant planning history
190900 - Full planning application for the proposed change of use of land from nil use to D2 for proposed Suitable Alternative Greenspace (SANG) with associated landscaping - Decision pending.

Suitability
Suitability unknown
The site is located adjacent to an area of Suitable Alternative Natural Greenspace (SANG) that forms part of the South Wokingham Major Development and could link up with areas of SANG within Bracknell Forest.
It is noted that there is a current planning application for SANG on this site, which is being considered alongside the planning applications for the South Wokingham Major Development.
However, further investigation would be required regarding the need for future provision of SANG in the borough and therefore the suitability of the site at this stage is unknown.

Availability
Potentially available
The site has been promoted by an agent on behalf of a landowner. There are no disclosed legal issues, however this would need to be investigated. The development of the site would require collaboration with Bracknell Forest Council.

Achievability
Achievability unknown
The suitability of the site at this stage is unknown.

Deliverability / Developability (including potential capacity)
Potentially developable

The site is located adjacent to an area of SANG that forms part of the South Wokingham Major Development, however further investigation would be required to understand whether there is a need for SANG within the borough.

Potential capacity	5.6ha of SANG
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Site Reference	5W0002		
Site address	Western site, Headley Road East, RG5 4SZ		
Parish	Woodley	Ward	Bulmershe and Whitegates



Site description			
The site is located in the settlement of Woodley to the east of the town centre. The site comprises a functioning mixed use industrial site of low density including businesses such as a karting track and a mechanics garage. The site is designated as a Core Employment Area. To the north of the site is Headley Road East Industrial Park. To the east and south are new housing developments and to the west are residential properties. The site is relatively flat and tarmacked. The site is accessed from Headley Road East.			
Site Size	6.23ha	PDL status	Predominantly PDL

Promoted use(s)
Retail (A1 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"/>
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	0.4km	Primary school	0.4km
Employment	0km	Secondary school	1.3km

Relevant planning history
192826 – Full application for the demolition of existing buildings (retrospectively) and redevelopment of the site to form 5 industrial units within use classes B1(b and c), B2 and B8, with ancillary B1a and erection of a building to be used as a builders' merchant (sui generis) – awaiting decision.
182804 – Full planning application change of use from B8 to use of premises as a builders merchant (sui generis)

Suitability
Unsuitable
<p>The site is located within a Core Employment Area and has been promoted for retail use.</p> <p>There are multiple single TPOs within the northern section of the site which would not inhibit the development of the site. There are also potential contamination issues on the site, which would require further investigation.</p> <p>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.</p> <p>Retail uses should generally be concentrated in Woodley town centre and this site is located outside of the town centre. Further work is required to understand the nature of the proposed use as well as potential impact on Woodley town centre.</p> <p>It is noted that there is a current planning application for the redevelopment of the site for a range of employment uses.</p> <p>The site is not considered to be suitable for retail development at this stage.</p>

Availability	
Potentially available	
An agent has promoted the site and provided land ownership details. The site is in single ownership. There is a developer involved. There are no disclosed legal issues or tenancy agreements; however this would need to be investigated further.	
Achievability	
Not assessed	
The site is not considered to be suitable for retail development at this stage.	
Deliverability / Developability (including potential capacity)	
Not developable within the next 15 years	
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.	
Potential capacity	m ² of floorspace for A1 use is unknown at this stage

Site Reference	5WW006		
Site address	Grays Farm, Heathlands Road, RG40 3AN		
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 located just to the south of the South Wokingham Major Development. The site is occupied by Grays Farm, which is comprised of a farm house, several outbuildings and several farm fields. The site is accessed from Heathlands Road.			
Site Size	25.9ha	PDL status	Predominantly greenfield

Promoted use(s)
Leisure (D2 Planning Use Class)

Context			
Flood Zone 3b	<input checked="" type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input checked="" type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input 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	1.6km	Primary school	1km
Employment	1.1km	Secondary school	1.1km

Relevant planning history
No relevant planning history.

Suitability
Potentially suitable
The site has been promoted for use as leisure, with the intention of creating a sports hub to serve the north and south of Wokingham major developments. The use of the site for leisure is considered suitable in principle for this countryside location. The facility would be accessible from the adjacent major development and further afield.

Availability
Potentially available
This site has been promoted by the Council and is within the Council's ownership. There are known agricultural tenancies in place, but these are short term and should not inhibit the availability of the site.

Achievability
Potentially achievable
Although the site is potentially suitable for leisure facilities and is within the Council's ownership.

Deliverability / Developability (including potential capacity)	
Potentially developable	
The site is considered to be potentially developable.	
Potential capacity	Up to 14 full size outdoor sports pitches, two storey built facility and associated car parking.

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)
Offices, Research & Development, Light industrial and storage/distribution (B1 & B8 Planning Use Classes)

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). 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>Development of this site would result in the loss of Grade 3 agricultural land.</p> <p>A group Tree Preservation Order (TPO) adjoins the north of the site, but this would not prohibit potential development.</p> <p>The development of the site for offices, research and development, light industry and storage and distribution, would be harmful in this unsustainable, countryside location. The site is therefore not considered to be suitable for 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	
Whilst the Council wish to increase the amount of employment floorspace within the Borough, the development of the site for offices, research and development, light industry and storage and distribution, would be harmful in this unsustainable, countryside location.	
Potential capacity	Unknown at this stage