

Bracknell Forest Strategic Housing and Economic Land Availability Assessment (SHELAA): Part 2 Results (December 2017)

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1 Introduction

- 1.1 This document (SHELAA Part 2) sets out the results of the Strategic Housing and Economic Land Availability Assessment (SHELAA) within Bracknell Forest for the year 2017. An assessment of land availability is an essential part of the evidence in preparing local plans and assisting with the identification of a future supply of land which is suitable, available and achievable for housing and economic development uses over the relevant local authority plan period. The results of the SHELAA follow the methodology which is contained in a separate document (Part 1).
- 1.2 The purpose of the SHELAA is to:
 - Identify sites and clusters of sites for assessment;
 - Assess their development potential; and
 - Assess the suitability for development, and the likelihood and timing development coming forward (availability, achievability and deliverability).
- 1.3 The SHELAA does not itself, determine whether a site/broad location (cluster) should be allocated for development as this will be done through the local plan process to identify which sites are the most appropriate to meet development needs. The SHELAA provides a list of sites/clusters which should be assessed for consideration as allocations. It establishes realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing and economic development over the plan period and forms part of the evidence base for making decisions about which sites (if required) should be allocated both in and outside settlements.
- 1.4 In order to prepare a local plan, a range of evidence needs to be gathered which can support the identification and delivery of future development needs over the plan period. The SHELAA forms a key component of the evidence base that underpins policies in emerging local plans. Other evidence that the Council has prepared is available to view on the Council's website¹.
- 1.5 Historically, land availability assessments have been carried out for housing potential but national planning policy and guidance now advises that land availability assessments should also be carried out at the same time for economic development.
- 1.6 For the purposes of these results, the following land uses are covered:

bracknell-forest-local-plan/evidence-base

¹ Local Plan evidence base: https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/draft-

Table 1 - Definition of uses covered in the SHELAA

| Housing | All types of housing (Use Classes C2 and C3) including travellers | | | | |
|----------|---|--|--|--|--|
| | (Gypsies and Travelling Showpeople) and for specialist housing | | | | |
| | including that for older people and residential institutions. | | | | |
| Economic | All B use Classes and main town centre uses as set out below: | | | | |
| | • A1 (shops), | | | | |
| | A2 (Financial and Professional Services), | | | | |
| | A3 (Restaurants and Cafes), | | | | |
| | A4 (Drinking Establishments), | | | | |
| | A5 (Hot Food Takeaways), | | | | |
| | B1 (Business), | | | | |
| | B2 (general Industrial), | | | | |
| | B8 (Storage and Distribution), | | | | |
| | C1 (Hotels), | | | | |
| | D1 (Non-residential institutions), and | | | | |
| | D2 (Assembly and Leisure). | | | | |

- 1.7 Even though the SHELAA can include unimplemented planning permissions and allocations, it is has been decided that the SHELAA for Bracknell Forest should focus on sites outside the planning process, to avoid duplication of existing data/published documents. Sites within the planning process (i.e. allocated sites, sites with permission, or sites with a resolution to approve, subject to the completion of a s.106 agreement), are recorded in the Council's housing commitments documents. The suitability, availability and achievability of large and medium housing sites which represent a commitment are set out in a Housing Implementation Strategy, together with an associated housing trajectory, and 5 year housing land supply calculation². The status of employment sites within the planning process are contained in the Council's employment commitments document³.
- 1.8 It should be noted that the potential of sites in the SHELAA is indicative only, as final capacities will be subject to more detailed assessments considered as part of the planning process, including the local plan allocation process, any master planning, detailed viability assessments and the planning application consideration. All assumptions are made without prejudice to the consideration of a subsequent planning application. It is also important to note that the assessment of sites in the SHELAA has not taken into account evidence such as the Sustainability Appraisal/Strategic Environmental Assessment, Green Belt Review (i.e. how any sites within the Green Belt relate to the purposes of the Green Belt), character issues, and Landscape Character Assessment (i.e. landscape sensitivity of sites)⁴. Therefore the potential of an individual site may change in light of additional/updated evidence.
- 1.9 The SHELAA has also been informed by a viability assessment undertaken on behalf of Bracknell Forest Council by BNP Paribas Real Estate. The study provides a high level assessment of a range of development typologies based on size of development and location (e.g. town centre/edge of settlement/greenfield). It uses a standard residual

² The Housing Commitments, Housing Trajectory, Housing Implementation Strategy and 5 Year Housing Land Supply are available to view: https://www.bracknell-forest.gov.uk/planning-and-building-control/planning-policy/monitoring-and-background-information/housing-monitoring
³ Employment Commitments available to view: <a href="https://www.bracknell-forest.gov.uk/monitoring-and-background-information-housing-non-information-housing-no-information-housing-no-information-housing-no-information-housi

background-information/economy-and-employment-monitoring

⁴ Evidence studies produced to support the development of the Local Plan are available to view: https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/draft-bracknell-forest-local-plan/evidence-base

valuation approach to test the viability of development typologies, including the impact on viability of the Council's proposed planning policies alongside the Council's adopted CIL rates. The assessment concludes that the majority of the tested typologies are viable across the Borough. The possible exception is in the south of the Borough where land sales values are lower, although it concludes that a flexible approach to affordable housing delivery should ensure that most developments can come forward over the economic cycle.

- 1.10 Further assessment through the local plan process will take account of the evidence, which might result in an adjustment of developable areas, and final development yields. This will include an updated 'Strategic Flood Risk Assessment' (SFRA) which will inform the extent to which surface water and groundwater flooding are issues for individual sites. Assumptions may need to be revisited if the Council is unable to find sufficient sites to meets its objectively assessed needs. The factors which will be taken into account in the site selection process beyond the SHELAA are set out in a Site Selection Methodology⁵.
- 1.11 The following results are contained within this document:

Section 2: Assessment of individual sites

- 1.12 Sites included in the SHELAA have been submitted through the following; January 2016 call for sites exercise, May 2016 focused call for sites, June 2016 Comprehensive Local Plan Issues and Options consultation and the Strategic Housing and Economic Land Availability Assessment (final draft) and Site Selection Methodology 2016 consultation November 2016. The sites put forward have been assessed in relation to the methodology contained in Part 1 of the SHELAA. These are considered on a Parish basis:
 - Binfield.
 - Bracknell Town.
 - Crowthorne.
 - Sandhurst Town.
 - Warfield.
 - Winkfield.
- 1.13 Classifications relating to the suitability, availability, achievability and deliverability of sites are set out **Tables 2-4.** An assessment proforma for each site is contained in **Appendices 1-6.** Summary tables are also included for housing proposals (C3 use) providing a breakdown of sites in relation to whether they comprise previously developed land (PDL) or greenfield. Information is also included on where they are located: settlement, countryside or Green Belt (see **Tables 6-13**).

Section 3: Assessment of clusters of sites

1.14 When mapped, it can be seen that a number of the submitted sites are located adjacent to one another, and form 'clusters' of sites. These have also been assessed separately in order to determine suitability and estimated capacity. A summary is contained in **Table 14**, and assessment proformas for clusters of sites are contained in **Appendix 7**. A summary of overall housing numbers, based on clusters of sites is included in **Tables 15 and 16**.

⁵ Bracknell Forest Draft Site Selection Methodology (November 2016).

Section 4: Excluded sites

- 1.15 This section of the document lists submitted sites which have not been assessed through the SHELAA as they fall within the exclusions listed in the Part 1 methodology (results are contained in **Table 17 and Table 18**), i.e.:
 - Sites which already have permission, or are allocated for the proposed use.
 - Sites which do not meet the size criteria.
 - Sites which lie wholly within functional flood plains (Flood Zone 3B)
 - Sites which lie wholly within Sites of Special Scientific Interest.
 - Sites which lie within the Thames Basin Heaths Special Protection Area.
 - Sites which lie within 400m of the Thames Basin Heaths Special Protection Area.
 (C3 residential uses will be excluded, and other uses will be considered on a case by case basis depending on nature of the use proposed and impacts upon the SPA).
 - Sites which lie within Special Areas of Conservation.
 - Sites which lie wholly within Ancient Woodlands.

Section 5: Windfall analysis

1.16 The SHELAA does not include sites which are less than 5 dwellings (net). This section of the document provides information on 'small sites' (less than 5 dwellings/less than 1 ha) over the ten year period 2006/07 – 2016/17. It also includes analysis of 'medium' sites (5 – 10 dwellings/less than 1ha) due to the number of prior approval applications relating to change of use from office to residential which are now being submitted, agreed and implemented. This information is to be used to determine the annual windfall allowance for the Borough. Results are contained in **Tables 19-21**.

Appendices

- 1.17 These contain the site proformas of the individual sites on a Parish basis (see **Appendices 1-6**), and on clusters of sites (see **Appendix 7**). Each proforma includes the following information:
 - Site reference number
 - Site address
 - Parish/Ward
 - Aerial photo of the site
 - Site area
 - Developer/land owner suggestion
 - Site description
 - Location (settlement, countryside, Green Belt), and whether the site is previously developed land or greenfield
 - Key issues/constraints
 - Analysis relating to potential capacity, suitability, availability, achievability, and deliverability.

Publication

1.18 The SHELAA Part 2: Results was first published in August 2017 and has subsequently been updated to include sites that were submitted up to November 2017.

2 Assessment of Individual Sites

- 2.1 A total of 93 sites have been assessed and are included in the SHELAA. The assessment has been undertaken on a parish basis, with sites prefixed as follows (individual proformas of sites are contained in the appendices to this document):
 - BIN = sites within Binfield (see **Appendix 1**)
 - BRA = sites within Bracknell Town (see **Appendix 2**)
 - CROW = sites within Crowthorne (see **Appendix 3**)
 - SAND = sites within Sandhurst Town (see **Appendix 4**)
 - WAR = sites within Warfield (see **Appendix 5**)
 - WINK = sites within Winkfield (see **Appendix 6**)
- 2.2 **Figures 1-5 provide** overview maps showing the location of each site within the SHELAA on a parish basis (NB: Crowthorne and Sandhurst are shown on the same map).
- 2.3 Analysis of sites has followed the methodology set out in Part 1 of the SHELAA, in relation to potential development capacity; suitability; availability; achievability and deliverability, and use the following classifications:

Table 2 - Suitability classification

| Suitable | The site offers a suitable location for development and there are no known constraints which significantly inhibit development for the defined use. |
|----------------------|---|
| Potentially suitable | The site offers a potentially suitable location for development but is subject to constraints which may inhibit development for the defined use. The plan making process will determine the future suitability for the defined use. |
| Suitability unknown | The site requires further assessment before a robust decision can be made on its suitability for being developed for the defined use. |
| Unsuitable | The site does not offer a suitable location for being developed for the defined use or there are known constraints which significantly inhibit development. The site is unlikely to be found suitable for the defined use within the next 15 years. |

Table 3 - Availability classification

| Available | Confirmation of availability within the next 15 years has been received from the landowner (with a developer/house builder is involved) and there are no known legal issues or ownership problems. |
|--------------------------|--|
| Potentially Available | The landowner or a third party with an interest has promoted the land but confirmation has not been received from the landowner that the land will be available within the next 15 years (i.e. a developer/house builder is not involved). |
| | The land is in multiple ownerships and may have site assembly issues. |
| | The land accommodates an existing use which would require relocation but arrangements are not in place to achieve this. |
| Availability unknown | The landowner has expressed an interest in promoting the site in the past but has not responded to subsequent enquires for a period no shorter than three years. |
| | The land is subject to legal issues upon which further information is required before a robust decision can be made on availability. |
| Not available | The landowner has confirmed that the land is not available for development in the next 15 years. |
| | The land is subject to known legal issues which are unlikely to be overcome within the next 15 years. |

Table 4 - Achievability classification

| Achievable | There is a reasonable prospect that the site will be developed for the defined use within the next 15 years. |
|------------------------|---|
| Potentially achievable | The achievability of the site is inhibited by an external factor where the timing of resolution is unknown. The delivery of the resolution will determine the future achievability of the site. |
| Achievability unknown | The site is subject to issues upon which further information is required before a robust decision can be made on achievability. |
| Not achievable | There is no reasonable prospect that the site will be developed for the defined use within the next 15 years. |

Table 5 - Deliverability classification

| Deliverable (years 1-5) | The site is available for development, offers a suitable location for the defined use, and is achievable with a realistic prospect that the defined use will be delivered on the site within 5 years. |
|--|---|
| Developable (years 6-10, 11-15) | The site is a suitable location for defined use and there is a reasonable prospect that the site is available and could be viably developed in years 6-10 or 11-15. |
| Potentially developable | The site has been identified as potentially suitable and/or potentially available. Whether the site becomes developable will depend on further assessment through the plan making process, e.g. whether circumstances support the amendment or removal of existing designations, and further investigations into its availability. |
| Not developable within the next 15 years (beyond 16 years) | Those sites assessed as having significant policy and/or environmental constraints that means that the site is unlikely to be become suitable in the next 15 years. Those sites assessed as being unlikely to become available in the next 15 years. Those sites assessed as having no reasonable prospect of becoming achievable in the next 15 years. |

2.4 Results indicate the following potential capacities:

- Housing (C3 use): an analysis of sites indicates a potential yield of 9,379 units (net). (If alternative uses as set out below were provided in place of housing, this would reduce the potential yield by 131 units).
- Residential Institution (C2 use): an analysis of sites indicates a potential yield of 240 bed spaces (NB: some of the sites represent an alternative to housing/C3 use – equivalent to 42 units).
- Employment uses ('B' uses and main town centre uses): an analysis of sites indicates a potential yield of 55,980sqm of floor space (NB: some of the sites represent an alternative to housing/C3 use equivalent to 89 units).

Figure 1 - Binfield Parish Map of SHELAA Sites

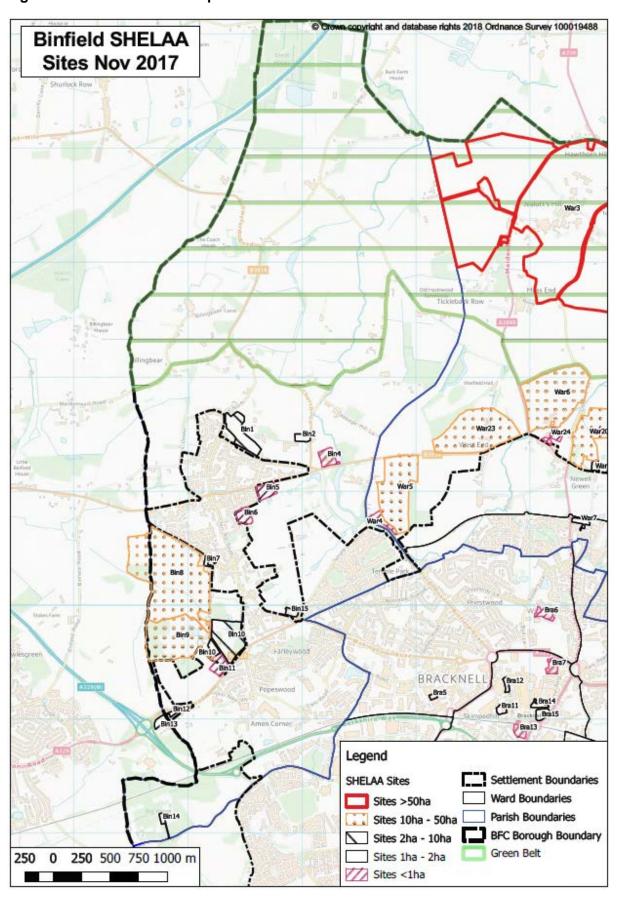
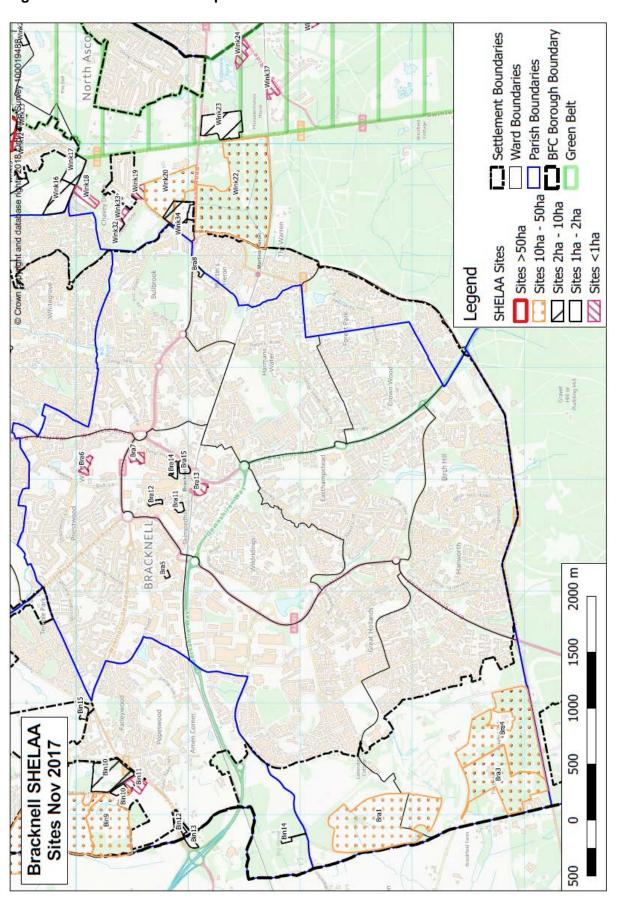


Figure 2 - Bracknell Town Map of SHELAA Sites



2000 Crown copyright and database rights 2018 Ordnance Survey 100019488 1500 1000 CAMBERLEY 500 0 200 BFC Borough Boundary Settlement Boundaries Parish Boundaries Ward Boundaries Sandhurst and Crowthorne SHELAA Sites Nov 2017 Sites 10ha - 50ha Sites 2ha - 10ha Sites 1ha - 2ha Sites > 50ha Sites <1ha SHELAA Sites Legend

Figure 3 – Crowthorne Parish and Sandhurst Town Map of SHELAA Sites

Figure 4 – Warfield Parish Map of SHELAA Sites

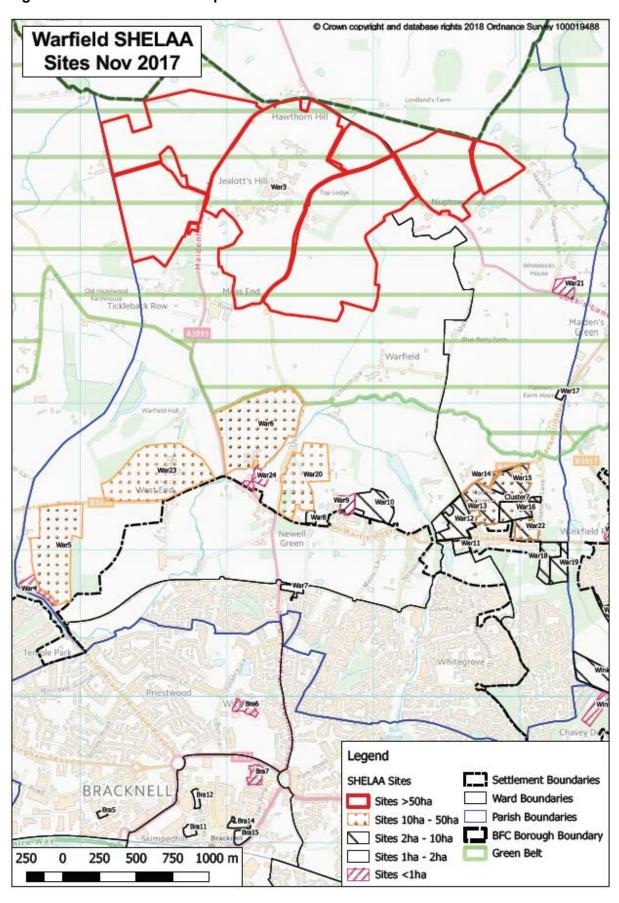
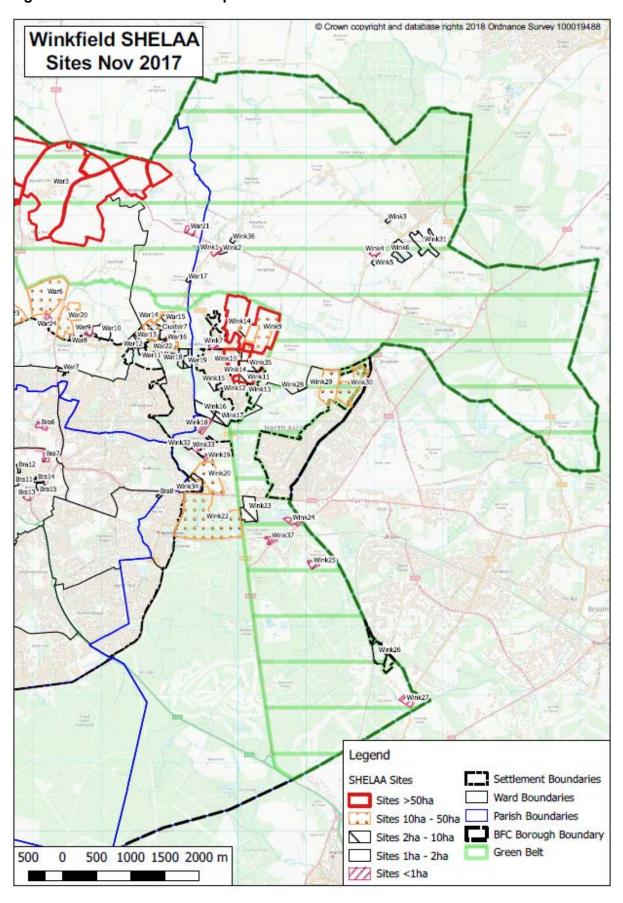


Figure 5 - Winkfield Parish Map of SHELAA Sites



Housing (C3 use)

The assessment of sites in relation to C3 use, indicates a potential capacity of 9,379 dwellings (net). It should be noted that a number of sites that were originally submitted, have subsequently become subject to applications or appeals (for the uses proposed). For the purposes of this version of the SHELAA, sites have been removed if approved by 31st March 2017 since they are counted as sites within the planning process. **Table 18** records sites granted permission between 31st March 2017 and 30th September 2017; these sites have also been excluded and are not counted in the tables below. **Table 6** and **Table 7** indicate the breakdown of sites by parish in relation to whether they are previously developed or greenfield, and whether they are located within the defined settlement, countryside or Green Belt:

Table 6 - Parish overview, estimated capacity by Previously Developed Land (PDL)/Greenfield status (individual sites)

| | PDL | Greenfield | TOTAL |
|------------------------|-----|------------|-------|
| Binfield | 35 | 1,036 | 1,071 |
| Bracknell | 723 | 1,212 | 1,935 |
| Crowthorne | 0 | 0 | 0 |
| Sandhurst ⁶ | 0 | 747 | 747 |
| Warfield | 28 | 3,004 | 3,032 |
| Winkfield ⁷ | 25 | 2,569 | 2,594 |
| TOTAL | 811 | 8,568 | 9,379 |

Table 7 - Parish overview, estimated capacity by locational principles (individual sites)

| | Settlement | Countryside | Green Belt | TOTAL |
|------------|------------|-------------|------------|-------|
| Binfield | 0 | 1,071 | 0 | 1,071 |
| Bracknell | 868 | 1,067 | 0 | 1,935 |
| Crowthorne | 0 | 0 | 0 | 0 |
| Sandhurst | 0 | 747 | 0 | 747 |
| Warfield | 23 | 1,766 | 1,243 | 3,032 |
| Winkfield | 13 | 2,011 | 570 | 2,594 |
| TOTAL | 904 | 6,662 | 1,813 | 9,379 |

- 2.6 As can been seen from the tables, the majority of submitted and assessed sites are located on greenfield sites (91%), and are located within the countryside (71%).
- 2.7 The following tables (**Tables 8-13**) show the breakdown by parish of C3 use on PDL status versus locational principle:

Table 8 - Binfield summary (C3 use) - PDL status by locational principle

| | Settlement | Countryside | Green Belt | Total |
|------------|------------|-------------|------------|-------|
| PDL | 0 | 35 | 0 | 35 |
| Greenfield | 0 | 1,036 | 0 | 1,036 |
| Total | 0 | 1,071 | 0 | 1,071 |

⁶ To avoid double counting, the capacity of site SAND6 has not been counted as the site is also counted under site SAND3.

⁷ To avoid double counting, the capacity of site WINK14 has been used in place of sites WINK8-12 and the capacity of site WINK32 has not been counted as the site is also counted under site WINK33.

Table 9 - Bracknell Town summary (C3 use) - PDL status by locational principle

| | Settlement | Countryside | Green Belt | Total |
|------------|------------|-------------|------------|-------|
| PDL | 723 | 0 | 0 | 723 |
| Greenfield | 145 | 1,067 | 0 | 1,212 |
| Total | 868 | 1,067 | 0 | 1,935 |

Table 10 - Crowthorne summary (C3 use) - PDL status by locational principle

| | Settlement | Countryside | Green Belt | Total |
|------------|------------|-------------|------------|-------|
| PDL | 0 | 0 | 0 | 0 |
| Greenfield | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 |

Table 11 - Sandhurst Town summary (C3 use) – PDL status by locational principle

| | Settlement | Countryside | Green Belt | Total |
|------------|------------|-------------|------------|-------|
| PDL | 0 | 0 | 0 | 0 |
| Greenfield | 0 | 747 | 0 | 747 |
| Total | 0 | 747 | 0 | 747 |

Table 12 - Warfield summary (C3 use) - PDL status by locational principle

| | Settlement | Countryside | Green Belt | Total |
|------------|------------|-------------|------------|-------|
| PDL | 0 | 28 | 0 | 28 |
| Greenfield | 23 | 1,738 | 1,243 | 3,004 |
| Total | 23 | 1,766 | 1,243 | 3,032 |

Table 13 - Winkfield summary (C3 use) - PDL status by locational principle

| | Settlement | Countryside | Green Belt | Total |
|------------|------------|-------------|------------|-------|
| PDL | 6 | 7 | 12 | 25 |
| Greenfield | 7 | 2,004 | 558 | 2,569 |
| Total | 13 | 2,011 | 570 | 2,594 |

Residential Institution (C2 use)

2.8 Analysis of sites indicate there is potential capacity for 240 bed-spaces (equivalent to four 0.4ha sites). Two of these sites (equivalent to 120 bed-spaces) are alternative to C3 housing use (equivalent to 42 units). (See site refs BRA3, WAR4, WINK22 and WINK26 for possible C2 use sites).

Employment uses (B uses and main town centre uses)

Analysis of sites indicate there is potential capacity for 55,980sqm of employment/main town centre floor space, with 18,100sqm as alternative to housing/C3 use (equivalent to 89 units):

 D1 use: 465sqm (in addition to housing/C3 uses) (site ref: BIN10) • B8 use: 12,980sqm (480sqm only in addition to housing, 12,500sqm as an alternative to housing/C3 use) (sites refs: BIN14 and WINK6)

• B1/B8 use: 5,600sqm (alternative to housing/C3 use)

(site ref: BIN4)

3 Assessment of Clusters of Sites

- 3.1 A number of the sites submitted are located adjacent to one another, forming 'clusters' of sites. These have been assessed in addition to individual sites, as combined sites can result in opportunities for on-site infrastructure (such as schools) that individual sites cannot provide (see **Appendix 7**, for proformas relating to clusters).
- 3.2 A review of the submitted sites indicates there are six clusters of sites, which relate to housing (C3 use) and some residential institutional (C2 uses), as set out in **Table 14**:

Table 14 – Summary of clusters of sites

| Cluster | Individual sites within Cluster | Estimated capacity |
|-----------|---------------------------------|--|
| Cluster 1 | BIN7, 8, 9, 10 & 11 | Housing (C3 use): 874 units, and |
| | | Doctors Surgery (D1 use): 465sqm |
| | | |
| | | (compared with 811 units and 465sqm |
| | | D1 use, based on the individual sites) |
| Cluster 3 | BRA3 and BRA4 | Housing (C3 use): 539 units, and |
| | | Residential institution (C2 use): 60-bed |
| | | , |
| | | (compared with 462 units and 60-bed |
| | | care home, based on the individual |
| 01 1 1 | WAD44 40 40 44 45 0 40 | sites) |
| Cluster 4 | WAR11, 12, 13, 14, 15 & 16 | Housing (C3 use): 328 units |
| | | (some aread with 204 waits, based on the |
| | | (compared with 304 units, based on the individual sites) |
| Cluster 5 | WINK13 & 14 | , |
| Cluster 5 | VIINK 13 & 14 | Housing (C3 use): 943 units |
| | | (compared with 945 units, based on the |
| | | individual sites) |
| Cluster 7 | WAR13, 14, 15, 16 & 22 | Housing (C3 use): 262 units |
| 2.00.0.7 | | |
| | | (compared with 243 units based on the |
| | | individual sites) |

- 3.3 It should be noted that Clusters 2 and 6 are no longer included in the SHELAA as sites which form part of these clusters are no longer being promoted through the SHELAA.
- 3.4 It should also be noted that Cluster 4 and Cluster 7 part contain the same sites. Taking account of the capacity of clusters, this would increase the overall potential of housing (C3 use) by 290, units when compared with individual site capacities for a scenario that includes Cluster 4 and not Cluster 7. If Cluster 7 were to proceed and not cluster 4 the potential number of additional units would be 285. This is reflected in amended versions of **Tables 6** and **7** in relation to overall housing capacity as follows:

Table 15 - Parish overview, estimated capacity by Previously Developed Land (PDL)/Greenfield status (taking account of Clusters)

| | PDL | Greenfield | TOTAL |
|---------------------|-----|------------|-------|
| Binfield | 35 | 1,099 | 1,134 |
| Bracknell | 723 | 1,289 | 2,012 |
| Crowthorne | 0 | 0 | 0 |
| Sandhurst | 0 | 747 | 747 |
| Warfield (including | 28 | 3,028 | 3,056 |
| Cluster 4) | | | |
| Warfield (including | 28 | 3,023 | 3,051 |
| Cluster 7) | | | |
| Winkfield | 25 | 2,567 | 2,592 |
| TOTAL (including | 811 | 8,730 | 9,541 |
| Cluster 4) | | | |
| TOTAL (including | 811 | 8,725 | 9,536 |
| Cluster 7) | | | |

Table 16 - Parish overview, estimated capacity by locational principles (taking account of Clusters)

| | Settlement | Countryside | Green Belt | TOTAL |
|---------------------|------------|-------------|------------|-------|
| Binfield | 0 | 1,134 | 0 | 1,134 |
| Bracknell | 868 | 1,144 | 0 | 2,012 |
| Crowthorne | 0 | 0 | 0 | 0 |
| Sandhurst | 0 | 747 | 0 | 747 |
| Warfield (including | 23 | 1,790 | 1,243 | 3,056 |
| Cluster 4) | | | | |
| Warfield (including | 23 | 1,785 | 1,243 | 3,051 |
| Cluster 7) | | | | |
| Winkfield | 13 | 2,009 | 570 | 2,592 |
| TOTAL (including | 904 | 6,824 | 1,813 | 9,541 |
| Cluster 4) | | | | |
| TOTAL (including | 904 | 6,819 | 1,813 | 9,536 |
| cluster 7) | | | | |

4 Sites excluded from the SHELAA

- 4.1 Submitted sites which relate to one or more of the following exclusions, have not been assessed, and will not be included within the SHELAA (see **Tables 17 and 18** for list of sites):
 - Sites which already have permission, or are allocated for the proposed use.
 - Sites which do not meet the size criteria.
 - Sites which lie wholly within functional flood plains (Flood Zone 3B)
 - Sites which lie wholly within Sites of Special Scientific Interest.
 - Sites which lie within the Thames Basin Heaths Special Protection Area.
 - Sites which lie within 400m of the Thames Basin Heaths Special Protection Area.
 (C3 residential uses will be excluded, and other uses will be considered on a case by case basis depending on nature of the use proposed and impacts upon the SPA).
 - Sites which lie within Special Areas of Conservation.
 - Sites which lie wholly within Ancient Woodlands.

Table 17 - List of submitted sites excluded from the SHELAA

| Site Address | Parish | Ward | Reason for Exclusion |
|--|-----------|-------------------------------------|---|
| Land north of Cain Road | Binfield | Binfield with Warfield | Already allocated – SALP Policy SA2 |
| 2 Wood Lane | Binfield | Binfield with Warfield | Already allocated – SALP Policy SA3 |
| Chiltern House & The Redwood Building, Broad Lane | Bracknell | Bullbrook | Already allocated – SALP Policy SA1 |
| Albert Road car park | Bracknell | Priestwood and Garth | Already allocated – SALP Policy SA1 |
| Land at Alford Close | Sandhurst | Little Sandhurst & Wellington | Already allocated – SALP Policy SA3 |
| Land west of Maize Lane (Yaffles) | Warfield | Binfield with Warfield | Already allocated for housing – part of SALP Policy SA9 (land at Warfield) |
| Land to north of Warfield Priory, Old Priory Lane | Warfield | Binfield with Warfield | Already allocated for housing – part of SALP Policy SA9 (land at Warfield) |
| Land to east of Warfield Priory, Old Priory Lane | Warfield | Binfield with Warfield | Already allocated for housing – part of SALP Policy SA9 (land at Warfield) |
| Land south of Warfield Street, east of Maize Lane and west of Jigs Lane north Bracknell | Warfield | Binfield with Warfield | Already allocated for housing – part of SALP Policy SA9 (land at Warfield) |
| Land east of Harvest Ride and west of Warfield Park | Warfield | Winkfield & Cranbourne | Site wholly within Ancient Woodland |
| Land at Sandbanks, Long Hill Road, and Dolyhir, Fern Bungalow and Palm Hills Estates, London Road | Winkfield | Ascot | Already allocated – SALP Policy SA3 |
| Orchard Lea, Drift Road | Winkfield | Winkfield & Cranbourne | Site now has planning permission for housing. Permission granted for 14 dwellings 17/09/15. |
| Kingswood, Kings Ride | Winkfield | Ascot | Site now has planning permission for housing. Permission granted for 59 dwellings 03/04/17. Permission previously granted for 38 dwellings. |
| Land north of Tilehurst Lane | Binfield | Binfield & | Site now has planning permission for |

| Site Address | Parish | Ward | Reason for Exclusion |
|--|------------|----------------------------|---|
| and west of Church Lane | | Warfield | housing. Permission granted for 28 dwellings 15/03/17. |
| Alston House, Market Street (former Smart MOT) | Bracknell | Wildridings & Central | Site now has planning permission for housing. Permission granted for 10 dwellings 20/12/16. |
| Gowring House, Market Street | Bracknell | Wildridings & Central | Site now has planning permission for housing. Permission granted for 12 dwellings 10/10/16. |
| 1-9 High Street | Crowthorne | Crowthorne | Site now has planning permission for housing. Permission granted for 13 dwellings 28/10/16. |
| The Brackens, London Road | Winkfield | Ascot | Site now has planning permission for housing. Permission granted for 56 dwellings 29/06/17. |
| Easthampstead Park Conference Centre, Old Wokingham Road | Bracknell | Great Hollands North | Site withdrawn |

Table 18 – Permissions granted between 31st March 2017 and 30th September 2017 on submitted sites⁸

| Site Address | Number of dwellings |
|---------------------------|---|
| Kingswood, Kings Ride | 21 (38 units already permitted on site) |
| The Brackens, London Road | 56 |
| TOTAL | 115 |

Bracknell Forest Council

 $^{^{\}rm 8}$ The sites in this table have been excluded from the SHELAA analysis.

5 Windfall Analysis

- 5.1 The term 'windfall' relates to sites that have not been specifically identified as available through the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available⁹. Paragraph 48 of the NPPF states that Local Planning Authorities may make an allowance for windfall sites in the five year supply based on the following criteria:
 - They have compelling evidence that such sites have consistently become available in the local area.
 - These sites will continue to provide a reliable source of supply.
 - Any allowance should be realistic and has regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.
- 5.2 In line with advice contained in the National Planning Practice Guidance¹⁰, the SHELAA does not include sites which are less than 5 dwellings (net). An allowance for windfall sites (which do not involve development of garden land) will only be included in the housing trajectory where a consistent supply can be demonstrated. Due to the number of prior approvals relating to changes of use from office to residential, medium sites (sites of 5 or more dwellings/less than 1ha) will also be considered.
- 5.3 As a result, a review of the windfall position has been undertaken over the period 2007/08 2016/17, which looks at the amount of small and medium site windfall completions achieved each year, which has excluded the contribution from development involving garden land, and allocated sites:
 - Small sites (less than 5 units): see Table 19.
 - Medium sites (5 or more units/less than 1ha): see **Tables 20 and 21**.
- 5.4 The current housing commitment data currently records small sites as less than 5 units/less than 1 ha). Therefore, the windfall analysis set out below is split into three parts:
 - Small (i.e. less than 5 units/less than 1ha **Table 19**),
 - Those recorded as small sites which now meet the definition of a medium site (i.e. 5-10 units/less than 1ha **Table 20**).
 - Medium sites (10+ units/less than 1ha Table 21).

-

⁹ NPPF: Annex 2 Windfall definition ¹⁰ NPPG, ID ref: 3-010-20140306

Table 19 – Windfall analysis of small site developments (less than 5 units/less than 1ha)

| SMALL (less than 5 dwellings under 1ha) | Total net completions | Net number of completions involving infill on residential gardens | Total Net Figure, following deduction of completions involving infill on residential gardens |
|---|-----------------------|---|--|
| 2007-08 | 10 | 5 | 5 |
| 2008-09 | 6 | 3 | 3 |
| 2009-10 | 3 | 0 | 3 |
| 2010-11 | 26 | 13 | 13 |
| 2011-12 | 15 | 7 | 8 |
| 2012-13 | 27 | 4 | 23 |
| 2013-14 | 12 | 7 | 5 |
| 2014-15 | 30 | 3 | 27 |
| 2015-16 | 31 | 6 | 25 |
| 2016-17 | 37 | 9 | 28 |
| Total | 197 | 57 | 140 |
| Average over 10 year period | 19.7 | 5.7 | 14 |

Table 20 – Windfall analysis of medium site developments (5-10 units/less than 1ha)

| MEDIUM (less than 1ha; 5-10 dwellings) | Total net completions | Net number of completions involving infill on residential gardens | Total Net Figure, following deduction of completions involving infill on residential gardens |
|--|-----------------------|---|--|
| 2007-08 | 25 | 0 | 25 |
| 2008-09 | 7 | 0 | 7 |
| 2009-10 | 5 | 0 | 5 |
| 2010-11 | 15 | 0 | 15 |
| 2011-12 | 5 | 0 | 5 |
| 2012-13 | 5 | -2 | 7 |
| 2013-14 | -16 | 7 | -23 |
| 2014-15 | 22 | 6 | 16 |
| 2015-16 | 49 | 6 | 43 |
| 2016-17 | 31 | 9 | 22 |
| Total | 148 | 26 | 122 |
| Average over 10 year period | 14.80 | 2.60 | 12.20 |

Table 21 – Windfall analysis of medium site developments (10+ units/less than 1ha)

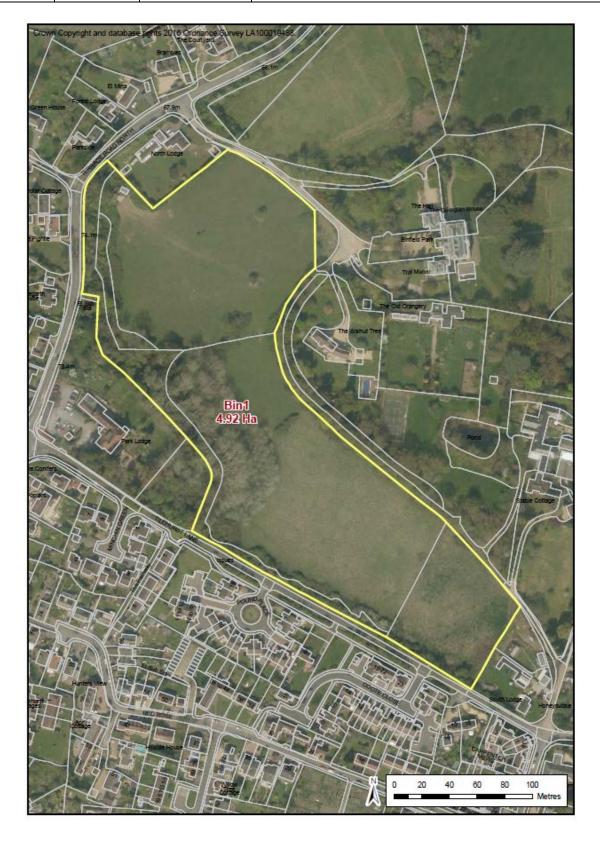
| MEDIUM (less than 1ha; 10+ dwellings) | Total net completions | Net number of completions involving infill on residential gardens | Total Net Figure, following deduction of completions involving infill on residential gardens |
|---|-----------------------|---|--|
| 2007-08 | 54 | 33 | 21 |
| 2008-09 | 95 | 27 | 68 |
| 2009-10 | 12 | 12 | 0 |
| 2010-11 | 42 | 42 | 0 |
| 2011-12 | 9 | 11 | -2 |
| 2012-13 | 100 | 18 | 82 |
| 2013-14 | 16 | 0 | 16 |
| 2014-15 | 74 | 0 | 74 |
| 2015-16 | 15 | -8 | 23 |
| 2016-17 | 121 | 35 | 86 |
| Total | 538 | 170 | 368 |
| Average over 10 year period | 53.80 | 17.00 | 36.80 |

5.5 On the basis of the analysis, an average of 14 (net) completions per annum is justified for small sites (**Tables 19**), and 48 (net) per annum for medium sites (**Tables 20 & 21**), i.e. a total windfall allowance of 62 (net) units (excluding residential gardens) can be included in future land supply calculations, which will provide additional flexibility.

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Appendix 1 – Proformas of individual sites: Binfield

| Site | BIN1 | Site Address | Land north of Tilehurst Lane and east of Terrace Road |
|--------|----------|--------------|---|
| Ref | | | North |
| Parish | Binfield | Ward | Binfield with Warfield |
| | | | |



| Site area | 4.92ha | Source | Call for | sites January 2 | 2016 | | |
|------------------------|---|--|----------------|----------------------|---------------|--|--|
| Developer/ | Housing (C3 use). | | | | | | |
| Landowner suggestion | 40 units at 30-35dph. | | | | | | |
| Site description | | Site: Field enclosed by trees – substantial tree belt in places. Distant views | | | | | |
| Cito accompaion | to Bracknell from western end of Tilehurst Lane. | | | | | | |
| | Access: via entrance to Binfield Park and off Tilehurst Lane. | | | | | | |
| | Levels: Some level cha | | | |) and | | |
| | change in level along Ti | | | | | | |
| | Current use: agricultura | | | ,. | | | |
| | Character: Semi-rural. | | e of settleme | nt area, on the | fringe | | |
| | | f the developed area of Binfield (settlement to south and west containing | | | | | |
| | detached houses). | , | | | Ū | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - | | |
| PDL status of site | Previously Developed L | ' | Greenfield | • | Yes | | |
| Key Issues/Constraints | Located outside a de- | | | | l | | |
| , | Potential to impact u | | | sets (Grade II* | listed | | |
| | building nearby). | .porr and dotaing d | oago ao | ooto (Orado II | otou | | |
| | Contains trees along | boundaries. | | | | | |
| | Contains agricultura | • | some of whi | ch may be 'the | best | | |
| | and most versatile' (| • | 303 Gr 11 | on may be the | | | |
| Potential capacity | As the site is over 2ha, o | | ce will be rea | uired. Given th | ie | | |
| | extent of the tree cover, | | | | | | |
| | (c.1.3ha) resulting in a r | | | | that | | |
| | , , | • | • | • | | | |
| | | some of the treed area could likely be accommodated as part of the on-site open space provision). A 90% developable area at 30dph has been | | | | | |
| | assumed, given that the | | | | semi- | | |
| | rural/transitional location. This would result in the following estimated | | | | | | |
| | capacity/on-site infrastructure requirements: | | | | | | |
| | - | | | | | | |
| | 98 dwellings (on | 3.26ha developa | ıble area) | | | | |
| | 0.97ha of open s | • | • | | | | |
| | | • | | | | | |
| | The site submission forr | n indicates a cap | acity of 40 d | wellings – to be | | | |
| | | focused in the eastern part of the site to take account of topography – for | | | | | |
| | the purposes of the SHELAA, character matters have not been assessed as | | | | ssed as | | |
| | to where development w | to where development would be best located within the site. Therefore, a | | | | | |
| | capacity of 98 dwelling | gs will be includ | ed within Sl | HELAA. | | | |
| Suitability | Potentially suitable | | | | | | |
| | There are a number fact | | | | | | |
| | (such as agricultural lan | • • , . | ` | , | | | |
| | to be retained. Any dev | - | | | | | |
| | setting of listed buildings | | | | | | |
| | suitability of the site (for | | ange in the s | settlement boun | dary to | | |
| A 11 1 1112 | accommodate developm | nent). | | | | | |
| Availability | Available | | | | . | | |
| | Site is in single ownersh | | | | There | | |
| A alabased - 1116 - | are no disclosed legal is | sues which woul | a prevent de | veiopment. | | | |
| Achievability | Achievable | diameter des d | and reduction | d = - : | | | |
| | The submission form inc | | | | and the | | |
| | site appears to be in sin | | | | _ | | |
| | Results of the viability st | | | | | | |
| | However, detailed viabil | ity of sites will be | unuertaken | with subsequer | IL | | |
| | dotailed assessment | Thora : | abla ====== | ot that tha = !t = - | | | |
| | detailed assessments. delivered within the next | | able prospe | ct that the site o | | | |

| Deliverability/ | Developable |
|-----------------|---|
| Developability | The site is available (with a developer involved). It is potentially suitable for |
| | development if the various issues and constraints are addressed. It is |
| | feasible that development could take place within the next 6 year period. |

| Site Ref | BIN2 | Site Address | Land north of Ryslip Kennels (west of Church Lane) |
|----------|----------|--------------|--|
| Parish | Binfield | Ward | Binfield with Warfield |



| Site area | 0.84ha | Source | Call fo | r sites January | 2016 | |
|------------------------|---|--|---------------|-------------------|-----------|--|
| Developer/ | Housing (C3 use) | | | | | |
| Landowner suggestion | 26 units at 30dph. | | | | | |
| Site description | Site: Field used for grazing (goats present) north of access lane serving | | | | | |
| | Ryslip Kennels, some ou | • | ds etc. | | | |
| | Access: Off of Church L | | | | | |
| | Levels: Some increase | | | | | |
| | Current use: Agricultur | al/grazing. | | | | |
| | Character: Rural. | Ta | | T = - : | T | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - | |
| PDL status of site | Previously Developed La | | Greenfield | | Yes | |
| Key Issues/Constraints | Located outside of a | | nt. | | | |
| | Contains trees along | j boundaries. | | | | |
| | Contains agricultural | l land at grade 3, | some of whi | ich may be 'the | e best | |
| | and most versatile' (| grade 3a). | | | | |
| | Site is above an arch | naeological asset | <u>-</u> | | | |
| Potential capacity | The site is less than 1ha | | | | | |
| | site provision of open sp | ace. Therefore 1 | 00% of the | site area is po | tentially | |
| | developable, minus an a | area of trees along | g the southe | rn boundary | | |
| | (c.0.1ha). This results in | | | | | |
| | has been assumed, give | en that the site is | a smaller isc | olated site in ru | ıral | |
| | location. This would res | ult in an estimate | d capacity of | of 19 dwellings | . This | |
| | is lower than take promoted (26 dwellings), but is considered more reflective of the local area. Therefore, a capacity of 19 dwellings will be included in the SHELAA. | | | | | |
| | | | | | | |
| | | | | | | |
| Suitability | Potentially suitable | | | | | |
| | There are a number factors which would need to be investigated further | | | | | |
| | | (such as agricultural land quality), and features (such as trees) would need | | | | |
| | to be retained. The plan making process will determine the future | | | | _ | |
| | suitability of the site (for example, any change in the settlement boundary | | | | ındary | |
| | to accommodate development). | | | | | |
| Availability | Potentially available | | | | | |
| | The site is in single ownership, but no developer/house builder is involved. | | | | | |
| A . 1 | There are no disclosed legal issues which would prevent development. | | | | ent. | |
| Achievability | Potentially achievable | | | . – | | |
| | The submission form inc | | | , | • | |
| | the site appears to be single ownership, but without a house builde involved. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with the site appears to be single ownership, but without a house builded involved. | | | | | |
| | | | | | | |
| | | | | | | |
| | subsequent detailed ass | | | nable prospect | tnat | |
| Dallaranal 224 / | the site could be delivered | | 15 years. | | | |
| Deliverability/ | Potentially developable | | | 1 (| | |
| Developability | The site is potentially av | | | | | |
| | potentially suitable if var | | | | | |
| | feasible that developme | nt could take plac | e within the | next 6-15 yea | r | |
| | period. | | | | | |

| Site Ref | BIN4 | Site Address | Wyevale Garden Centre, Forest Road |
|----------|----------|--------------|------------------------------------|
| Parish | Binfield | Ward | Binfield with Warfield |



| Site area | 1.87ha | Source | Call for | sites January 20 |)16 | | |
|------------------------|--|---|------------------|---------------------|----------|--|--|
| Developer/ | | Housing C3 use or Residential Institution (C2 use): | | | | | |
| Landowner suggestion | Maximum 50 units at 26dph | | | | | | |
| | Or economic developme | | | | _ | | |
| Site description | Site: Garden Centre co | • | | • | | | |
| | aquatics shop, parking, | | • | • | | | |
| | containing café, pet sho | • | er gooas (no | t ilmited to garde | ning, | | |
| | children's toys, DVDs cl Access: Off of Forest R | | | | | | |
| | Levels: Appears level. | .uau. | | | | | |
| | Current use: Garden (| Contro | | | | | |
| | Character: Rural. | Jonas. | | | | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | _ | | |
| PDL status of site | Previously Developed L | | Greenfield | Croon Box | - | | |
| Key Issues/Constraints | Located outside of a | | l . | | | | |
| , | Partly located within | | | | | | |
| | Potential to impact u | | | ng (Binfield Mand | or) | | |
| Potential capacity | Housing (C3 use): | ipon ino ocimig c | notoa banan | rig (Birillola Mark | 51). | | |
| | Part of the site (c.0.47ha | a) is within flood | zones 2-3. T | his has been | | | |
| | discounted from the site | , | | | e site | | |
| | is between 1-2ha, there | | | | | | |
| | be required, which could | d likely be accom | modated with | nin the area at ris | k of | | |
| | flooding. A density of 2 | 5dph has been a | ssumed on th | ne residual area, | given | | |
| | that the site is a smaller | isolated site in a | rural location | n. This would res | sult in | | |
| | an estimated capacity o | • | | | | | |
| | This is lower than that proposed (maximum of 50), but is considered to be | | | | | | |
| | more realistic taking account of site constraints. | | | | | | |
| | Commercial use: | | | | | | |
| | Commercial uses are al | • | | | ied to | | |
| | the residual area. This | • | | • | | | |
| | 5,600sqm of floor space | e, for example B1 | use (as an a | ilternative to hous | sing). | | |
| | Therefore, a capacity of 5,600sqm (B1 or B8 us | | | | f | | |
| Suitability | Potentially suitable | o morac | | | | | |
| Canadinay | There are a number of f | actors which wou | ıld need to be | e investigated fur | ther | | |
| | (such as areas of flood | | | | | | |
| | account of the setting of | listed buildings. | The site is F | DL, so would inv | olve | | |
| | site clearance. The pla | | | | | | |
| | suitability of the site (for | example, any ch | ange in the s | settlement bound | ary to | | |
| | accommodate development). | | | | | | |
| Availability | Potentially available | | | | | | |
| | The site is in single ownership, but no developer/house builder is involved. | | | | | | |
| | There are no disclosed legal issues which would prevent development. | | | | | | |
| Achievability | Potentially achievable | dia a 4 a a a d - : - d - | and middle to 10 | | ا4 امـ - | | |
| | The submission form inc | • | | | | | |
| | site appears to be single | • | | | | | |
| | Results of the viability s However, detailed viabil | | | | • | | |
| | detailed assessments. | | | | uld bo | | |
| | delivered within the nex | | ianie hinshei | or mar me site co | ala DE | | |
| Deliverability/ | Potentially developable | • | | | | | |
| Donver ability/ | I recitions developable | <u> </u> | | | | | |

| Developability | The site is potentially available (no developer involved at present). It is |
|----------------|--|
| | potentially suitable if various issues and constraints are addressed. It is |
| | feasible that development could take place within the next 6-15 year period. |

| Site Ref | BIN5 | Site Address | Land south of Forest Road and east of Cheney Close |
|----------|----------|--------------|--|
| Parish | Binfield | Ward | Binfield with Warfield |



| Site area | 1.85ha | Source | Call for | r sites January 20 | 016 | |
|------------------------|--|---------------------|---------------|----------------------|---------|--|
| Developer/ | Housing (C3 use) | | | | | |
| Landowner suggestion | 42 units at 25dph. | | | | | |
| Site description | Site: Field (appears unmanaged in parts) used for grazing (ponies present Large tree by access and trees along boundaries. (NB: Forms part of Blue Mountain allocation – SALP Policy SA7). Houses with Cheney Close are | | | | | |
| | | | | | | |
| | | | Houses wit | n Cheney Close | are | |
| | visible across site from | | | | | |
| | Access: Gated access | | ood Londo | round rices (to e | outh) | |
| | Levels: Site is level but Current use: Agricultu | | | • | Julii). | |
| | Character: Semi-rural. | | | | nge of | |
| | the developed area of E | | | | | |
| | detached and semi-deta | • | t to north an | a west containing | 9 | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | T - | |
| PDL status of site | Previously Developed L | | Greenfield | - Orodin Bon | Yes | |
| Key Issues/Constraints | Located outside of a | | | nin SALP Policy S | 1 | |
| , | allocation. | a dominou dominino | 7 HOO 1711 | 07 (2.1 1 0.1.0) | ,, ., | |
| | | n boundaries (incl | udina protec | cted). | | |
| | | | | | | |
| | and most versatile' (grade 3a). | | | | | |
| Potential capacity | The site is between 1-2ha, therefore on-site open space at 30sqm per | | | | | |
| , | dwelling would be requi | | | | | |
| | is assumed (1.67ha). A | | | | | |
| | site is a smaller edge of settlement site in a semi-rural/transitional location. | | | | | |
| | This would result in an estimated capacity of 50 dwellings, and 0.15ha of on- | | | | | |
| | site open space. Therefore, a capacity of 50 dwellings will be included | | | | | |
| | in the SHELAA. | | | | | |
| Suitability | Potentially suitable | | | | | |
| | There are a number factors which would need to be investigated further | | | | | |
| | (such as agricultural land quality), and features (such as trees, including | | | | | |
| | protected) would need to be retained. Its status within the allocation of | | | | | |
| | SALP Policy SA7 would need to be reviewed through the plan making | | | | | |
| Availability | process, as would any change in the settlement boundary. | | | | | |
| Availability | Potentially available The site is in single ownership, but no developer/bouse builder is involved. | | | | | |
| | The site is in single ownership, but no developer/house builder is involved. There are no disclosed legal issues which would prevent development. | | | | | |
| Achievability | Potentially achievable | | | | | |
| Admerability | The submission form indicates development within the next 5 years, and the | | | | nd the | |
| | site appears to be single ownership, but without a house builder involved. Results of the viability study suggest that the site would be achievable. | | | | | |
| | | | | | | |
| | However, detailed viabi | | | | | |
| | detailed assessments. | • | | - | | |
| | delivered within the nex | | <u> </u> | | | |
| Deliverability/ | Potentially developab | e | | | | |
| Developability | The site is potentially av | ailable (no develo | per involve | d at present). It is | S | |
| | potentially suitable if va | | | | | |
| | feasible that developme | ent could take plac | e within the | next 6-15 year p | eriod. | |

| Site Ref | BIN6 | Site Address | Land south of Emmets Park and east of Cressex Close |
|----------|----------|--------------|---|
| Parish | Binfield | Ward | Binfield with Warfield |



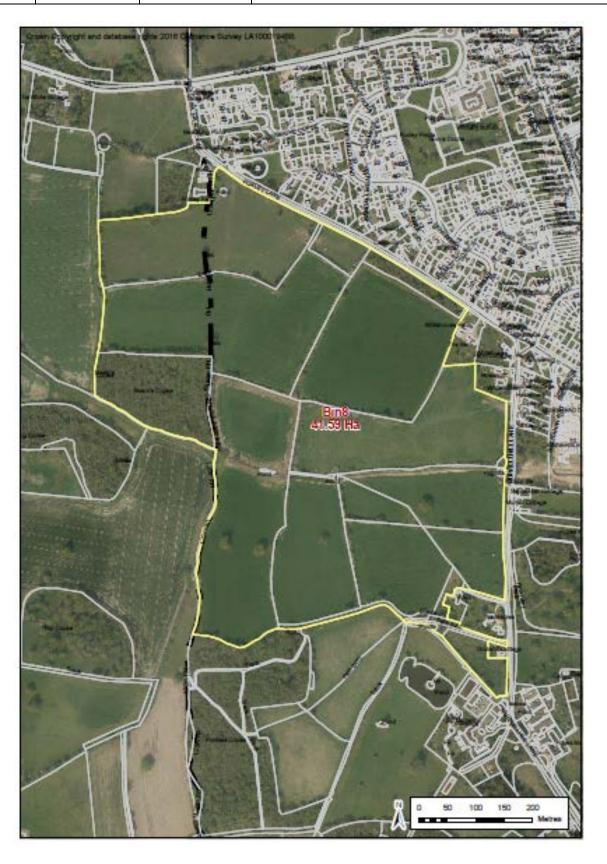
| Site area | 1.57ha | Source | Call for | r sites January 2 | 016 | |
|--|---|----------------------|----------------|----------------------|---------|--|
| Developer/ Landowner suggestion | Housing (C3 use) 40 units at 25dph. | | | | | |
| Site description | Site: Unmanaged field, enclosed by trees. Properties at Emmetts Park a | | | | | |
| • | Cressex Close visible fi | | • | | | |
| | allocation-SALP Policy | • | • | | | |
| | Access: Gated access off of cul-de-sac within Emmetts Park. | | | | | |
| | Levels: Land rises nort | h to south. | | | | |
| | Current use: Agricultu | ` • | • | • | | |
| | Character: Semi-rural. | | | | | |
| | the developed area of E | | it to north an | d west containin | g | |
| | detached and link-detached | | | T - | 1 | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - | |
| PDL status of site | Previously Developed L | | Greenfield | | Yes | |
| Key Issues/Constraints | Located outside of a allocation. | a defined settleme | ent. Also with | nin SALP Policy S | SA7 | |
| | Contains trees alon | g boundaries (inc | luding proted | cted). | | |
| | Contains agricultura | - | | • | est | |
| | and most versatile' | | | , | | |
| Potential capacity | The site is between 1-2 | , | site open spa | ace at 30sqm per | | |
| | dwelling would be requi | red, to take accou | unt of this, a | 90% developable | e area | |
| | is assumed (1.41ha). A | A density of 30dph | has been a | ssumed, given th | nat the | |
| | site is a smaller edge of | f settlement site ir | n a semi-rura | al/transitional loca | ation | |
| | (25dph is reflective of the | ne density of surro | ounding deve | elopments (at Em | nmets | |
| | Park). This would result in an estimated capacity of 42 dwellings, and 0.13ha of on-site open space. Therefore, a capacity of 42 dwellings will | | | | | |
| | | | | | | |
| | be included in the SHELAA. | | | | | |
| Suitability | Potentially suitable | | | | | |
| | There are a number factors which would need to be investigated further | | | | | |
| | (such as agricultural lar | | | | | |
| | protected) would need | | | | | |
| | access can be achieved | | | | | |
| | trees). Its status within | | • | | | |
| | reviewed through the plan making process, as would any change in the | | | | ie | |
| Availability | settlement boundary. | | | | | |
| Availability | Potentially available | | | | lvod | |
| | The site is in single ownership, but no developer/house builder is involved. | | | | | |
| Achievability | There are no disclosed legal issues which would prevent development. Potentially achievable | | | | ι. | |
| Achievability | The submission form indicates development within the next 5 y | | | | nd the | |
| | site appears to be singl | | | | | |
| | | | | | | |
| Results of the viability study suggest that the site would be achievab However, detailed viability of sites will be undertaken with subseque | | | | | | |
| | detailed assessments. There is a reasonable prospect that the site condelivered within the next 15 years. | | | | | |
| | | | | | | |
| Deliverability/ | Potentially developab | | | | | |
| Developability | _ | | oper involve | d at present). It i | is | |
| | The site is potentially available (no developer involved at present). It is potentially suitable if various issues and constraints are addressed. It is | | | | | |
| | i potentially sultable ii va | nous issues and o | constraints a | ire addressed. It | is | |

| Site Ref | BIN7 | Site Address | Land to south of Foxley Lane and west of Whitehouse Farm Cottage, Murrell Hill Lane |
|----------|----------|--------------|---|
| Parish | Binfield | Ward | Binfield with Warfield |



| Site area | 0.29ha | Source | Call for | r sites January 20 | 016 | |
|---|---|---------------------|-----------------|---------------------------------------|---------|--|
| Developer/ | Housing (C3 use) | | I | | | |
| andowner suggestion | 5 units at 19 dph | | | | | |
| Site description | Site: L-shaped plot adjoining very low density residential development on | | | | | |
| | fringe of Binfield. Site adjoins a Listed brick built two storey cottage and | | | | | |
| | outbuildings. Land appears unmanaged and in a fairly wild condition. | | | | | |
| | Access: Existing gate off Foxley Lane and also access from Murrell Hill | | | | | |
| | | Lane. | | | | |
| | Levels: Fairly flat. | ممالمسط سمد ماممه | la atla an it f | ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ | امنامما | |
| | Current use: Unmanage | - | | • | ientiai | |
| | curtilage or is a separate | | | | ıh | |
| | agricultural/paddock. (S | one submission to | iiii reieis to | uncultivated Scru | ID | |
| | land). | adaa of aattlama | nt location o | on the frings of | | |
| | Character: Transitional | | | | toobod | |
| | developed area of Binfie | d (Settlement to | north and ea | ast containing det | lached | |
| ocation of site | houses). Settlement - | Countrycido | Yes | Green Belt | | |
| DL status of site | | Countryside | Greenfield | Green beit | Yes | |
| (ey Issues/Constraints | Previously Developed La Located outside of a | | | | 162 | |
| ley issues/Constraints | | | nt. | | | |
| | Contains trees along | | | | | |
| | Contains agricultural | | some of whi | ich may be 'the b | est | |
| | and most versatile' (| - | | | | |
| | Setting of adjacent li | <u> </u> | | | | |
| Potential capacity | The site is less than 1ha | | | | | |
| | open space provision. H | | | | • | |
| | the Foxley Lane frontage | | | - | | |
| | area to 0.24ha. A densi | | | | site is | |
| | a smaller edge of settler | | | | | |
| | adjacent to listed building. This would yield 6 dwellings. Therefore, a | | | | | |
| 2.1.99 | capacity of 6 dwellings will be included in the SHELAA. | | | | | |
| Buitability | Potentially suitable The site forms the curtilage of a listed building, so regard will need to be had | | | | | |
| | | | | | | |
| | to setting. There are a r | | | | | |
| | further (such as agricultu | | | • | | |
| | need to be retained. The suitability of the site (for | | | | | |
| | accommodate developm | | ange in the s | settlement bound | ary to | |
| vailability | Potentially available | ierit). | | | | |
| Ivaliability | The site is in single own | orchin but no do | volonor/hous | eo buildor is invol | vod | |
| | There are no disclosed I | | | | | |
| Achievability | Potentially achievable | cgai issues writer | i wodia picv | chi development | | |
| icine vability | The submission form inc | licates develonm | ent within th | e nevt 5 vears, a | nd the | |
| | site appears to be single | • | | • | | |
| | Results of the viability st | | | | | |
| | However, detailed viability | | | | | |
| | | | | | | |
| | detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | | |
| Deliverability/ | Potentially developable | | | | | |
| Developability | The site is potentially av | | per involved | d at present) It is | S | |
| - : - : - : - : - : - : - : - : - : - : | potentially suitable if var | | | | | |
| | • | nt could take place | | | | |

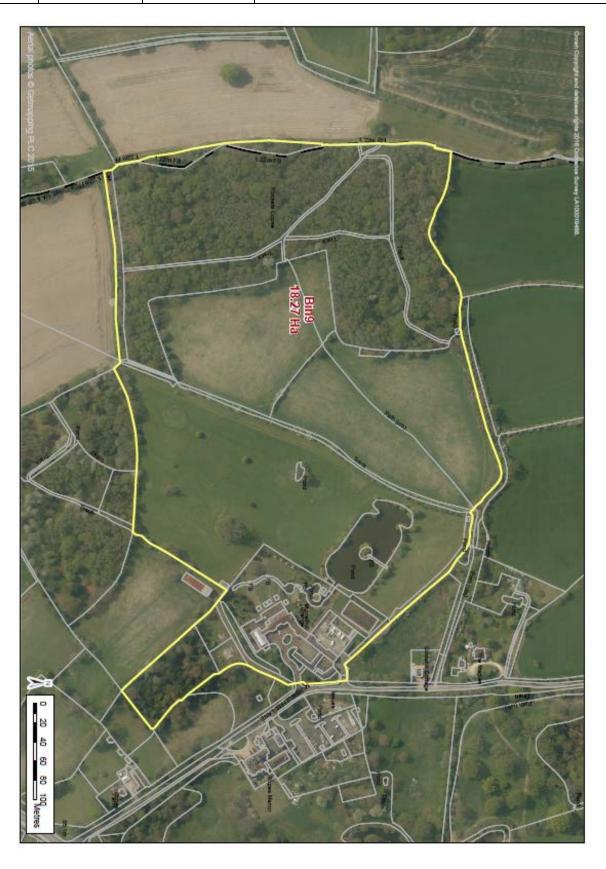
| Site Ref | BIN8 | Site Address | Land south of Foxley Lane and west of Murrell Hill Lane (Foxley Fields) |
|----------|----------|--------------|---|
| Parish | Binfield | Ward | Binfield with Warfield |



| | | | | - 1 - | | | |
|------------------|---|---|----------------------------------|-----------|--|--|--|
| Site area | , , , | Source | Call for Sites January 20 | J16 | | | |
| | 34.29ha (land within BFC) | | | | | | |
| Developer/ | Housing (C3 use): | | | | | | |
| Landowner | 350 units | | | | | | |
| suggestion | | | | | | | |
| Site description | Site: Extensive area of agricultural land (grazing plus small area of arable) sub- | | | | | | |
| | divided into fields with boundaries being marked by mature trees and hedging. | | | | | | |
| | Above ground cables across t | the site (east-we | est). (NB part of the site is lo | cated | | | |
| | within Wokingham Borough). | | | _ | | | |
| | Access: A couple of gated farm access points. No current access via Foxley | | | | | | |
| | Lane. | | | | | | |
| | Levels: Land rises to the north | th, with valley to | wards southern part of site. I | Distant | | | |
| | views to the west. | | | | | | |
| | Current use: Agricultural. | | | | | | |
| | Character: Rural (with fringe | | | iorth). | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt | - | | | |
| PDL status of | Previously Developed Land | - | Greenfield | Yes | | | |
| site | | | | | | | |
| Key | Located outside of a define | ed settlement. | | | | | |
| Issues/Constrain | Contains trees along boun | ndaries (includin | g protected). | | | | |
| ts | | | e of which may be 'the best a | and | | | |
| | most versatile' (grade 3a). | | • | | | | |
| | Change in levels across the control of the con | | | | | | |
| | Proximity to Local Wildlife | | | | | | |
| | Adjacent to Ancient Wood | | within WRC) | | | | |
| Potential | The site is within the 400m-5k | | | ould be | | | |
| capacity | achieved, including provision | · | | | | | |
| Capacity | has been assumed at a densit | | • | | | | |
| | BFC). This would result in the | | | | | | |
| | requirements: | o ronowing count | lated eapaony/on one initiaeti | dotaro | | | |
| | 540 dwellings (on 15.43ha | a develonable ar | -pa) | | | | |
| | 5.36ha of open space and | • | • | | | | |
| | | | | olow | | | |
| | Based on the site area (within BFC) alone, as the number of units is below 600, there is no requirement for a primary school, community centre or | | | | | | |
| | | neighbourhood centre. However, given the potential scale of the development, | | | | | |
| | | | | эртнети, | | | |
| | this needs to be considered further through the site selection process. | | | | | | |
| | It is assumed that trees could be accommodated within the open space provision | | | | | | |
| | | It is assumed that trees could be accommodated within the open space provision. This is higher than the proposed capacity (350 dwellings), however for the | | | | | |
| | purposes of the SHELAA, 35c | . , | O , . | | | | |
| | sites (and is comparable to the | | | | | | |
| | site). Therefore, a capacity of | | | | | | |
| Suitability | Potentially suitable | or 540 awening | 3 Will be included Within O | ILLAA. | | | |
| Juliability | There are a number of factors | which need to | he investigated further (agric | ultural | | | |
| | land quality etc.), and features | | , , | | | | |
| | development will also need to | | | | | | |
| | Local Wildlife Sites/Ancient W | | | | | | |
| | the future suitability of the site | | | 5.1111110 | | | |
| | boundary to accommodate de | | | neen | | | |
| | assessed). | ,, or opinionity. (IV | D. Jana Within WDO Has Hot k | ,551 | | | |
| Availability | Available | | | | | | |
| Availability | The site appears to be in sing | lle ownershin ar | nd Willson Developments I td | l have | | | |
| | an option on the land. There | | | | | | |
| | development. | are no discioset | a logal issues willon would pr | CVCIIL | | | |
| | Laevelopinietit. | | | | | | |

| Achievability | Achievable | | | | |
|-----------------|--|--|--|--|--|
| | The submission form indicates development within the next 5 years, and the site appears to be single ownership, with a Developer involved. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | |
| Deliverability/ | Developable | | | | |
| Developability | The site is available (with a developer involved). It is potentially suitable for | | | | |
| | development if the various issues and constraints are addressed. It is feasible | | | | |
| | that development could take place within the next 6-15 year period. | | | | |

| Site Ref | BIN9 | Site Address | Land at Murrell Hill Grange, Murrell Hill Lane |
|----------|----------|--------------|--|
| Parish | Binfield | Ward | Binfield with Warfield |



| Site area | 18.27ha | Source | Call for | sites January 20 | 016 | | |
|------------------------|--|---|-------------------|--------------------|----------|--|--|
| Developer/ | Housing (C3 use): | I. | | | | | |
| Landowner suggestion | 400 units at 30-35dph | | | | | | |
| Site description | Site: Large detached house (1980's) with extensive outbuilding including | | | | | | |
| | barn set within parkland and agricultural land. Parts of the site are quite | | | | | | |
| | open. | | | | | | |
| | Access: Drive way and further access point off Murrell Hill Lane. Public | | | | | | |
| | | footpath dissects site, separating parkland from agricultural (grazing land). | | | | | |
| | Levels: Land rises to th | | | | | | |
| | the north east. Rural vie | ews in northern d | irection. Dev | elopment in Bin | field is | | |
| | not evident. | 1/ 1/ 1/ | | | | | |
| | Current use: Residentia | al/agricultural/par | kland. | | | | |
| 1 | Character: Rural. | 10 | | D 1 | 1 | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - | | |
| PDL status of site | Previously Developed L | | Green Field | 3 | Yes | | |
| Key Issues/Constraints | Located outside of a | | | | | | |
| | Contains agricultura | • | some of which | ch may be 'the b | est | | |
| | and most versatile' (| • | | | | | |
| | Site contains Local \ | | | d and protected | trees | | |
| Detential appealts | (also adjacent to an | | • | | | | |
| Potential capacity | As there is an existing L | | | | d. t. | | |
| | protected trees within th | | | | | | |
| | has been excluded from | | | | | | |
| | (given the nature and se | | | | | | |
| | used as part of the on-s area of c. 12.3ha. | ne open space pr | ovision. This | s would leave re | siduai | | |
| | area of C. 12.3ffa. | | | | | | |
| | The site is within the 40 | 0m-5km SDA huf | for and as m | oro than 108 un | ite | | |
| | | The site is within the 400m-5km SPA buffer, and as more than 108 units | | | | | |
| | could be achieved, on-site SANG and open space would be required. As the site would not require other on-site infrastructure (due to the number of | | | | | | |
| | dwellings), 50% of the residual area has been assumed at a density of | | | | | | |
| | 35dph. This would result in the following estimated capacity/on-site | | | | | | |
| | infrastructure requirements: | | | | | | |
| | 215 dwellings (on 6.15ha developable area) | | | | | | |
| | 215 dwellings (on 6.15na developable area) 2.13ha of open space and 3.97ha of SANG (minimum) | | | | | | |
| | | 2. Total of open space and o.orna of orato (minimum) | | | | | |
| | At this stage, this is con | sidered to be mo | re realistic th | an that promoted | d (400 | | |
| | units). Therefore, a capacity of 215 dwellings will be included within | | | | | | |
| | SHELAA. | | | | | | |
| Suitability | Potentially suitable | | | | | | |
| | There are a number of f | | | | | | |
| | (agricultural land quality | , . | ` | • | | | |
| | Site and Ancient Woodle | | | | | | |
| | process will determine the future suitability of the site (for example, any | | | | | | |
| A. allahilit. | change in the settlemen | t boundary to acc | commodate c | ieveiopment). | | | |
| Availability | Potentially available | orobin but as de | volon o #/l · · - | o buildor is issue | الرمط | | |
| | The site is in single ownership, but no developer/house builder is involved. There are no disclosed legal issues which would prevent development. | | | | | | |
| A a bioxability | | iegai issues wnici | i would prev | ent developmen | ι. | | |
| Achievability | Potentially achievable | diaataa dayalan | ant within the | a novt E veere | nd tha | | |
| | The submission form incoming site appears to be single | | | | | | |
| | The annuals in he single | | | | 10 d | | |
| | Results of the viability s | | | | | | |

| | However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. |
|-----------------|--|
| Deliverability/ | Potentially developable |
| Developability | The site is potentially available (no developer involved at present). It is potentially suitable if various issues and constraints are addressed. It is feasible that development could take place within the next 6-15 year period. |

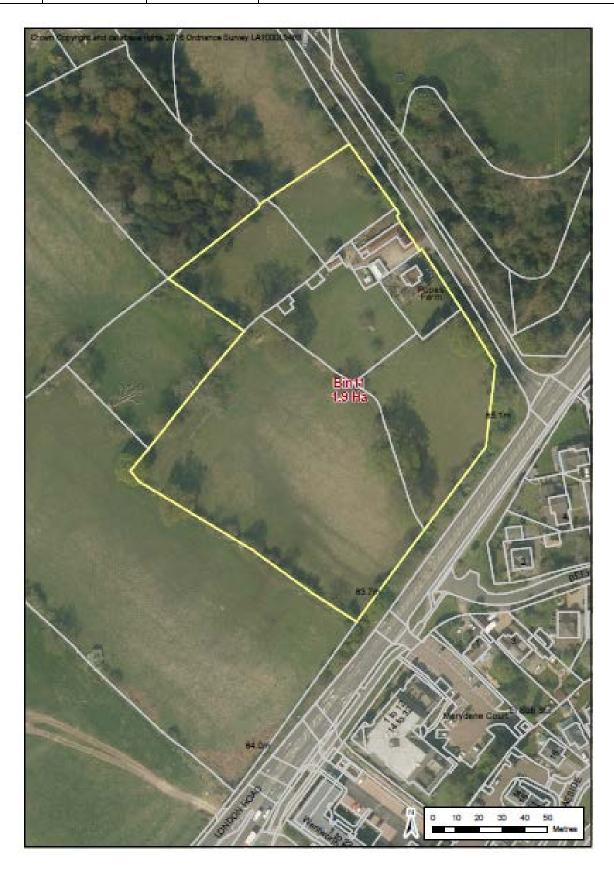
| Site Ref | BIN10 | Site Address | Popes Manor, Murrell Hill Lane |
|----------|----------|--------------|--------------------------------|
| Parish | Binfield | Ward | Binfield with Warfield |



| Site area | 8.44ha Source Call for sites January 2016 | | | | | |
|------------------------|---|-----|--|--|--|--|
| Developer/ | Housing (C3 use) – 85 units | | | | | |
| Landowner suggestion | Doctors Surgery (D1 use) – 456sqm | | | | | |
| Site description | Site: Substantial three storey brick built listed house (converted to offices) with two storey and single storey out buildings and extensive parking area, set in parkland with various mature trees. (Additional piece of land on opposite side of Murrell Hill Lane unmanaged). Access: Two vehicular access points off Murrell Hill Lane. Levels: Land falls to the north east. Current use: Underused offices, in a parkland setting. Site appears to be poorly managed. Character: Rural, fringe of developed area of Binfield (settlement to south and east containing detached and semi detached properties. Trees along eastern and southern boundaries form effective visual screen to urban development beyond. | | | | | |
| Location of site | Settlement - Countryside Yes Green Belt - | | | | | |
| PDL status of site | Previously Developed Land - Greenfield Yes | | | | | |
| Key Issues/Constraints | Located outside of a defined settlement. Site contains Local Wildlife Site and protected trees. Adjacent to Ancient Woodlands. Forms the setting of and contains a grade II listed building. Possible minerals issues which need investigating – sand & gravel, bedroom river terrace deposits. | ck, | | | | |
| Potential capacity | As there is an existing Local Wildlife Site/extensive area of parkland (which forms the setting of the listed building, containing protected trees), this has been excluded from the site area (c. 6.8ha). This would leave the remainder of the site (the previously developed part) for development, plus land on the opposite side of Murrell Hill Lane (c. 1.6ha). Subject to impact upon the listed buildings and its setting, there is potential for the following estimated development: • Conversion of existing 1,275sqm of office floor space to residential. Using the Government's nationally described space standards (2015) for a 2-bed unit, accommodating 3 persons (61sqm), conversion of the existing building would yield approximately 20 flats. • The remaining land (excluding the existing listed building) could be used to accommodate a doctors surgery (465sqm) • 0.2ha of open space of public value. Given the existing sensitive designations on the site, the above is considered more realistic than that proposed (85 flats, plus doctors surgery). Therefore, a capacity of 20 dwellings (C3 use), and 465sqm doctors surgery (D1 use) will be included within SHELAA. | | | | | |
| Suitability | Potentially suitable There are a number of factors which need to be investigated further such as setting of the listed building and associated parkland, and features (such as trees, including protected, and Local Wildlife Site) will need to be retained. Regard would also need to be had to the proximity of the site to Ancient Woodlands. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development). | | | | | |
| Availability | Potentially available The site is in single ownership, but no developer/house builder is involved. There are no disclosed legal issues which would prevent development. | | | | | |
| Achievability | Potentially achievable The submission form indicates development within the next 5 years, and the | | | | | |

| | site appears to be single ownership, but without a house builder involved. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. |
|-----------------|--|
| Deliverability/ | Potentially developable |
| Developability | The site is potentially available (no developer involved at present). It is potentially suitable if various issues and constraints are addressed. It is feasible that development could take place within the next 6-15 year period. |

| Site Ref | BIN11 | Site Address | Popes Farm, Murrell Hill Lane |
|----------|----------|--------------|-------------------------------|
| Parish | Binfield | Ward | Binfield with Warfield |



| Site area | 1.9ha | Source | Call for | sites January 20 | 016 | | |
|------------------------------------|---|---|---------------|--------------------|--------|--|--|
| Developer/ Landowner suggestion | Housing (C3 use): 65 units at 30dph | | l | | | | |
| Site description | Site: Small agricultural holding, including farmhouse and wooden outbuildings. Grazing land - small fields with boundaries demarcated by hedges, trees and fencing. Access: Off Murrell Hill Lane. Levels: Land rises to the south/south west. | | | | | | |
| | Character: Transitional | Current use: Agricultural plus dwelling house. Character: Transitional edge of settlement area (settlement to south – containing detached houses/flats, and to west – Amen Corner North | | | | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | _ | | |
| PDL status of site | Previously Developed L | | Greenfield | 0.0020 | Yes | | |
| Key Issues/Constraints | Part of site located of the loc | | | <u> </u> | 1.00 | | |
| itey issues/constraints | | | a sememen | ι. | | | |
| | Contains trees along Contains agricultura most versatile' (grad Adjacent to an Ancie Possible minerals is bedrock, river terrac | I land at grade 3, le 3a). ent Woodland. sues which need | | · | | | |
| Potential capacity | Although the overall site | | 9ha forms na | art of SALP alloca | ation | | |
| Suitability | Policy SA6. Therefore, the area of site being assessed is 1ha where on-site open space at 30sqm per dwelling would be required, to take account of this, a 90% developable area is assumed (0.9ha). At a density of 35dph, this would result in an estimated capacity of 31 dwellings (30 net to take account of the existing farmhouse on site). As set out in the SHELAA methodology, 35dph is appropriate for edge of settlement sites (and for this site given it adjoins and includes the Amen Corner North site). (An application for lesser units has been submitted, but at the time of writing, was pending consideration. Therefore, a capacity of 30 net dwellings (31 gross) will be included in the SHELAA. | | | | | | |
| Suitability | Potentially suitable There are a number of factors which need to be investigated further (agricultural land quality etc.), and features (such as trees) that will need to be retained. Regard also needs to be had to the proximity of the site to Ancient Woodlands. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development). | | | | | | |
| Availability | Available The site is in single ownership, and Shanly Group have an option on the land. There are no disclosed legal issues which would prevent development. | | | | | | |
| Achievability | Achievable The submission form indicates development within the next 5 years, and the site appears to be single ownership, with a Developer involved. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | | | |
| Deliverability/ | Developable | | | | | | |
| Developability | The site is available (wit | h a developer inv | olved). It is | potentially suitab | le for | | |

| development if the various issues and constraints are addressed. It is |
|---|
| feasible that development could take place within the next 6-15 year period |
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| Site Ref | BIN12 | Site Address | Eastern Field, land south of London Road |
|----------|----------|--------------|--|
| Parish | Binfield | Ward | Binfield with Warfield |



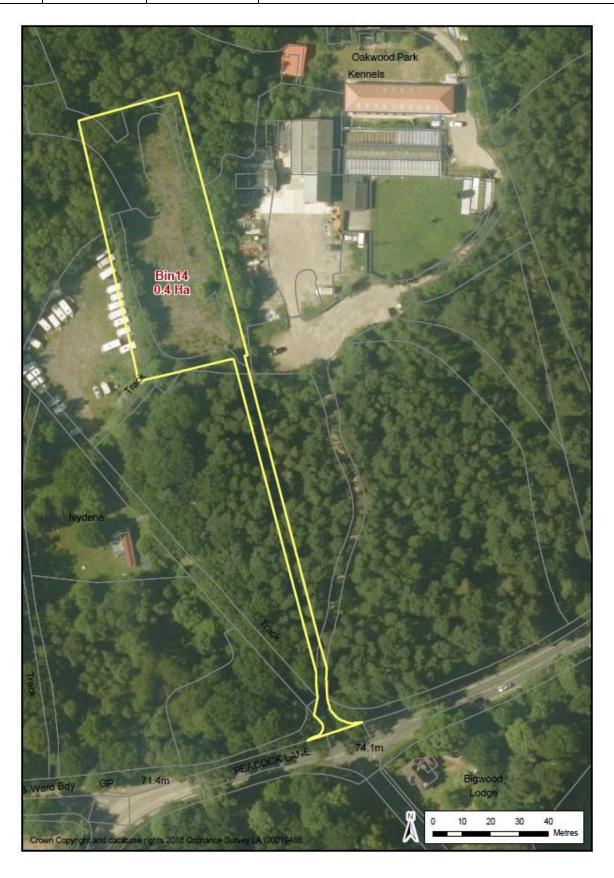
| Site area | 0.31ha | Source | Call for sites January 2 | 016 | | | |
|------------------------|---|--|---------------------------------|-------------------|--|--|--|
| Developer/ | Housing (C3 use) or residential institution (C2 use) | | | | | | |
| Landowner suggestion | Amount not specified. Site: Field/grazing located between two roads (didn't appear in use). Noise | | | | | | |
| Site description | from London Road/A329 | | pads (didn't appear in use). | Noise | | | |
| | Access: Existing gated access off of London Road (cul-de-sac). | | | | | | |
| | | | n Road dual carriageway (al | so | | | |
| | slopes down south to no | | | | | | |
| | Current use: Agricultur | ral/grazing. | | | | | |
| | Character: Transitional | | | | | | |
| | | | nediately south, and adjace | | | | |
| | | | Corner South and residentia | l | | | |
| | | | d at Amen Corner North). | _ | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt | - | | | |
| PDL status of site | Previously Developed L | | Greenfield | Yes | | | |
| Key Issues/Constraints | Located outside of a | | | | | | |
| | , | • | ome of which may be 'the b | est | | | |
| | and most versatile' (| , | | | | | |
| | Contains mineral de | | | | | | |
| Detendial consider | Noise from A329/Lo The acids in least the acids and the acids in the acids are the acids and the acids are t | | | c | | | |
| Potential capacity | | | re no on-site requirements | ror | | | |
| | | | reloped (as trees along the | thic | | | |
| | would result in an estim | 0 1 | itside of the site. At 30dph, | แแร | | | |
| | Would result in an estim | ated capacity of 3 t | aweiii igs. | | | | |
| | Residential Institution (C | 22 use) is also pror | oosed. However a minimur | m site | | | |
| | Residential Institution (C2 use) is also proposed. However, a minimum site area of 0.4ha is required to accommodate a 60-bed facility. This site is | | | | | | |
| | 0.31ha, so is unlikely to | | • | | | | |
| | Therefore a conscitu | of O divisilings will | he included within CUTI | A A | | | |
| Suitability | Potentially suitable | or 9 aweilings will | be included within SHEL | AA. | | | |
| Suitability | • | actors which need | to be investigated further | | | | |
| | | | | vill | | | |
| | (agricultural land quality, minerals etc.), and features (such as trees) will need to be retained. The plan making process will determine the future | | | | | | |
| | | suitability of the site (for example, any change in the settlement boundary to | | | | | |
| | accommodate developn | | 3 | , | | | |
| Availability | Available | , | | | | | |
| • | The site is single owner | ship, a developer (| Willson Developments Ltd) | owns | | | |
| | the site. There are no d | isclosed legal issu | es which would prevent | | | | |
| | development. | | | | | | |
| Achievability | Achievable | | | | | | |
| | | • | nt within the next 5 years, a | | | | |
| | | | ne viability study suggest the | at the | | | |
| | | | ed viability of sites will be | aabla | | | |
| | prospect that the site co | | ssments. There is a reasor | iabi c | | | |
| Deliverability/ | Developable | uiu be uelivered W | itilii tile flext 15 years. | | | | |
| Developability | | h a develoner invo | lved). It is potentially suitat | ale for | | | |
| υσνοιομανιπιχ | | | straints are addressed. It is | | | | |
| | | | within the next 6-15 year p | | | | |
| | Treasible that developine | iii could take place | within the next o-15 year p | enou. | | | |

| Site Ref | BIN13 | Site Address | Western Field, land south of London Road |
|----------|----------|--------------|--|
| Parish | Binfield | Ward | Binfield with Warfield |



| Site area | 0.79ha (total site area) (c. 0.05ha within BFC) | Source | Call fo | r sites January 20 | 016 |
|--|--|--|--|--|---|
| Developer/ | Housing (C3 use) or residential institution (C2 use) | | | | |
| Landowner suggestion | Amount not specified | | | | |
| Site description | Site: Field/grazing located between two roads. Horses present. Site also | | | | |
| • | contains a small wooder | | | • | |
| | (NB: Majority of site is located within Wokingham Borough). | | | | |
| | Access: Off London Ro | | • | 0 , | |
| | Levels: Site level - but | higher than cul- | de-sac and L | ondon Road dua | ıl |
| | carriage way. | · · | | | |
| | Current use: Agricultur | al/grazing. | | | |
| | Character: Transitional | edge of settleme | ent area (sett | lement to | |
| | north/east/south - detact | | | | nt to |
| | residential mixed-use all | ocation at Amer | Corner Sou | th and residential | l |
| | allocation on northern si | de of London Ro | ad at Amen | Corner North). | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - |
| PDL status of site | Previously Developed La | | Greenfield | | Yes |
| Key Issues/Constraints | Located outside of a | · · · · · · · · · · · · · · · · · · · | | | |
| , | Contains agricultura | | - | ich may be 'the b | est |
| | and most versatile' (| • | , some or win | ion may be the b | .031 |
| | Contains mineral de | • , | | | |
| | Noise from A329/Lor | | carriagoway | | |
| Potential capacity | | | | | ikoly |
| Potential capacity | The majority of the site i due to the size and shap | | | | ikeiy |
| | portion of the site could | | | | face |
| | • | • | • | re, a capacity of | Zero |
| | dwellings will be inclu- | ueu within SHE | LAA. | | |
| | | | | | |
| Suitability | Potentially suitable | | | | |
| Suitability | Potentially suitable There are a number of form | actors which nee | ed to be inves | stigated further | |
| Suitability | | | | • | vill |
| Suitability | There are a number of fa | , minerals etc.), | and features | (such as trees) w | vill |
| Suitability | There are a number of factorial (agricultural land quality | , minerals etc.), a is would also ne | and features ed to take ac | (such as trees) w count of any | |
| Suitability | There are a number of factorial (agricultural land quality need to be retained. The | , minerals etc.), a is would also ne ingham Borough | and features ed to take ac n. The plan r | (such as trees) we count of any making process w | /ill |
| Suitability | There are a number of factorial (agricultural land quality need to be retained. The designations within Wok | , minerals etc.), a is would also ne ingham Borough ability of the site | and features ed to take ac n. The plan r e (for example | (such as trees) we count of any making process we e, any change in | vill the |
| Suitability | There are a number of factorial (agricultural land quality need to be retained. The designations within Work determine the future suitable for the suitable for the future sui | , minerals etc.), a is would also ne ingham Borough ability of the site accommodate de | and features ed to take ac n. The plan r e (for example | (such as trees) we count of any making process we e, any change in | vill the |
| Suitability Availability | There are a number of factorial (agricultural land quality need to be retained. The designations within Wook determine the future suit settlement boundary to a | , minerals etc.), a is would also ne ingham Borough ability of the site accommodate de | and features ed to take ac n. The plan r e (for example | (such as trees) we count of any making process we e, any change in | vill the |
| · | There are a number of factorial (agricultural land quality need to be retained. The designations within Wook determine the future suit settlement boundary to a has not been assessed) Available | , minerals etc.), a is would also ne ingham Borough ability of the site accommodate de | and features ed to take ac n. The plan r e (for example evelopment). | (such as trees) we count of any making process we any change in (NB: land within | vill the n WBC |
| · | There are a number of factorial (agricultural land quality need to be retained. The designations within Work determine the future suit settlement boundary to a has not been assessed) Available The site is single owners. | minerals etc.), and the state of the state of the state of the site of the state of | and features ed to take ac n. The plan r e (for example evelopment). r (Willson De | (such as trees) we count of any making process we any change in (NB: land within velopments Ltd) | vill the n WBC |
| · | There are a number of factorial (agricultural land quality need to be retained. The designations within Woke determine the future suit settlement boundary to a has not been assessed) Available The site is single owners the site. There are no designations within the site. | minerals etc.), and the state of the state of the state of the site of the state of | and features ed to take ac n. The plan r e (for example evelopment). r (Willson De | (such as trees) we count of any making process we any change in (NB: land within velopments Ltd) | vill the n WBC |
| Availability | There are a number of factorial (agricultural land quality need to be retained. The designations within Work determine the future suit settlement boundary to a has not been assessed) Available The site is single owners. | minerals etc.), and the state of the state of the state of the site of the state of | and features ed to take ac n. The plan r e (for example evelopment). r (Willson De | (such as trees) we count of any making process we any change in (NB: land within velopments Ltd) | vill the n WBC |
| · | There are a number of factorial (agricultural land quality need to be retained. The designations within Wook determine the future suit settlement boundary to a has not been assessed) Available The site is single owners the site. There are no development. Achievable | minerals etc.), a sis would also ne ingham Borough tability of the site accommodate description, a develope isclosed legal issues. | and features ed to take ac n. The plan r e (for example evelopment). r (Willson De sues which w | (such as trees) we count of any making process we, any change in (NB: land within velopments Ltd) yould prevent | vill the n WBC owns |
| Availability | There are a number of factorial (agricultural land quality need to be retained. The designations within Wook determine the future suit settlement boundary to a has not been assessed) Available The site is single owners the site. There are no development. Achievable The submission form income. | minerals etc.), a is would also ne ingham Borough tability of the site accommodate decembers, a develope isclosed legal is dicates develope | and features ed to take ac n. The plan r e (for example evelopment). r (Willson De sues which w nent within th | (such as trees) we count of any making process we, any change in (NB: land within velopments Ltd) would prevent | vill the n WBC owns |
| Availability | There are a number of factoric (agricultural land quality need to be retained. The designations within Woke determine the future suit settlement boundary to a has not been assessed) Available The site is single owners the site. There are no development. Achievable The submission form incoming site is owned by a development. | minerals etc.), is would also ne ingham Borough ability of the site accommodate decommodate decommodate decommodate decommodate decommodate decommodate. | and features ed to take ac n. The plan r e (for example evelopment). r (Willson De sues which we ment within the the viability | (such as trees) we count of any making process we, any change in (NB: land within velopments Ltd) would prevent e next 5 years, a study suggest that | vill the n WBC owns |
| Availability | There are a number of factoricultural land quality need to be retained. The designations within Work determine the future suit settlement boundary to a has not been assessed) Available The site is single owners the site. There are no development. Achievable The submission form incoming site is owned by a devel site would be achievable. | minerals etc.), a is would also ne ingham Borough tability of the site accommodate decommodate decommodate. | and features ed to take ac n. The plan r e (for example evelopment). r (Willson De sues which w nent within the the viability illed viability | (such as trees) we count of any making process we, any change in (NB: land within velopments Ltd) yould prevent e next 5 years, a study suggest that of sites will be | vill the n WBC owns nd the at the |
| Availability | There are a number of factoric (agricultural land quality need to be retained. The designations within Wook determine the future suit settlement boundary to a has not been assessed) Available The site is single owners the site. There are no development. Achievable The submission form indicate is owned by a devel site would be achievable undertaken with subseq | minerals etc.), a is would also ne ingham Borough tability of the site accommodate decommodate decommodate decommodate decommodate decommodate decommodate decommodate decommodate. Results of a However, detauent detailed assume the site of the sit | and features ed to take ac n. The plan r e (for example evelopment). r (Willson De sues which w nent within the the viability sessments. | (such as trees) we count of any making process we, any change in (NB: land within velopments Ltd) yould prevent e next 5 years, a study suggest the of sites will be There is a reason | vill the n WBC owns nd the at the |
| Availability Achievability | There are a number of factoric (agricultural land quality need to be retained. The designations within Work determine the future suit settlement boundary to a has not been assessed) Available The site is single owners the site. There are no development. Achievable The submission form incoming site is owned by a devel site would be achievable undertaken with subsequences. | minerals etc.), a is would also ne ingham Borough tability of the site accommodate decommodate decommodate decommodate decommodate decommodate decommodate decommodate decommodate. Results of a However, detauent detailed assume the site of the sit | and features ed to take ac n. The plan r e (for example evelopment). r (Willson De sues which w nent within the the viability sessments. | (such as trees) we count of any making process we, any change in (NB: land within velopments Ltd) yould prevent e next 5 years, a study suggest the of sites will be There is a reason | vill the n WBC owns nd the at the |
| Availability Achievability Deliverability/ | There are a number of factoric (agricultural land quality need to be retained. The designations within Work determine the future suit settlement boundary to a has not been assessed) Available The site is single owners the site. There are no development. Achievable The submission form incoming site is owned by a devel site would be achievable undertaken with subsequences prospect that the site conditions and the site conditions are submissions. | minerals etc.), a is would also ne ingham Borough tability of the site accommodate decommodate decommodate decommodate decommodate decommodate decommodate decommodate decommodate decommodate. Since the developm oper. Results of the ent detailed assuld be delivered | and features ed to take ac n. The plan r e (for example evelopment). r (Willson De sues which w nent within the the viability illed viability sessments. within the ne | (such as trees) we count of any making process we, any change in (NB: land within velopments Ltd) would prevent e next 5 years, a study suggest that of sites will be There is a reason ext 15 years. | will the n WBC owns nd the at the hable |
| Availability Achievability | There are a number of factoric (agricultural land quality need to be retained. The designations within Wook determine the future suit settlement boundary to a has not been assessed) Available The site is single owners the site. There are no development. Achievable The submission form incoming site is owned by a devel site would be achievable undertaken with subsequence prospect that the site concepts of the site is available (with the site is a | minerals etc.), a is would also ne ingham Borough ability of the site accommodate decommodate decommod | and features ed to take ac n. The plan r e (for example evelopment). r (Willson De sues which w nent within the the viability illed viability sessments. within the ne | (such as trees) we count of any making process we, any change in (NB: land within velopments Ltd) yould prevent e next 5 years, a study suggest that of sites will be There is a reason ext 15 years. | will the n WBC owns Ind the at the hable ole for |
| Availability Achievability Deliverability/ | There are a number of factoric (agricultural land quality need to be retained. The designations within Work determine the future suit settlement boundary to a has not been assessed) Available The site is single owners the site. There are no development. Achievable The submission form incoming site is owned by a devel site would be achievable undertaken with subsequences prospect that the site conditions and the site conditions are submissions. | minerals etc.), a is would also ne ingham Borough tability of the site accommodate decommodate decommo | and features ed to take ac a. The plan r e (for example evelopment). r (Willson De sues which w ment within the the viability sessments. within the ne volved). It is postraints are | (such as trees) we count of any making process we, any change in (NB: land within velopments Ltd) yould prevent e next 5 years, a study suggest the of sites will be There is a reason ext 15 years. potentially suitable addressed. It is | owns nd the at the hable |

| Site Ref | BIN14 | Site Address | Land at Bigwood, Peacock Lane |
|----------|----------|--------------|-------------------------------|
| Parish | Binfield | Ward | Binfield with Warfield |



| Site area | 0.4ha | Source | Call fo | r sites January 2 | 2016 | | |
|------------------------|--|---|----------------|--------------------|----------|--|--|
| Developer/ | Storage and distribution (B8 use): | | | | | | |
| Landowner suggestion | | 0.27ha | | | | | |
| Site description | • | Site: Area of protected woodland (with some cleared areas). | | | | | |
| | Access: Existing appea | | ss to storage | e business/kenn | els. | | |
| | Proposed access is thro | ugh woodland. | | | | | |
| | Levels: Appears level. | | | | | | |
| | Current use: Woodland | | | | | | |
| 1 | Character: Rural. | 10 ()1 | | 0 5 1 | 1 | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - | | |
| PDL status of site | Previously Developed L | | Greenfield | | Yes | | |
| Key Issues/Constraints | Located outside a de- | | | | | | |
| | Within Ancient wood | • | y within Anc | ient Woodland. | | | |
| | Site contains protect | ed trees. | | | | | |
| Potential capacity | The site is covered by a | n area TPO. how | ever the aer | rial photo indicat | es | | |
| , | cleared parts of the site | | | | | | |
| | | | | | | | |
| | The site is proposed for | B8 use. Applying | g a plot ratio | of 0.4 to the res | sidual | | |
| | area would yield c.480sc | qm of floor space | | | | | |
| | | | | | | | |
| | Therefore, a capacity of | of 480sqm of B8 | floor space | will be include | ed | | |
| | within the SHELAA. | | | | | | |
| Suitability | Potentially suitable | | | | | | |
| | There are a number fact | | | • | | | |
| | (such as access into the | | | | | | |
| | protected trees,) would i | | | | | | |
| | need to take account of proximity to Ancient Woodlands. The plan making | | | | | | |
| | process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development). | | | | | | |
| A ! a. ! ! ! | | t boundary to acc | commodate | development). | | | |
| Availability | Potentially available The site appears to be in single ownership, and no developer is involved. | | | | | | |
| | | | | | | | |
| | There are disclosed legal issues (existing tenancy) which could have implications for timing of development. | | | | | | |
| Achievability | Potentially achievable | development. | | | | | |
| Acmevability | The site is in single own | archin without a | Developer i | nvolved Result | s of the | | |
| | viability study suggest th | | | | | | |
| | viability of sites will be u | | | | | | |
| | There is a reasonable p | | • | | | | |
| | next 15 years (provided | | | | | | |
| Deliverability/ | Potentially developable | | | | | | |
| Developability | The site is potentially av | | oper involve | d at present). It | is | | |
| | potentially suitable if var | | | | | | |
| | feasible that developme | | | | | | |

| Site Ref | BIN15 | Site Address | Popeswood Lodge, Popeswood Road |
|----------|----------|--------------|---------------------------------|
| Parish | Binfield | Ward | Binfield with Warfield |



| Site area | 0.62ha | Source | Focuse 2016 | d call for sites Ma | ay | |
|------------------------------------|---|--|----------------|---------------------|--------|--|
| Developer/ Landowner suggestion | Housing (C3 use): 15 units at 24dph. | | | | | |
| Site description | Site: Corner plot along Popeswood Road/Temple Way (at Popeswood | | | | | |
| Site description | roundabout) containing substantial detached two/three storey building | | | | | |
| | (containing flats) set in g | | | | | |
| | contains lawn/garden ar | | | | | |
| | Access: Two off Popes | | | | | |
| | Levels: Appears level. | mood Hodd (one | With a close | a woodon gatoj. | | |
| | Current use: Residenti | al. | | | | |
| | Character: Sub-urban. | | e of settleme | nt area on the frir | nge of | |
| | the developed area of B | | | | | |
| | residential in character v | • | | · • | • | |
| | Blue Mountain beyond to | | | | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - | |
| PDL status of site | Previously Developed La | and - | Green Field | ł | Yes | |
| Key Issues/Constraints | Located outside a de | efined settlement | | | | |
| | Potential to impact u | pon the setting o | f heritage as: | sets (various liste | ∍d | |
| | buildings and historic | c park and garde | า). | • | | |
| | Contains protected t | rees. | | | | |
| | Adjacent to Ancient ' | Woodland (to nor | th west: Dea | ns Coppice) | | |
| Potential capacity | The site is less than 1ha | a, therefore there | are no on-sit | e requirements for | or | |
| | open space. However, | the site contains | a large area | of protected tree | es (c. | |
| | 0.19ha), which would re- | duce the develop | able area to | around 0.43ha. | | |
| | | | | | | |
| | A density of 30dph has I | | | | _ | |
| | of settlement site in a transitional location. This would result in an estimated | | | | | |
| | capacity of 13 dwellings (7 net, taking account of existing flats on the site), | | | | | |
| | which is considered mor | e realistic than tr | at promoted | (15 units). | | |
| | Therefore a conscitu of 7 not devallings (42 support will be included | | | | | |
| | within SHELAA. | Therefore, a capacity of 7 net dwellings (13 gross) will be included | | | | |
| Suitability | Potentially suitable | | | | | |
| Guitability | There are a number of factors which need to be investigated further such as | | | | | |
| | potential for impact upon nearby heritage assets, and features (such as | | | | | |
| | protected trees) will nee | | | | | |
| | | | | | | |
| | determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development). | | | | | |
| Availability | Available | | | | | |
| • | Site is in single ownersh | ip and Millgate h | ave an optior | n. There are no | | |
| | disclosed legal issues w | hich would preve | nt developm | ent. | | |
| Achievability | Potentially achievable | | | | | |
| | The submission form inc | dicates developm | ent within the | e next 5 years, ar | าd a | |
| | developer has an option | | | , , , | • | |
| | that the site would be ac | | | _ | | |
| | undertaken with subseq | | | | able | |
| <u> </u> | prospect that the site co | uld be delivered v | within the ne | xt 15 years. | | |
| Deliverability/ | Developable | | | | | |
| Developability | The site is available (wit | | | | le for | |
| | development if the vario | | | | | |
| | feasible that developme | nt could take plac | e within the | next 6-15 year po | eriod. | |

Appendix 2 - Proformas of individual sites: Bracknell Town

| Site Ref | BRA1 | Site Address | Land at Parkview Farm, Old Wokingham Road |
|----------|-------------------|--------------|---|
| Parish | Bracknell Town | Ward | Great Hollands North |

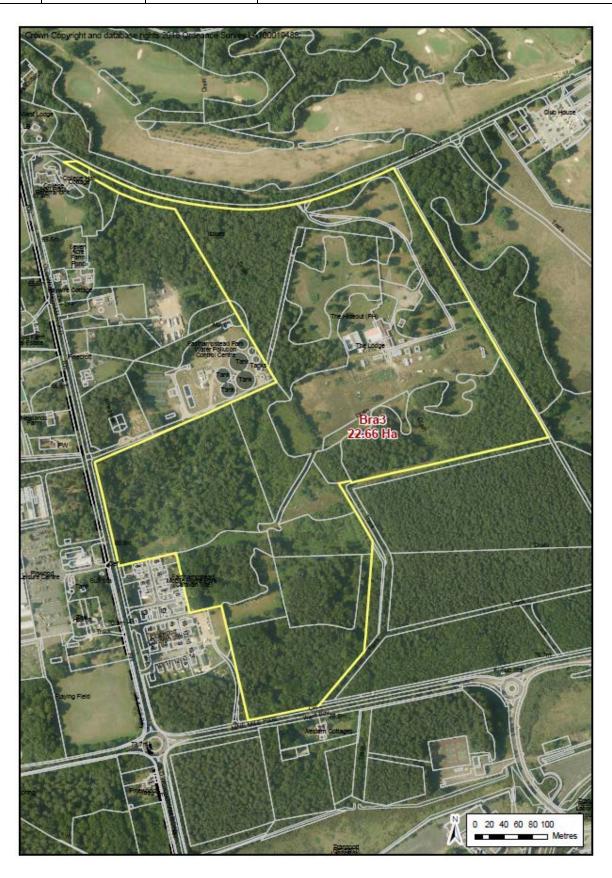


| Site area | 38.38ha | | Sourc | е | Call for | sites January 20 |)16 |
|------------------------|---|--|-----------|-------------|----------------|--|-------------|
| Developer/ | Housing (C3 | use): | | <u>-</u> | | | |
| Landowner suggestion | 650 units | 650 units | | | | | |
| Site description | Site: Arable f | Site: Arable farmland with 2 storey house and barns. Field boundaries marked | | | | | |
| • | by hedges and trees. Site dissected by footpath that follows access road to | | | | | | |
| | house and ba | | | | • | | |
| | Access: Off | Old Woking | ham Ro | oad (poor | visibility). | | |
| | Levels: Land | falls to the | north w | est. | | | |
| | Current use: | Agricultura | ıl includ | ing farmh | ouse and ba | irns; some used t | for small |
| | commercial u | | r repairs | S. | | | |
| | Character: F | Rural. | | | | 0 5 1 | |
| Location of site | Settlement | | | ryside | Yes | Green Belt | - |
| PDL status of site | Previously De | • | | - | Greenfield | | Yes |
| Key Issues/Constraints | | utside of a | | | | | |
| | | • | | | • | evels across site. | |
| | | | | grade 3, | some of whi | ch may be 'the b | est and |
| | | atile' (grade | - | | | | |
| | | | | ocal Wild | life Site, And | cient Woodland, a | and area |
| | | ble to flood | U | | | | |
| | _ | - | | | - | l Park College). | |
| | | | | | archaeologic | | |
| Potential capacity | | | | | • | ore than 108 uni | |
| | | • . | | | | ire, a 45% develo | • |
| | | | | • | • | vould result in the | 9 |
| | following esting | - | - | | = | uirements: | |
| | | • , | | | pable area) | , | |
| | | • | e and 1 | 1.2ha of | SANG (minir | mum) | |
| | • | nary school | | | | \ | |
| | | | | | | s), however 35dp | |
| | | | | | | te (instead of the | |
| | | | | | | 650, there is no | |
| | • | _ | | | • | e, however, given | |
| | • | potential scale of the development, this would be need to be considered further | | | | | |
| | | through the site allocation process/IDP assessment. It is assumed that trees, Local Wildlife Site and area of flood zone could be | | | | | |
| | accommodate | | | | | n nood zone cou | id bC |
| | | | | | | uded within SHE | ΙΔΔ |
| Suitability | Potentially s | | . 000 a | onnige | 50 | , a da a a a a a a a a a a a a a a a a a | |
| Canabina | _ | | actors w | hich nee | d to be inves | tigated further (a | oricultural |
| | | | | | | ed to be retained. | |
| | | | | | | changes, Local W | |
| | | | | | | building (plus | |
| | | | | | | part of the site. | The plan |
| | | | | | | the site (for exan | |
| | change in the | | | | • | ` | |
| Availability | Potentially a | | | | | . , | |
| _ | The site is in | single owne | ership, a | and Berke | eley Strategio | c Land Ltd have a | an option |
| | | | | | | ies and covenan | |
| | land) which c | ould have ir | mplicati | ons for tir | ming of deve | lopment. | |
| Achievability | Potentially a | | | | | | |
| | | | | | | e next 6-15 years | |
| | | | | | | Results of the vi | |
| | | | | | | ever, detailed via | |
| | sites will be u | ndertaken v | with sub | sequent | detailed ass | essments. There | is a |

| | reasonable prospect that the site could be delivered within the next 15 years (provided tenancy and covenants are resolved). | | | |
|-----------------|--|--|--|--|
| Deliverability/ | Potentially developable | | | |
| Developability | The site is available (with a developer involved), although there are existing covenants and tenancies it has been advised that these would not restrict development of the site. It is potentially suitable for development if the various issues and constraints are addressed. It is feasible that development could take place within the next 6-15 years. | | | |

| Addendum: BRA2 – this site has been withdrawn from the SHELAA, so has been removed, and will not be subject to further assessment. |
|--|
| BRA2 – No longer included in the SHELAA |
| |
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| |
| |

| Site Ref | BRA3 | Site Address | The Hideout, Old Wokingham Road (West Road) |
|----------|-------------------|--------------|---|
| Parish | Bracknell Town | Ward | Great Hollands South |



| Site area | 22.66ha Source Call for sites January 2 | 2016 | | | | |
|--|--|--------------------------------|--|--|--|--|
| Developer/ | Housing (C3 use) and residential institution (C2 use): | | | | | |
| Landowner suggestion | 112 units | | | | | |
| Site description | Site: Lodge and barn with 3 or 4 single storey chalet style buildings. Enclaves of grassland amidst woodland. Fairly enclosed. Access: Off West Road (fairly narrow). Levels: Land falls to the south. Current use: Restaurant and leisure use, in woodland setting. | | | | | |
| | Character: Rural. | | | | | |
| Location of site | Settlement - Countryside Yes Green Belt | - | | | | |
| PDL status of site | Previously Developed Land - Greenfield | Yes | | | | |
| Key Issues/Constraints Potential capacity | Located outside of a defined settlement. Contains trees, and change in levels across site. Proximity to sewage treatment works. Site is within setting of an archaeological asset. Part of site within high pressure oil pipeline consultation zone. | | | | | |
| | Given the extent of tree cover, this has been discounted from the site area, leaving a remaining area of 7.2ha. C3 use and C2 use is proposed. 0.4ha is requirement to accommodate a 60-bed care home (C2 use), which would leave a residual area of 6.8ha available for C3 development. The site is within the 400m-5km SPA buffer, and as more than 108 units (but less than 600 units) could be achieved, ordinarily a 50% developable area would be assumed. However, it is likely that open space/SANG provision could be accommodated within the existing treed area (subject to meeting quality and quantity standards). Therefore 100% of the remaining area, at 30dph (as the site does not adjoin the settlement, but is a larger site) has been assumed. This would result in the following estimated capacity/on-site infrastructure requirements: • 204 dwellings (on 6.8ha developable area) • 2ha of open space and 3.8ha of SANG (minimum) • (As the number of units is below 600, there is no requirement for a neighbourhood centre, community centre or primary school). Therefore, a capacity of 204 dwellings, and a 60-bed care home will be | | | | | |
| Suitability | Potentially suitable There are a number of factors which need to be investigated further (sewage treatment works, implications of oil pipeline buffer), and feature as trees) will need to be retained. Any development will also need to account of level changes. The plan making process will determine the suitability of the site (for example, any change in the settlement bound accommodate development). | ires (such take e future | | | | |
| Availability | Available The site is in single ownership. There are no disclosed legal issues which | | | | | |
| Achievability | would prevent development. Achievable The submission form indicates development within the next 5 years, and the site appears to be single ownership. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | | |

| Deliverability/ | Developable |
|-----------------|---|
| Developability | The site is available (with a developer involved). It is potentially suitable for |
| | development if the various issues and constraints are addressed. It is feasible |
| | that development could take place within the next 6-15 year period. |

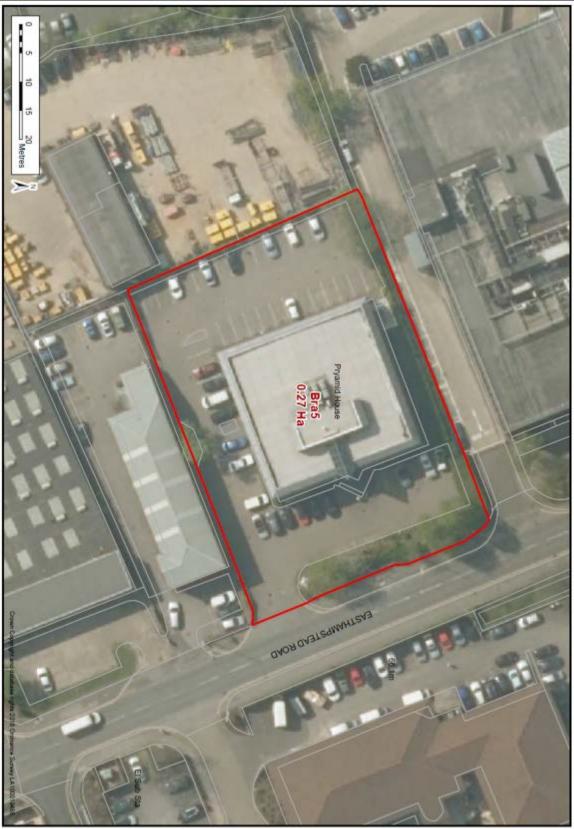
| Site Ref | BRA4 | Site Address | Beaufont Park, Nine Mile Ride (South Road) |
|----------|-------------------|--------------|--|
| Parish | Bracknell Town | Ward | Great Hollands South |



| Site area | 34.24ha | Source | Call for | sites January 20 | 016 |
|------------------------------------|--|--|---|--|----------------------------|
| Developer/ Landowner suggestion | Housing (C3 use): 300 units | | | | |
| Site description | Site: Modern office block in heathland setting. Some areas of dense woodland with swathe of grassland that runs through central portion of site. Character of site changes North to South. Southern area is more typical of heathland – pine plantation. Access: Off Nine Mile Ride. Levels: Land falls significantly from north to south. Current use: Offices, in woodland/heathland setting. Character: Rural. | | | racter of | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - |
| PDL status of site | Previously Developed La | | Greenfield | • | Yes |
| Key Issues/Constraints | Located outside of aContains trees, and oPart of site within high | defined settleme change in levels a ph pressure oil pip | across site. Jeline consu | | |
| Potential capacity Suitability | Given the extent of tree cover, this has been discounted from the site area, leaving a remaining area of 8.6ha. The site is within the 400m-5km SPA buffer, and as more than 108 units (but less than 600 units) could be achieved, ordinarily a 50% developable area would be assumed. However, it is likely that open space/SANG provision could be accommodated within the existing treed area (subject to meeting quality and quantity standards). Therefore 100% of the remaining area, at 30dph (as the site does not adjoin the settlement, but is a larger site) has been assumed. This would result in the following estimated capacity/on-site infrastructure requirements: • 258 dwellings (on 8.6ha developable area) • 2.56ha of open space and 4.77ha of SANG (minimum) • (As the number of units is below 600, there is no requirement for a neighbourhood centre, community centre or primary school). Therefore, a capacity of 258 dwellings will be included within SHELAA. | | | its (but area sion could uality and (as the med. ure | |
| | There are a number of far features (such as trees) need to take account of the future suitability of the boundary to accommoda | will need to be re level changes. The site (for examp | tained. Any he plan mak le, any chan | development will development will development will development will develop with the development will develo | ll also determine |
| Availability | Potentially available The site is in multiple ownership; Beaufont Park building, parking and landscaping owned by Julian Hodge Bank, and the remainder of the site owned by Fenchurch Estates and PCC. No developer/house builder is involved. There are no disclosed legal issues which would prevent development. | | | ed. | |
| Achievability Deliverability/ | Potentially achievable The submission form ind site appears to be single Results of the viability st However, detailed viabili assessments. There is a within the next 15 years. Potentially developable | licates developme e ownership, but w udy suggest that ity of sites will be a reasonable pros | ent within the vithout a hou the site wou undertaken | e next 5 years, a use builder involv lld be achievable with subsequent | nd the red. detailed |
| Developability | The site is potentially av | | per involved | d at present). It is | S |

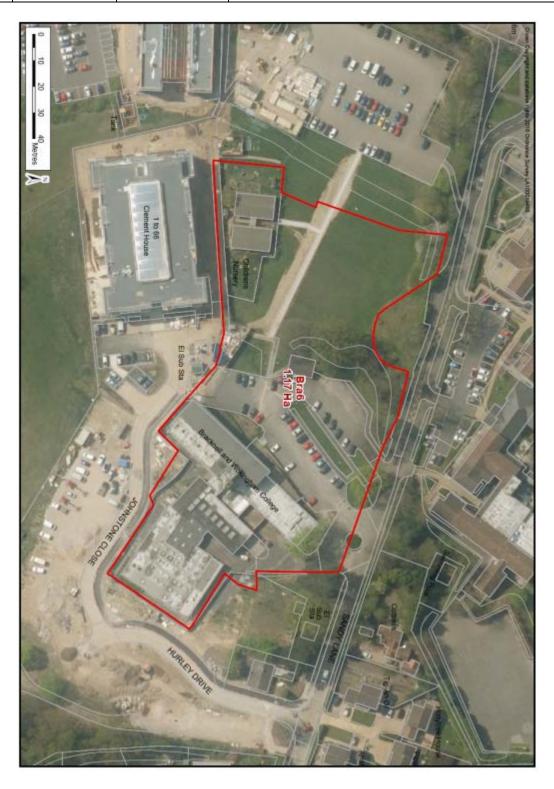
| potentially suitable if various issues and constraints are addressed. It is |
|--|
| feasible that development could take place within the next 6-15 year period. |
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| Site Ref | BRA5 | Site Address | Pyramid House, Easthampstead Road |
|----------|-------------------|--------------|-----------------------------------|
| Parish | Bracknell Town | Ward | Priestwood & Garth |



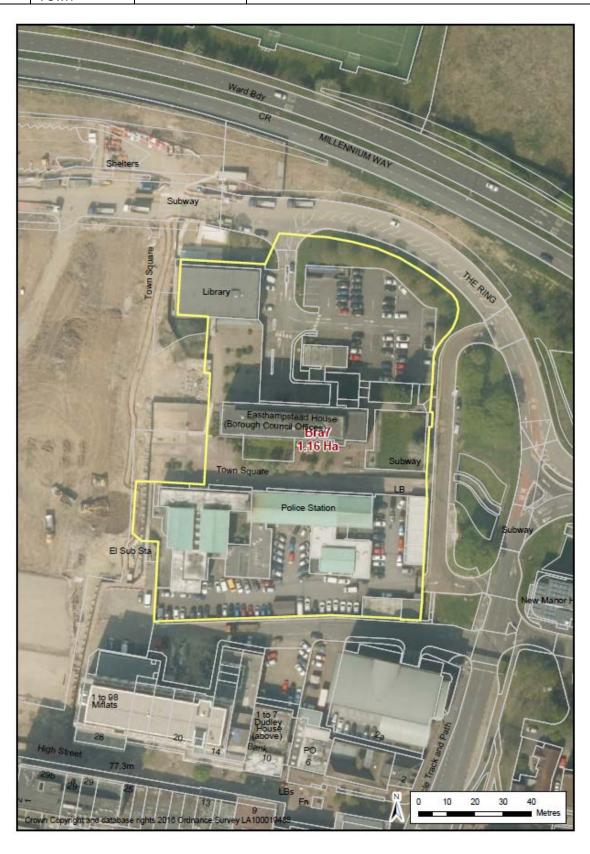
| Site area | 0.27ha | Source | Call fo | r sites January 20 | 016 | |
|--------------------------------|--|--|----------------|------------------------------------|-------------------|--|
| Developer/ | Housing (C3 use): | | | | | |
| Landowner suggestion | 40 units | | | | | |
| Site description | Site: Two storey 1970's style building in midst of commercial area. | | | | | |
| • | Access: Off Easthampstead Road. | | | | | |
| | Levels: Flat. | | | | | |
| | Current use: Currently | used as gym plu | s supporting | uses (e.g. Physic | 0 | |
| | treatments). | | | | | |
| | Character: commercial. | | | | | |
| Location of site | Settlement Yes | Countryside | - | Green Belt | - | |
| PDL status of site | Previously Developed La | and Yes | Greenfield | | - | |
| Key Issues/Constraints | Potential contaminat | tion from landfill. | | | | |
| Potential capacity | It is not clear whether th | e proposal would | d involve con | version of the ex | isting | |
| | building, or redevelopme | ent. | | | | |
| | | | | | | |
| | | | | the Government | | |
| | | | | for a 1-bed unit, a | | |
| | | | | tion), conversion | of the | |
| | existing building | • • • • • | • | | | |
| | | | | the site is in a to | wn centre | |
| | location), this wo | ould yield (on a 0 | .27ha site): 1 | 9 dwellings. | | |
| | | | | | _ | |
| | As the site is in a sustainable location on the fringe of Bracknell Town Centre, a | | | | | |
| | | capacity based on the conversion of existing floor space will be used. | | | | |
| | Therefore, a capacity of 33 units will be included within the SHELAA. | | | | | |
| Suitability | Potentially suitable There are a graph or of factors which need to be investigated further such as | | | | | |
| | There are a number of factors which need to be investigated further such as | | | | | |
| | potential for contamination from landfill. The plan making process will | | | | | |
| | determine the future suitability of the site. | | | | | |
| Availability | Potentially available | analisa kutua da | | and the official and the formation | L I | |
| | The site is in single ownership, but no developer/house builder is involved. There are existing tenancies which could have implications for timing of | | | | | |
| | _ | icies which could | i nave implic | ations for timing (| OT | |
| Achievehility | development. | | | | | |
| Achievability | Potentially achievable | | 4 | + - | 41 | |
| | The submission form inc | | | | | |
| | site appears to be single | • | | | | |
| | Results of the viability st | | | | | |
| | However, detailed viabil | • | | - | | |
| | assessments. There is | | | | elivered | |
| Deliverability/ | within the next 15 years Potentially developable | | by issues are | resulveu). | | |
| Deliverability/ Developability | The site is potentially av | | oper involve | d at procent) has | NOVOr | |
| Developability | there is an existing tena | | | | | |
| | constraints are addresse | • | • | | | |
| | | | ınaı develop | ment could take | piac e | |
| | within the next 6-15 yea | i periou. | | | | |

| Site Ref | BRA6 | Site Address | Bracknell and Wokingham College, Wick Hill, Sandy Lane |
|----------|-------------------|--------------|--|
| Parish | Bracknell Town | Ward | Priestwood & Garth |



| Site area | 1.17ha | Source | Call for | sites January 20 | 016 | |
|------------------------|--|--|-----------------|---------------------|----------|--|
| Developer/ | Housing (C3 use): | 1 | I | | | |
| Landowner suggestion | 65 units | | | | | |
| Site description | Site: 1950s/60s educati | onal buildings, 3 st | orey and s | ingle storey flat r | oofed | |
| | structures. | | | | | |
| | Car Park on western sid | le of site, boundarie | es being m | arked by mature | trees | |
| | in places. | _ | | | | |
| | Access: Off Sandy Lan | | | | | |
| | Levels: Site falls significe Current use: College at | | d standing | parking area | | |
| | Character: Transitional | • | | parking area. | | |
| Location of site | Settlement Yes | Countryside | Ullal. - | Green Belt | T _ | |
| PDL status of site | Previously Developed L | | Greenfield | Green Deit | | |
| Key Issues/Constraints | , | nination from landfil | | | | |
| Rey issues/Constraints | | | 1. | | | |
| | Site contains pro Setting of adjace | ent listed building. | | | | |
| | Level changes w | • | | | | |
| Potential capacity | The site contains protect | | which has h | seen discounted t | from | |
| Fotential capacity | the site area, resulting in | | | | | |
| | between 1-2ha, therefor | • | | | | |
| | be required. Therefore | | | | oulu | |
| | developable area). Give | • | | ` | able | |
| | town centre, a density o | | | • | | |
| | estimated capacity of 67 | | | | | |
| | is assumed could be partly accommodated within existing area of trees) | | | | | |
| | Therefore, a capacity of | • | | • | • | |
| Suitability | Potentially suitable | - | | | | |
| | There are a number of f | actors which need | to be inves | tigated further (s | such | |
| | as potential for contamir | | | | | |
| | need to be retained. An | | | | | |
| | level changes, and the s | | | | | |
| | making process will dete | ermine the future si | uitability of | the site. | | |
| Availability | Available | | | | | |
| | Site is in single ownersh | • | | • | re no | |
| Ashiovahility | disclosed legal issues w Achievable | nich would preven | i developm | ent. | | |
| Achievability | | diaataa dayalaamaa | ملد منطانيين دم | | مطائله م | |
| | The submission form inc | - | | • | | |
| | site appears to be single | | | | | |
| | of the viability study sug detailed viability of sites | • | | | er, | |
| | • | | | • | | |
| | assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | | |
| Deliverability/ | Developable | i io years. | | | | |
| Developability | • | h a developer invo | lved) It is | notentially suitah | ole for | |
| Dovolopasinty | | The site is available (with a developer involved). It is potentially suitable for development if the various issues and constraints are addressed. It is | | | | |
| | feasible that developme | | | | | |
| | Treasible that developine | in could take place | WILLIEF LIFE | HOAL OF TO YEAR P | oriou. | |

| Site Ref | BRA7 | Site Address | Town Square, The Ring (comprising Easthampstead House, Bracknell Library, Magistrates Court and Police Station) |
|----------|-------------------|--------------|---|
| Parish | Bracknell Town | Ward | Wildridings and Central |



| Site area | 1.16ha | Source | | Call for | sites January 2 | 016 | |
|------------------------|-------------------------------|---|----------|-----------------|--------------------|-------------|--|
| Developer/ | Housing (C3 use) | | | | | | |
| Landowner suggestion | | 900 units (this was based on a site area of 36ha, at 25dph – which does not | | | | | |
| | reflect area of site | e map submitted) | | | | | |
| Site description | Site: | | | | | | |
| | Police St | ation: two and the | ree sto | rey pitched i | oof buildings wi | thin a | |
| | walled co | mpound area con | taining | parking. Fr | ont of building fa | aces Town | |
| | Square. | | | | • | | |
| | Magistrat | tes Court - Two-s | storey | flat roof build | ding joined onto | Police | |
| | _ | ot currently in use | • | | • . | | |
| | redevelop | _ | | | | | |
| | - | Three storey build | ing ac | cessed via d | ecked area. | | |
| | - | Easthampstead House: Five storey detached offices with parking area | | | | | |
| | | to rear. Also contains portacabin buildings. Various grassed/treed areas | | | | | |
| | | t and north bound | | | | | |
| | • | uare: paved pede | • | | • | • | |
| | | ar access from the | | | | | |
| | | rom main part of | | | access via subvi | ay and | |
| | | th to south. Also | | | nacia etane un | to decked | |
| | pedestrian area t | | IIICIIIC | ai ievei ciiaii | ges i.e. steps up | to decked | |
| | • | lice Station, Magis | etratae | Court Libra | ry and Council | | |
| | offices/parking. | ice Station, Magic | siraics | Court, Libra | ry and Council | | |
| | | n boundary of Bra | cknell | Town Centr | e Mived comm | orcial and | |
| | retail. | I boundary or bra | CKIICII | TOWIT CEILL | e. IVIIXeu Commi | erciai ariu | |
| Location of site | | Yes Country | nido | _ | Green Belt | | |
| PDL status of site | | | Yes | Croonfield | Green beit | - | |
| | Previously Devel | | | Greenfield | | | |
| Key Issues/Constraints | | es within the site. | | •• | 1.00 | | |
| Potential capacity | | etween 1-2ha, the | | | | | |
| | • | e required. The s | | | | | |
| | | he SHELAA meth | | | | | |
| | | site, higher dens | | | | | |
| | | elvin Gate (former | | | | | |
| | _ | nd 150dph, which | | | • | | |
| | | area has been a | | | | | |
| | | l open space requ | | | | | |
| | | n the potential cap | | | | | |
| | | Centre a mixed us | e aeve | elopment con | nprising two floo | rs ot | |
| | employment use | | : | | | | |
| | | in an estimated o | • | <i>5</i> | | | |
| | | ings (on a 0.8ha d | | | | | |
| | • | of employment flo | | ace. | | | |
| | | on-site open space | | | | | |
| | | acity of 120 unit | | | f employment f | oor | |
| | | cluded within the | SHE | _AA. | | | |
| Suitability | Potentially suita | | | | | | |
| | | ber of factors which | | | | | |
| | | hin the site. The | plan m | aking proce | ss will determine | the future | |
| | suitability of the s | | | | | | |
| Availability | Potentially avail | | | | | | |
| | | jle ownership, but | no de | veloper/hous | se builder is invo | lved. | |
| Achievability | Potentially achie | | | | | | |
| | | orm indicates dev | | | | | |
| | site appears to be | e single ownershi <mark>j</mark> | o, but v | without a hou | use builder invol | ved. | |
| | | | | | | | |

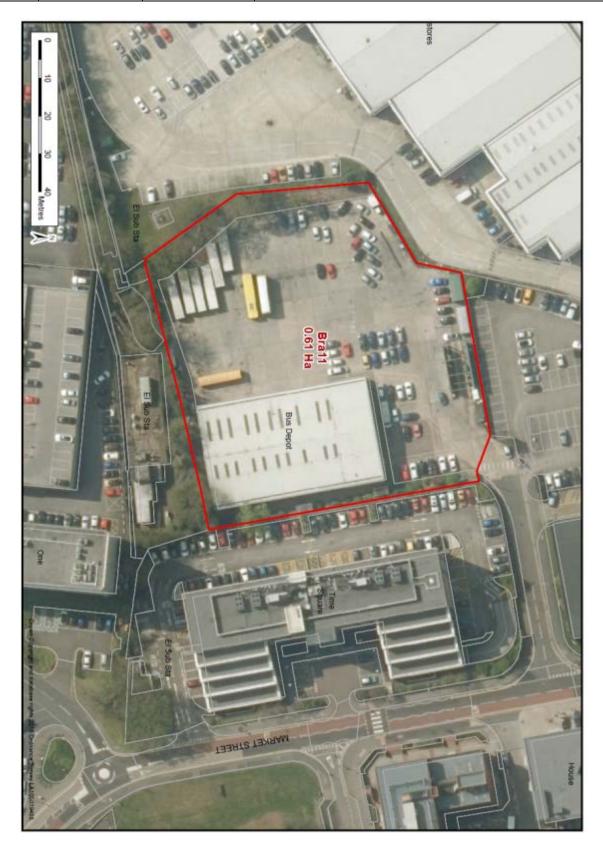
| | Demolition of existing buildings and site clearance could have implications for timing of development. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years (provided tenancy issues are resolved). |
|-----------------|---|
| Deliverability/ | Potentially developable |
| Developability | The site is potentially available (no developer involved at present). It is |
| | potentially suitable if various issues and constraints are addressed. It is |
| | feasible that development could take place within the next 6-15 year period. |

| Site Ref | BRA8 | Site Address | Land east of Old Toll Gate Close (land at Allsmoor Lane) |
|----------|-------------------|--------------|--|
| Parish | Bracknell Town | Ward | Harmanswater |



| Site area | 0.5ha | Source | Call for | sites January 2 | 016 | |
|------------------------|--|---|-----------------|-------------------------|----------------|--|
| Developer/ | Housing (C3 use): | | l . | | | |
| Landowner suggestion | 7 units | | | | | |
| Site description | Site: Area of land contain | | | | | |
| | Allsmoor Lane to East a | | lose to west | (site is visible fr | om cul- | |
| | de-sac within Old Tollga | | | | | |
| | | ccess: No obvious access at present (proposed is off London Road) | | | | |
| | Levels: Lower than Lone | | | North to South) | | |
| | Current use: Area conta | | egetation | | | |
| | Character: Predominan | | | T = | | |
| Location of site | Settlement Yes | Countryside | - | Green Belt | - | |
| PDL status of site | Previously Developed La | | Greenfield | | Yes | |
| Key Issues/Constraints | Site contains pro | | | | | |
| | Levels change w | ithin the site. | | | | |
| Potential capacity | The site contains trees, | including protecte | ed, and it is r | not clear how the | site | |
| | could accommodate dev | | | ese features. Th | erefore, a | |
| | capacity of zero will be | included in the | SHELAA. | | | |
| Suitability | Suitability unknown | | | | | |
| | There are a number of fa | | | | | |
| | levels), and addressing l | | | | | |
| | to be retained, which wo | | | | king | |
| | process will determine the | ne future suitabilit | y of the site. | | | |
| Availability | Potentially available | | | | | |
| | The site is in single own builder is involved. | ership, with an op | otion holder, | but no develope | r/house | |
| Achievability | Potentially achievable | | | | | |
| • | The submission form inc | licates developme | ent within the | e next 5 years, a | and the | |
| | site appears to be single | ownership, but v | vithout a hou | ise builder involv | ved. | |
| | Results of the viability st | udy suggest that | the site wou | ld be achievable |) . | |
| | However, detailed viabili | ty of sites will be | undertaken | with subsequent | t detailed | |
| | assessments. There is | | | | lelivered | |
| | within the next 15 years | | | resolved). | | |
| Deliverability/ | Not developable within | | | | | |
| Developability | The site is potentially av | | | | | |
| | existing environmental c | | | | | |
| | within the site mean that | the site may be | unlikely to be | e suitable within | the next | |
| | 15 years. | | | | | |

| Site Ref | BRA11 | Site Address | Bus Depot (Coldborough House), Market Street |
|----------|-------------------|--------------|--|
| Parish | Bracknell Town | Ward | Wildridings and Central |



| Site area | 0.61ha | Source | CLP Issues and Options Ju | ine | | |
|--------------------------------|---|--|---|----------------------|--|--|
| Developer/ | Housing (C3 use): | | 2016 | | | |
| Landowner suggestion | | | | | | |
| Site description | | hed office building | with extensive hard standing are | a for | | |
| One description | parking and vehicle wa | • | • | Ja 101 | | |
| | Access: From Market | | | | | |
| | | ` . | rounding uses at different levels | (i.e. | | |
| | Time Square). | J | 3 | ` | | |
| | Current use: Bus Dep | ot. | | | | |
| | | | Town Centre. Mixed retail | | | |
| | (warehousing) and com | mercial offices. | | | | |
| Location of site | Settlement Yes | Countryside | - Green Belt | - | | |
| PDL status of site | Previously Developed I | _and Yes | Greenfield | - | | |
| Key Issues/Constraints | Potential for contant | nination from exist | ng use on site. | | | |
| | Site contains trees, | including protecte | d. | | | |
| Potential capacity | The site area is under | Tha, therefore no r | eduction in site area to accommo | odate | | |
| | on-site infrastructure (such as open space is required). | | | | | |
| | | | | | | |
| | | | centre location. Whilst the SHEL | | | |
| | | | ations, in the vicinity of this site, h | | | |
| | | • | ermitted – for example, Amber H | | | |
| | , | _ | permission, and would result in ' | | | |
| | | | dph). Applying this density to the | | | |
| | ` ` ` | | timated capacity of 236 dwelling | | | |
| | | | uired, given the potential capacit Town Centre a mixed use | .у. | | |
| | | | loyment use is assumed, based | on a | | |
| | | | vide 3,050m ² of employment floo | | | |
| | space. | init tino wodia pro | nac o,ocom or employment hoo | • | | |
| | opace. | | | | | |
| | | | | | | |
| | Therefore, a capacity | of 236 units and | 3,050m ² of employment floor s | расе | | |
| | will be included within | n the SHELAA. | • • | - | | |
| Suitability | Potentially suitable | | | | | |
| | There are a number of factors which need to be investigated further such as | | | | | |
| | | | use, and features (such as trees, | | | |
| | | | ed. The plan making process wi | II | | |
| | determine the future su | itability of the site. | | | | |
| Availability | Potentially available | | | | | |
| | | | . , | | | |
| | The site is in single ow | | veloper/house builder is involved | | | |
| Achievability | The site is in single own Potentially achievable |) | • | | | |
| | The site is in single own Potentially achievable The submission form in | dicates developm | ent within the next 5 years, and t | | | |
| | The site is in single own Potentially achievable The submission form in site appears to be single | dicates developm e ownership, but v | ent within the next 5 years, and t vithout a house builder involved. | he | | |
| | The site is in single own Potentially achievable The submission form in site appears to be single Demolition of existing by | dicates developm e ownership, but vouildings and site o | ent within the next 5 years, and t vithout a house builder involved. learance could have implications | he s for | | |
| | The site is in single own Potentially achievable The submission form in site appears to be single Demolition of existing be timing of development. | dicates developm e ownership, but vouildings and site of Results of the via | ent within the next 5 years, and t vithout a house builder involved. learance could have implications bility study suggest that the site | he s for | | |
| | The site is in single own Potentially achievable The submission form in site appears to be single Demolition of existing be timing of development. be achievable. However | edicates developm e ownership, but vouildings and site of Results of the via er, detailed viability | ent within the next 5 years, and to without a house builder involved. Hearance could have implications bility study suggest that the site of sites will be undertaken with | he s for would | | |
| | The site is in single own Potentially achievable The submission form in site appears to be single Demolition of existing be timing of development. be achievable. However subsequent detailed as | edicates developmed ownership, but we wildings and site of Results of the vialer, detailed viability sessments. There | ent within the next 5 years, and to without a house builder involved. Hearance could have implications bility study suggest that the site of sites will be undertaken with the is a reasonable prospect that the | he s for would | | |
| Achievability | The site is in single own Potentially achievable The submission form in site appears to be single Demolition of existing be timing of development. be achievable. However, subsequent detailed as could be delivered with | dicates developme ownership, but wouldings and site of the via r, detailed viability sessments. There in the next 15 year | ent within the next 5 years, and to without a house builder involved. Hearance could have implications bility study suggest that the site of sites will be undertaken with the is a reasonable prospect that the | he s for would | | |
| Achievability Deliverability/ | The site is in single own Potentially achievable The submission form in site appears to be single Demolition of existing be timing of development. be achievable. However, subsequent detailed as could be delivered with Potentially developable. | dicates developme ownership, but wouldings and site of Results of the viate, detailed viability sessments. There in the next 15 yeale | ent within the next 5 years, and to without a house builder involved. Ilearance could have implications bility study suggest that the site of sites will be undertaken with exist a reasonable prospect that the state. | he s for would | | |
| Achievability | The site is in single own Potentially achievable The submission form in site appears to be single Demolition of existing be timing of development. be achievable. However, subsequent detailed as could be delivered with Potentially developabed. The site is potentially achievable. | edicates developme ownership, but wouldings and site of Results of the viace, detailed viability sessments. There in the next 15 year le | ent within the next 5 years, and to without a house builder involved. Hearance could have implications bility study suggest that the site of sites will be undertaken with the is a reasonable prospect that the | he s for would | | |

| Site Ref | BRA12 | Site Address | Former Bus Depot, Market Street, Bracknell |
|----------|-----------|--------------|--|
| Parish | Bracknell | Ward | Wildridings and Central |
| | Town | | |



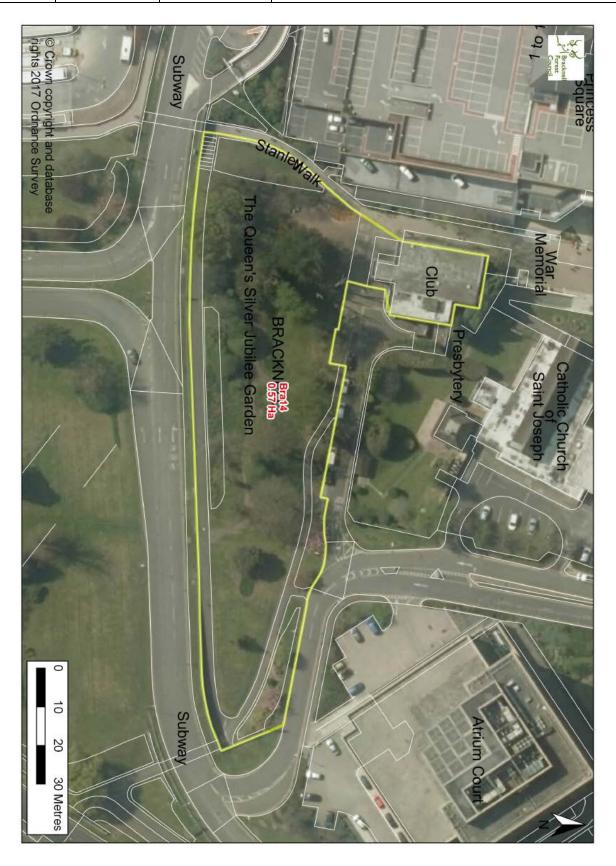
| Site area | 0.47ha | Source | e | Post N | lov/Dec 2016 site | · & |
|------------------------|--|------------------------------|-------------------------|---------------------------------|------------------------------|-------------|
| | | | | metho | dology consultati | on |
| Developer/ | Housing (C3 use): Nor | Housing (C3 use): None given | | | | |
| Landowner suggestion | | | | | | |
| Site description | Site: The site is relative | | | | | |
| | contractor. It does not h | • | _ | buildings on | site and adjoins | ine |
| | Point' a town centre leis Access: Vehicular fron | | | | | |
| | Levels: Fairly Level | i iviai k e t | Sileet. | | | |
| | Current use: Compou | nd for hid | hwavs r | naintenance | contractor. | |
| | Character: Within bour | | | | | ercial and |
| | retail. | , | | | | |
| Location of site | Settlement Yes | Count | ryside | - | Green Belt | - |
| PDL status of site | Previously Developed I | ₋and | Yes | Greenfield | | - |
| Key Issues/Constraints | Given the existing to | ise there | is a risk | of contamin | ation. | |
| | Possible impact on | | | | | |
| Potential capacity | The site area is 0.47ha | | | | | |
| | in a sustainable town c | | | | | |
| | 70dph for such location | | | | | |
| | permitted around the to | | | | | |
| | site, application 05/003 considered appropriate | | | | | |
| | capacity of 70 dwellings | | | | | |
| | Centre a mixed use de | | | | | |
| | assumed, based on a 5 | | | | | |
| | employment floor space | | | • | • | |
| | | | | | | |
| | Therefore, a capacity | | | $2,350\text{m}^2$ of ϵ | employment floo | r space |
| | will be included within | n the SHI | ELAA. | | | |
| Suitability | Potentially suitable | 6 1 | la facility as a second | al da la a facca | a Cara ta al frontla a non a | |
| | There are a number of contamination. The pla | | | | | |
| | the site. | ııı ınakınç | proces | s will determ | ine the future Sun | lability of |
| Availability | Potentially available | | | | | |
| / trainability | The site is in single own | nership. b | out no de | veloper/hou | se builder is invo | lved. |
| Achievability | Potentially achievable | | | | | |
| | The site is in single own | | out witho | ut a house b | uilder involved. | The site is |
| | currently used as a con | npound, a | although | clearance c | ould have implica | tions for |
| | timing of development. | | | | | |
| | be achievable. Howeve | • | | | | |
| | subsequent detailed as | | | | nable prospect th | at the site |
| Deliverebility | could be delivered with | in the nex | κτ 15 yea | ırs. | | |
| Deliverability/ | Developable The site is potentially a | vailable (| no dovol | onor involve | ud at proceed) It : | |
| Developability | The site is potentially a potentially suitable if va | | | | | |
| | feasible that developme | | | | | |
| | Toddible that developing | ont could | tano pia | OC WILLIIII LITE | TIONE OF TO YEAR P | oriou. |

| Site Ref | BRA13 | Site Address | Cooper's Hill, Crowthorne Road North, Bracknell |
|----------|-----------|--------------|---|
| Parish | Bracknell | Ward | Wildridings and Central |
| | Town | | |



| Site area | 1.06ha | Source | Post Nov/Dec 2016 site | & | | |
|-------------------------|---|---|--|-----------|--|--|
| One area | 1.00114 | Jource | methodology consultatio | | | |
| Developer/ | Housing (C3 use): None | l aiven | methodology consultatio | 11 | | |
| Landowner suggestion | Tiousing (Oo use). None | givon | | | | |
| Site description | Site: Cooper's Hill, Crowthorne Road North, Bracknell | | | | | |
| One description | Access: Vehicular from | | i, Brackien | | | |
| | | | not of sufficient significance | to affect | | |
| | • | Levels: Land slopes from east to west, but not of sufficient significance to affect development of the site. | | | | |
| | Current use: Youth & (| | | | | |
| | | _ | nell Town Centre - the site is | 3 | | |
| | bounded by Bracknell tra | | | | | |
| Location of site | Settlement Yes | Countryside | - Green Belt | - | | |
| PDL status of site | Previously Developed La | | Greenfield | - | | |
| Key Issues/Constraints | The site includes a recorded to the site includes a recor | | | | | |
| ney issues, constraints | Potential for noise from | | | | | |
| | Within proximity to A | • | | | | |
| Potential capacity | | | n-site open space at 30sqm | nor | | |
| Potential capacity | | | ated in a sustainable town co | | | |
| | | | | | | |
| | | | sets out 70dph for such loca s have been permitted, for e | | | |
| | | | tion 05/00380/FUL) at a der | | | |
| | ` | | , | - | | |
| | • | | oriate for this location. A 70 | | | |
| | • | | ler to be able to accommoda | | | |
| | | | s. An off-site bespoke SANO | | | |
| | | | Given the location of the site | | | |
| | | | pment comprising one floor | OI | | |
| | employment use is assu | med, based on a 5 | 0% developable footprint. | | | |
| | This would result in an e | estimated capacity of | of: | | | |
| | | n a 0.74ha develop | | | | |
| | | oyment floor space | | | | |
| | 0.36ha of on-site | | • | | | |
| | | | 300m2 of employment floo | or space | | |
| | will be included within | | ocome or omproyment not | or opaco | | |
| Suitability | Potentially suitable | | | | | |
| - Carrain | _ | actors which need t | o be investigated further su | ch as | | |
| | | | aking process will determine | | | |
| | future suitability of the si | - | 9 р. состо астолить | | | |
| Availability | Potentially available | | | | | |
| | | ership, but no deve | loper/house builder is involv | ∕ed. | | |
| Achievability | | | ng buildings and site cleara | | | |
| | | | pment. Results of the viabil | | | |
| | | | However, detailed viability o | | | |
| | | | d assessments. There is a | | | |
| | | | delivered within the next 15 | years | | |
| | (provided tenancy issue | | | | | |
| Deliverability/ | Potentially developable | , | | | | |
| Developability | - | | er involved at present). It is | | | |
| , | | ` . | nstraints are addressed. It is | | | |
| | | | within the next 6-15 year pe | | | |
| | 1.535.515 triat dovolopino | Jodia tako pidoo | tilo rioxi o ro your pe | | | |

| Site Ref | BRA14 | Site Address | Jubilee Gardens & British Legion, The Ring, Bracknell |
|----------|-----------|--------------|---|
| Parish | Bracknell | Ward | Wildridings and Central |
| | Town | | |



| Site area | 0.57ha Jubilee Gardens & British | Source | Post Nov/Dec 2016 site | | | | |
|---------------------------------------|--|----------------------|--------------------------------------|----------------------|--|--|--|
| | Legion | | methodology consultati | OH | | | |
| Developer/ | Housing (C3 use): None given | | | | | | |
| Landowner suggestion | riodaling (Oa dae). Notice given | | | | | | |
| Site description | Site: Jubilee Gardens & British Legion, The Ring, Bracknell | | | | | | |
| , , , , , , , , , , , , , , , , , , , | Access: Vehicular from The Ring | | | | | | |
| | Levels: Jubilee Gardens | <u> </u> | are level. | | | | |
| | Current use: Commun | | | | | | |
| | Character: Within close | proximity of Brac | knell Town Centre. | | | | |
| Location of site | Settlement Yes | Countryside | - Green Belt | - | | | |
| PDL status of site | Previously Developed La | and Yes | Greenfield | | | | |
| Key Issues/Constraints | Existing mature trees | S. | | | | | |
| | Potential impact on t | he setting of a list | ed building. | | | | |
| Potential capacity | | | ounting needs to be applied. | The site | | | |
| | is in a sustainable town | centre location; w | hilst the SHELAA methodolo | ogy sets | | | |
| | out 70dph for such locat | ions, higher densi | ty residential schemes have | been | | | |
| | permitted around the tov | vn centre. For exa | imple, Kelvin Gate (former N | /let Office | | | |
| | site, application 05/0038 | 0/FUL) at a densi | ty of around 150dph, which | is | | | |
| | considered appropriate | for this location. T | his would result in an estima | ated | | | |
| | capacity of 86 dwellings | . Given the location | on of the site in Bracknell To | wn Centre | | | |
| | a mixed use developme | nt comprising two | floors of employment use is | i | | | |
| | assumed, based on a 50 |)% developable fo | ootprint this would provide 5, | 700m ² of | | | |
| | employment floor space | | | | | | |
| | | | | | | | |
| | | | 700m ² of employment floo | r space | | | |
| | will be included within | the SHELAA. | | | | | |
| Suitability | Potentially suitable | | | | | | |
| | | | l to be investigated further s | | | | |
| | | use. The plan ma | aking process will determine | the future | | | |
| | suitability of the site. | | | | | | |
| Availability | Potentially available | | | | | | |
| | | | eloper/house builder is invo | | | | |
| Achievability | | | sting building, relocation of e | | | | |
| | use and site clearance of | ould have implica | tions for timing of developm | ent. | | | |
| | Results of the viability st | udy suggest that | the site would be achievable |). | | | |
| | However, detailed viabil | ity of sites will be | undertaken with subsequent | detailed | | | |
| | assessments. There is a reasonable prospect that the site could be delivered | | | | | | |
| | within the next 15 years | | / issues are resolved). | | | | |
| Deliverability/ | Potentially developable | | | | | | |
| Developability | | | per involved at present). It i | | | | |
| | potentially suitable if var | ious issues and c | onstraints are addressed. It | is | | | |
| | feasible that developme | nt could take place | e within the next 6-15 year p | eriod. | | | |

| Site Ref | BRA15 | Site Address | Southern Gateway, The Ring, Bracknell |
|-------------|-------------------|-----------------|---------------------------------------|
| Parish | Bracknell Town | Ward | Wildridings and Central |

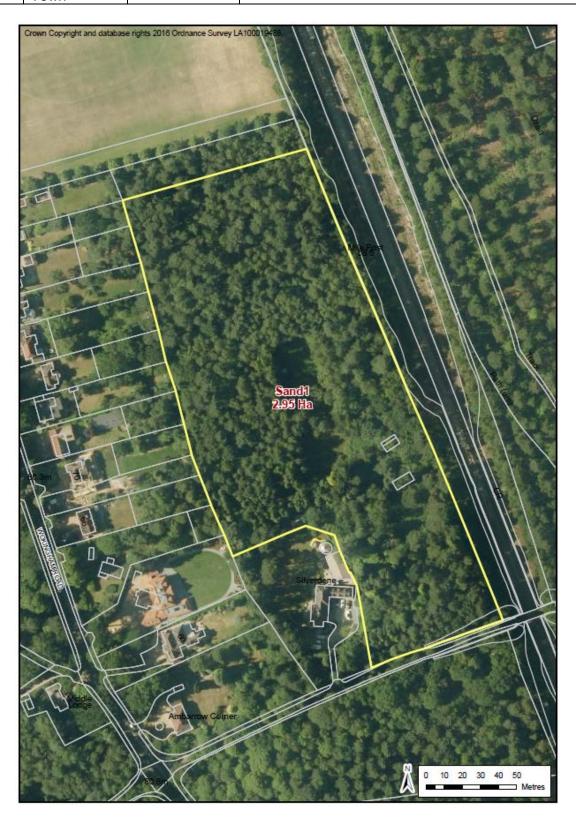


| Site area | 0.94ha Southern | Source | Post N | ov/Dec 2016 site | <u> </u> | | | |
|-------------------------------|---|----------------------------------|------------------|---------------------------|----------|--|--|--|
| 3.10 | | Gateway methodology consultation | | | | | | |
| Developer/ | | Housing (C3 use): None given. | | | | | | |
| Landowner suggestion | 3 (1111) | | | | | | | |
| Site description | Site: Southern Gateway | . The Ring, Brac | knell | | | | | |
| | Access: Vehicular acce | • | | | | | | |
| | Levels: Site is undulating | | 3 | | | | | |
| | Current use: Public ope | | | | | | | |
| | Character: Within close | - | cknell Town | Centre. | | | | |
| Location of site | Settlement Yes | Countryside | - | Green Belt | - | | | |
| PDL status of site | Previously Developed La | | Greenfield | | Yes | | | |
| Key Issues/Constraints | Public footpath runs | | | | • | | | |
| • | Public open space. | | | | | | | |
| Potential capacity | The site area is less that | n 1ha, therefore | no discountir | ng needs to be a | pplied | | | |
| . Clonial capacity | The site is in a sustainal | | | | ppou. | | | |
| | methodology sets out 70 | | , | | ntial | | | |
| | schemes have been per | | | | | | | |
| | • | | | | | | | |
| | Gate (former Met Office site, application 05/00380/FUL) at a density of around | | | | | | | |
| | 150dph, which is considered appropriate for this location. This would result in | | | | | | | |
| | an estimated capacity of 145 dwellings. Given the location of the site in | | | | | | | |
| | Bracknell Town Centre a mixed use development comprising two floors of | | | | | | | |
| | employment use is assumed, based on a 50% developable footprint this would provide 9,400m ² of employment floor space. | | | | | | | |
| | | | | nleyment fleer | 0000 | | | |
| | Therefore, a capacity of | | 9,400m em | ipioyment noor | space | | | |
| C. itakilit. | will be included within | the Shelaa. | | | | | | |
| Suitability | Potentially suitable | (| al da la a Sacca | . Carata al frontla an ar | | | | |
| | There are a number of factors which need to be investigated further such as | | | | | | | |
| | level changes within the site. The plan making process will determine the future | | | | | | | |
| A | suitability of the site. | | | | | | | |
| Availability | Potentially available | | . /1 | | | | | |
| A = 1, 1 = 1 = 1, 2124 = 1 | The site is in single own | ersnip, but no de | veloper/nous | se builder is invo | ivea. | | | |
| Achievability | Potentially achievable | | | | | | | |
| | Existing public rights of way could have implications for timing of development. | | | | | | | |
| | Results of the viability study suggest that the site would be achievable. | | | | | | | |
| | However, detailed viability of sites will be undertaken with subsequent detailed | | | | | | | |
| | assessments. There is | | spect that th | e site could be d | elivered | | | |
| | within the next 15 years. | | | | | | | |
| Deliverability/ | Potentially developable | | | | | | | |
| Developability | The site is potentially av | | | | | | | |
| | potentially suitable if var | | | | | | | |
| | feasible that developme | nt could take plac | ce within the | next 6-15 year p | eriod. | | | |

| Appendix 3 – Proformas of individual sites: Crowthorne | |
|--|--|
| No sites remain to be considered in Crowthorne. | |
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Appendix 4 – Proformas of individual sites: Sandhurst Town

| Site Ref | SAND1 | Site Address | Silverdene, Ambarrow Lane |
|----------|-------------------|--------------|-------------------------------|
| Parish | Sandhurst Town | Ward | Little Sandhurst & Wellington |



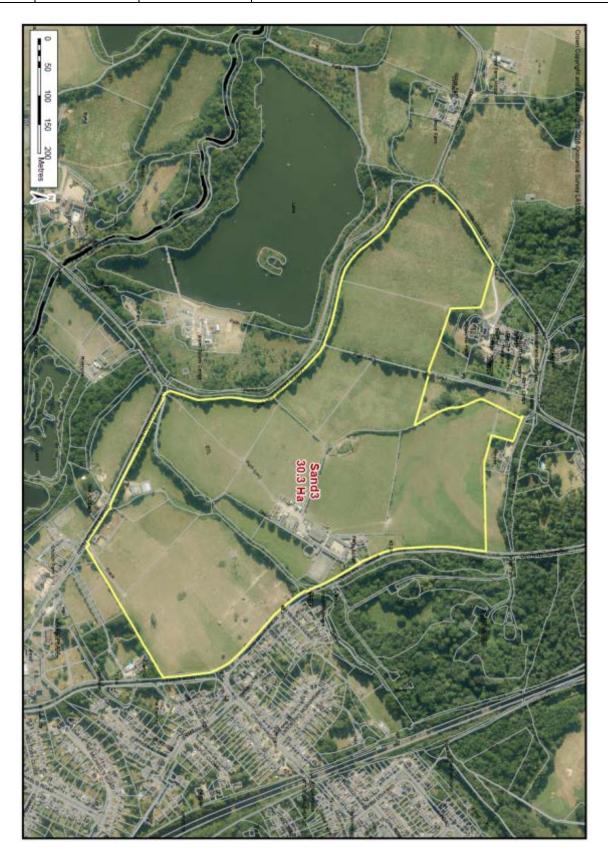
| Site area | 2.95ha | Source | Call for | sites Jan 2016 | | | |
|---|---|--------------------|----------------|---------------------|--------|--|--|
| Developer/ | Housing (C3 use): | | | | | | |
| Landowner suggestion | 3 units | | | | | | |
| Site description | Site: Dense woodland, o | containing a mix o | of evergreen, | /deciduous. | | | |
| • | Coniferous along souther | ern boundary. | · · | | | | |
| | Access: Single track, ur | nmade road, acce | essed from V | Vokingham Road | l (no | | |
| | pavements), turning into | a footpath acces | s/bridge ove | er Reading/Gatwi | ck | | |
| | railway line. | | | | | | |
| | Levels: Falls towards ra | | | | | | |
| | Current use: Woodland. | | | | | | |
| | Character: Rural – pred | • | | | | | |
| Location of site | Settlement - Countryside Yes Green Belt - | | | | | | |
| PDL status of site | Previously Developed La | | Greenfield | | Yes | | |
| Key Issues/Constraints | Site contains pro | | | | | | |
| | Potential for noise from adjacent railway line. | | | | | | |
| | Levels change within the site. | | | | | | |
| Potential capacity | The site contains trees, including protected, and it is not clear how the site | | | | | | |
| | could accommodate development, whilst retaining these features. | | | | | | |
| | Therefore, a capacity of zero will be included in the SHELAA. | | | | | | |
| Suitability | Suitability Suitability unknown | | | | | | |
| | There are a number of factors which need to be investigated further (such | | | | | | |
| as levels, and potential for noise form the adjacent railway line), and addressing how features (such as trees, including protected) could to | | | | | ı | | |
| | | | | | | | |
| | retained, which would require further assessment. The plan making process will determine the future suitability of the site | | | | | | |
| Availability | will determine the future suitability of the site. Potentially available | | | | | | |
| Availability | The site is in single own | arshin hut no day | /eloner/hous | e huilder is invol | hav | | |
| | _ | • | • | | | | |
| Achievability | There are no disclosed legal issues which would prevent development. Potentially achievable | | | | | | |
| 7.0 | The submission form inc | licates developm | ent within the | e next 5 vears. ar | nd the | | |
| | site appears to be single | • | | | | | |
| | Results of the viability st | | | | | | |
| | However, detailed viabil | | | | | | |
| | detailed assessments. There is a reasonable prospect that the site could be | | | | | | |
| | delivered within the next | | | | | | |
| Deliverability/ | Not developable within | | | | | | |
| Developability | The site is potentially av | • | • | • , | | | |
| | However, existing environment | | | | | | |
| | protected) within the site | | te may be ur | nlikely to be suita | ıble | | |
| | within the next 15 years. | | | | | | |

| Site Ref | SAND2 | Site Address | Land to south of Sandhurst Lodge, Wokingham Road |
|----------|-------------------|--------------|--|
| Parish | Sandhurst Town | Ward | Little Sandhurst and Wellington |



| Site area | 1.15ha | Source | Call for s | ites January 20 | 16 | | | |
|------------------------|---|--------------------|----------------|----------------------------|------------|--|--|--|
| Developer/ | Housing (C3 use): | Housing (C3 use): | | | | | | |
| Landowner suggestion | 25-50 units | | | | | | | |
| Site description | Site: Largely mature ded | ciduous wooded a | area, surround | ling a central ar | ea of | | | |
| | grass. | | | | | | | |
| | Access: single track gra | | from Wokingh | nam Road (A32 ⁻ | 1). | | | |
| | Levels: land falls north t | | | | | | | |
| | Current use: Woodland | | dog exercise/a | agility. | | | | |
| | Character: Rural with re | | | | | | | |
| Location of site | Settlement - | Countryside | | Green Belt | - | | | |
| PDL status of site | Previously Developed Land - Greenfield Yes | | | | | | | |
| Key Issues/Constraints | Site contains protected trees. | | | | | | | |
| | Levels change w | ithin the site. | | | | | | |
| | Site is wholly with | nin a biodiversity | opportunity ar | ea. | | | | |
| Potential capacity | Given the extent of the ti | | | | | | | |
| . , | discounted from the site | • | . , . | | of 0.29ha. | | | |
| | A density of 25dph has b | oeen assumed, gi | ven that the s | ite is a smaller i | isolated | | | |
| | site in rural location. This would result in an estimated capacity of 7 dwellings. | | | | | | | |
| | This is lower than take promoted (25-50 dwellings), but is considered more | | | | | | | |
| | reflective of the constraints on the site. Therefore, a capacity of 7 dwellings | | | | | | | |
| | | | | | | | | |
| Suitability | Potentially suitable | | | | | | | |
| | There are a number factors which would need to be investigated (such as | | | | | | | |
| | opportunities for biodiversity) and features (such as trees) would need to be | | | | | | | |
| | retained. The plan making process will determine the future suitability of the | | | | | | | |
| | site (for example, any change in the settlement boundary to accommodate | | | | | | | |
| | development). | | | | | | | |
| Availability | Potentially available | | | | | | | |
| | The site is in single owner | | | | | | | |
| | details have not been pro | | e no disclosed | d legal issues w | hich | | | |
| | would prevent development. | | | | | | | |
| Achievability | Potentially achievable | | | | | | | |
| | The submission form ind | | | | | | | |
| | site appears to be single ownership, but unclear whether a house builder | | | | | | | |
| | involved (as details not provided). Results of the viability study suggest that the | | | | | | | |
| | site would be achievable. However, detailed viability of sites will be undertaken | | | | | | | |
| | with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | | | | |
| Deliver and the 1 | <u> </u> | | years. | | | | | |
| Deliverability/ | Potentially developable | | | -4 mm(\) | | | | |
| Developability | The site is potentially av | ` | • | . , | | | | |
| | potentially suitable if various issues and constraints are addressed. It is | | | | | | | |
| | feasible that development could take place within the next 6-15 year period. | | | | | | | |

| Site Ref | SAND3 | Site Address | Land south of Ambarrow Lane, west of Wokingham Road, |
|----------|-----------|--------------|--|
| | | | and east of Lower Sandhurst Road |
| Parish | Sandhurst | Ward | Little Wellington & Sandhurst |
| | Town | | |



| Developer/ Landowner suggestion Site description Control of site PDL status of site Key Issues/Constraints Potential capacity | Levels changes within Contains the 'best and Site contains protecte Adjacent to an Ancien Potential contamination Part of site within high Electricity pylons and site from east to west. | farm build boundard 321 (Woldhurst Road). A publication of the Perrugurch Road high growth and the site. It woodlard from land pressure overhead | armland, ildings. I aries). P kingham ad/Lowe lic footpa y Bridge ad. ound (espectation of the condition of | grazed by hedgerows of ylons cross of Road) to ear Church Roath crosses the Farm (to east pecially to the razing (horsion of Yes Greenfield to the gricultural land | divide the site. Fithe site. st, Ambarrow La ad to west (none ne north western st), and agricultue north and east culture), some in Green Belt | ated Pockets of ane (single) e of the part of the ural | | | | | |
|--|---|--|--|--|--|---|--|--|--|--|--|
| Landowner suggestion Site description To the state of t | Site: undulating land (gradesidential properties and rees (including along road Access: Site bound by Access point outlidings along Lower Character: undulating, some distant views. Current use: agriculture, residential properties. Character: Rural. Settlement - Previously Developed Land Located outside of a contains the best and Site contains protected Adjacent to an Ancient Potential contamination Part of site within high Electricity pylons and site from east to west. | farm build boundard 321 (Woldhurst Road). A publication of the Perrugurch Road high growth and the site of trees. In the Woodlam from land pressure overhead and the site of the sure overhead on the site overhead overhead and the sure overhead overhead and the sure overhead of the sure overhead overhead overhead on the sure overhead ov | ildings. In arries). Position of the kingham ad/Lowe lic footparty Bridge ad. In arrivation of the kingh and and graph and and graph arrivation of the kingh arrivation of the | Hedgerows of ylons cross of Road) to ear Church Roath crosses the Farm (to east pecially to the razing (horsion of the Presented of the Presen | divide the site. Fithe site. st, Ambarrow La ad to west (none ne north western st), and agricultue north and east culture), some in Green Belt | Pockets of ane (single) e of the part of the ural e) with | | | | | |
| Site description Site description It is in the second se | Site: undulating land (graresidential properties and rees (including along roa Access: Site bound by Access: Site Courent graces point outlidings along Lower Charevels: undulating, some distant views. Current use: agriculture, residential properties. Character: Rural. Settlement - Previously Developed Land Located outside of a contains the 'best and Site contains protected Adjacent to an Ancient Potential contamination Part of site within high Electricity pylons and site from east to west. | farm build boundard 321 (Woldhurst Road). A publication of the Perrugurch Road high growth and the site of trees. In the Woodlam from land pressure overhead and the site of the sure overhead on the site overhead overhead and the sure overhead overhead and the sure overhead of the sure overhead overhead overhead on the sure overhead ov | ildings. In arries). Position of the kingham ad/Lowe lic footparty Bridge ad. In arrivation of the kingh and and graph and and graph arrivation of the kingh arrivation of the | Hedgerows of ylons cross of Road) to ear Church Roath crosses the Farm (to east pecially to the razing (horsion of the Presented of the Presen | divide the site. Fithe site. st, Ambarrow La ad to west (none ne north western st), and agricultue north and east culture), some in Green Belt | Pockets of ane (single) e of the part of the ural e) with | | | | | |
| Site description To the state of site | residential properties and rees (including along roa Access: Site bound by Access point outlings along Lower Character: undulating, some distant views. Current use: agriculture, residential properties. Character: Rural. Settlement - Previously Developed Land Contains the 'best and Contains the 'best and Site contains protected Adjacent to an Ancien Potential contamination Part of site within high Electricity pylons and site from east to west. | farm build boundard 321 (Woldhurst Road). A publication of the Perrugurch Road high growth and the site of trees. In the Woodlam from land pressure overhead and the site of the sure overhead on the site overhead overhead and the sure overhead overhead and the sure overhead of the sure overhead overhead overhead on the sure overhead ov | ildings. In arries). Position of the kingham ad/Lowe lic footparty Bridge ad. In arrivation of the kingh and and graph and and graph arrivation of the kingh arrivation of the | Hedgerows of ylons cross of Road) to ear Church Roath crosses the Farm (to east pecially to the razing (horsion of the Presented of the Presen | divide the site. Fithe site. st, Ambarrow La ad to west (none ne north western st), and agricultue north and east culture), some in Green Belt | Pockets of ane (single) e of the part of the ural e) with | | | | | |
| Location of site PDL status of site Key Issues/Constraints Potential capacity | Previously Developed Lar Located outside of a contains the 'best and Site contains protected Adjacent to an Ancient Potential contamination Part of site within high Electricity pylons and site from east to west. | nd defined set the site. d most vet d trees. at Woodla on from late overhead | ettlemen . ersatile' a and. andfill. | Greenfield t. agricultural la | | - Yes | | | | | |
| PDL status of site Key Issues/Constraints Potential capacity | Previously Developed Lar Located outside of a contains the 'best and Site contains protecte Adjacent to an Ancien Potential contamination Part of site within high Electricity pylons and site from east to west. | nd defined set the site. d most vet d trees. at Woodla on from late overhead | ettlemen . ersatile' a and. andfill. | Greenfield t. agricultural la | | Yes | | | | | |
| Key Issues/Constraints Potential capacity | Located outside of a clevels changes within Contains the 'best and Site contains protecte Adjacent to an Ancien Potential contamination Part of site within high Electricity pylons and site from east to west. | defined set the site. It would be trees. It woodla on from land overhead | ersatile' a and. andfill. | t. agricultural la | and. | 168 | | | | | |
| Potential capacity | Levels changes within Contains the 'best and Site contains protecte Adjacent to an Ancien Potential contamination Part of site within high Electricity pylons and site from east to west. | n the site. d most ver d trees. nt Woodla on from la n pressure overhead | ersatile' a and. andfill. | agricultural la | and. | | | | | | |
| Potential capacity | Contains the 'best and Site contains protecte Adjacent to an Ancien Potential contamination Part of site within high Electricity pylons and site from east to west. | d most verd trees. It Woodlagon from lagon pressure overhead | ersatile' a and. andfill. | | and. | | | | | | |
| Potential capacity | Site contains protecte Adjacent to an Ancien Potential contamination Part of site within high Electricity pylons and site from east to west. | ed trees. It Woodla It woodla It from la It pressure It overhead | and. andfill. | | aria. | | | | | | |
| Potential capacity | Adjacent to an Ancient Potential contamination Part of site within high Electricity pylons and site from east to west. | nt Woodla on from la n pressure overhead | andfill. | | | | | | | | |
| Potential capacity | Potential contamination Part of site within high Electricity pylons and site from east to west. | on from la n pressure overhead | andfill. | | | | | | | | |
| Potential capacity | Part of site within highElectricity pylons and site from east to west. | n pressur overhead | | | Potential contamination from landfill. | | | | | | |
| Potential capacity | Electricity pylons and site from east to west. | overhead | e yas pir | Part of site within high pressure gas pipeline consultation zone. | | | | | | | |
| | site from east to west. | | Electricity pylons and overhead cables run through the southern end of | | | | | | | | |
| | | | | | | | | | | | |
| a | Possible minerals issues which need investigating – sand & gravel, bedrock | | | | | | | | | | |
| | Possible minerals issues which need investigating – sand & gravel, bedrock, river terrace deposits. | | | | | | | | | | |
| | The site is within the 400m-5km SPA buffer, and as more than 108 units could be achieved, a 50% developable area has been assumed at a density of 35dph (as on-site open space/SANG provision is required). This would result in the following estimated capacity/on-site infrastructure requirements: 530 dwellings (on 15.15ha developable area) 5.26ha of open space and 9.79ha of SANG (minimum) (As the number of units is below 600, there is no requirement for a neighbourhood centre, community centre or primary school, however, given the potential scale of the development, this would need to be considered further at a later stage). It is assumed that trees could be accommodated within the open space provision. This is lower than the proposed capacity (600 dwellings), however, is considered more appropriate in relation to amount of developable area, given the need to provide both on-site open space and SANG. Therefore, a capacity of 530 | | | | | | | | | | |
| | dwellings will be include | • | | | | J - - | | | | | |
| Suitability F | Potentially suitable There are a number of fact and quality etc.), and feat would also need to be had need to be had to the pro- making process will deter change in the settlement | ctors which tures (such d to level ximity of mine the | ch need ch as tre changes the site t | to be investives) will need so within the so Ancient Wuitability of the | I to be retained. site. Regard wo oodlands. The ne site (for exam | Regard uld also plan ple, any | | | | | |

| Availability | Available |
|-----------------|--|
| | The site appears to be in the ownership of several individuals, however, Bloor |
| | Homes Southern have an option on the land. There are no disclosed legal issues |
| | which would prevent development. |
| Achievability | Achievable |
| | The submission form indicates development within the next 5 years, and the site appears to be in multiple ownership, however, a Developer is involved. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. |
| Deliverability/ | Developable |
| Developability | The site is available (with a developer involved). It is potentially suitable for |
| | development if the various issues and constraints are addressed. It is feasible |
| | that development could take place within the next 6-15 year period. |

| Site Ref | SAND4 | Site Address | Land south of High Street and east of Yateley Road |
|----------|-------------------|--------------|--|
| Parish | Sandhurst Town | Ward | Little Sandhurst & Wellington |



| Site area | 2.4ha | Source | Call for sites January 2 | 016 | | | |
|------------------------------------|---|---------------------|----------------------------------|------------|--|--|--|
| Developer/ Landowner suggestion | Housing (C3 use): 15 units | | | | | | |
| | | . vorving condition | and disused numbing stati | | | | |
| Site description | | , , | n, and disused pumping stati | | | | |
| | | | cludes a pavement) to north, | | | | |
| | | | e of the road to the site) to we | | | | |
| | | rom High Street) | providing access to pumping | station | | | |
| | building. | | | | | | |
| | Levels: drop from roads | | | | | | |
| | | | disused pumping station. | | | | |
| | | | ettlement area on the fringe of | | | | |
| | , | north - residentia | al/some commercial, south n | nore | | | |
| | rural). | | | | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt | - | | | |
| PDL status of site | Previously Developed La | and - | Greenfield | Yes | | | |
| Key Issues/Constraints | Site contains tree | es, Local Wildlife | Site and area at risk of floodi | ing. | | | |
| | Levels change w | | | J | | | |
| | Possible minerals issues which need investigating – sand & gravel, | | | | | | |
| | bedrock, river terrace deposits | | | | | | |
| Potential capacity | The site contains trees, a Local Wildlife Site and area at risk of flooding, and it | | | | | | |
| . Otomiai capacity | is not clear how the site could accommodate development, whilst retaining | | | | | | |
| | these features. Therefore, a capacity of zero will be included in the | | | | | | |
| | SHELAA. | | | | | | |
| Suitability | Suitability unknown | | | | | | |
| Canabinity | There are a number of factors which need to be investigated further (such as | | | | | | |
| | levels), and addressing how features (such as trees, and Local Wildlife Site) | | | | | | |
| | could to be retained, and avoiding areas at risk of flooding, which would require | | | | | | |
| | further assessment. The plan making process will determine the future | | | | | | |
| | suitability of the site. | | | | | | |
| Availability | Availability unknown | | | | | | |
| Availability | _ | nershins with an | ontion holder but no | | | | |
| | The site is in multiple ownerships, with an option holder, but no developer/house builder is involved. The other land owner has not confirmed | | | | | | |
| | availability of land, therefore availability is not determined at this stage. There | | | | | | |
| | are no disclosed legal issues which would prevent development. | | | | | | |
| Achievability | Potentially achievable | odoo willon would | z provent dovelopment. | | | | |
| Admerability | The submission form indicates development within the next 5 years, and the | | | | | | |
| | site appears to be multiple ownerships, but without a house builder involved. | | | | | | |
| | • | | | | | | |
| | Results of the viability study suggest that the site would be achievable. | | | | | | |
| | However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered | | | | | | |
| | within the next 15 years. | • | spect that the site could be d | elivereu | | | |
| Deliverability/ | Not developable within | | re | | | | |
| Developability | | | | one land | | | |
| Developability | | | oper involved at present and | | | | |
| | | | er, existing environmental co | | | | |
| | to be suitable within the | | Site mean that the site may b | e unlikely | | | |
| | I TO DO CHITADIO WITHIN THO | navi 15 Vaare | | | | | |

| Site Ref | SAND5 | Site Address | Land east of Wokingham Road, and south of Duke's Ride (Derby Field) |
|----------|-------------------|--------------|---|
| Parish | Sandhurst Town | Ward | Little Sandhurst & Wellington |



| Site area | 8.88ha total site area (8.74ha within BFC) | Source | CLP 18 | O June 2016 | | |
|---|--|--|-------------------|--------------------|---------|--|
| Developer/ Landowner suggestion | Housing (C3 use): 200-250 units | | | | | |
| Site description | Site: Existing playing fields in current use (cricket/rugby etc.) containing pavili | | | | | |
| • | buildings. Various hedging and trees along boundaries – along with si | | | | | |
| | mature trees. (NB: north | | | | | |
| | Borough). | • | | · · | | |
| | Access: Off Dukes Ride | e (with station acc | cess). | | | |
| | Levels: Level. | | | | | |
| | Current use: Open space | | | | | |
| | Character: Transitional | | | | orne | |
| | (settlement to east - con | nmercial uses an | d residential | , countryside to | | |
| | west/south). | 1 | T | T | ľ | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - | |
| PDL status of site | Previously Developed La | l control of the cont | Greenfield | | Yes | |
| Key Issues/Constraints | Site contains tree | _ | | | | |
| | Potential for nois | e from adjacent i | ailway line. | | | |
| | Loss of existing p | olaying field. | | | | |
| D. A. A. M. L. A. A. M. | T | 0041 | | | . 0 | |
| Potential capacity | The site is within the 400m-5km SPA buffer, and as the site is larger than 2ha | | | | | |
| | and more than 108 units and could be achieved, a 50% developable area has been assumed at a density of 35dph. This would result in the following | | | | | |
| | | | | | ng | |
| | estimated capacity/on-si | | • | S: | | |
| | 155 dwellings (on 4.44ha developable area). On an area of public value of 4.54ha. | | | | | |
| | Open space of public value of 1.54ha. Therefore, a capacity of 155 dwellings will be included within SHELAA. | | | | | |
| Cuitabilitus | Therefore, a capacity of 155 dwellings will be included within SHELAA. | | | | | |
| Suitability | Potentially suitable There are a number of factors which need to be investigated further (queb as | | | | auch ac | |
| | There are a number of factors which need to be investigated further (such as | | | | | |
| | potential for noise form the adjacent railway line), and addressing how features (such as trees) could to be retained, together with loss of an existing playing | | | | | |
| | field. The plan making process will determine the future suitability of the site | | | | | |
| | (for example, any change in the settlement boundary to accommodate | | | | | |
| | development). | | | | | |
| Availability Potentially available | | | | | | |
| , | The site is in single own | ership, but no de | veloper/hous | se builder is invo | lved. | |
| | There are no disclosed I | • | • | | | |
| Achievability Potentially achievable | | | • | | | |
| • | The submission form indicates development within the next 5 years, and the | | | | | |
| | site appears to be single | e ownership, but v | without a hou | use builder involv | ved. | |
| | Results of the viability study suggest that the site would be achievable. | | | | | |
| | However, detailed viability of sites will be undertaken with subsequent detailed | | | | | |
| assessments. There is a reasonable prospect that the site cou | | | e site could be c | lelivered | | |
| | within the next 15 years. | | | | | |
| Deliverability/ | Potentially developable | | | | | |
| Developability | The site is potentially available (no developer involved at present). It is | | | | | |
| | potentially suitable if various issues and constraints are addressed. It is | | | | | |
| | feasible that development could take place within the next 6-15 year period. | | | | | |

| Site Ref | SAND6 | Site Address | Land between High Street, Lower Church Road and |
|----------|-----------|--------------|---|
| | | | Wokingham Road |
| Parish | Sandhurst | Ward | Little Wellington & Sandhurst |
| | Town | | |



| Cita area | 7.00ha | Cauras | Cubmitted offer CLIFL AA | | |
|---------------------------------|---|--|----------------------------------|----------|--|
| Site area | 7.28ha | Source | Submitted after SHELAA | | |
| Dovolopor/ | Hausing (C2 use): | | consultation (Dec 2016) | | |
| Developer/ Landowner suggestion | Housing (C3 use): 220 units | | | | |
| Site description | Site: pasture undulating land (grassland, farmland, grazed by horses). Pylons | | | | |
| Site description | cross the site. | | | | |
| | Access: Access from High Street and/ or Lower Church Road. | | | | |
| | Levels: undulating | | | | |
| | Current use: agriculture, grassland and grazing (horsiculture), | | | | |
| | Character: Rural. | | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt | | |
| PDL status of site | Previously Developed La | | reenfield | Yes | |
| Key Issues/Constraints | Located outside of a | | reerineid | 163 | |
| Rey issues/constraints | | | | | |
| | Levels changes with | | | | |
| | Contains agricultura | • | | | |
| | Adjacent to an Ancie Adjacent to an Ancie | - | | | |
| | Part of site within high | , | | | |
| | | • | within 250m of landfill site) | | |
| | Between 400m and | | | | |
| | , , , | | un through the southern end | d of the | |
| | site from east to wes | | | | |
| | Possible minerals issues which need investigating – sand & gravel, bedrock, | | | | |
| | river terrace deposits. | | | | |
| Potential capacity | The site is within the 400m-5km SPA buffer, and as more than 108 units could be achieved, a 50% developable area has been assumed at a density of 35dph | | | | |
| | | • | _ | • | |
| | | | equired). This would result in | n the | |
| | following estimated capacity/on-site infrastructure requirements: • 127 dwellings (on 3.64ha developable area) | | | | |
| | 1 | - | • | | |
| | <u> </u> | pace and 2.4ha of S | • | | |
| | 1 | | , there is no requirement for | | |
| | neighbourhood centre, community centre or primary school, h | | | | |
| | given the potenti | ntial scale of the development, this would be need to be | | | |
| | considered further at a later stage). It is assumed that trees could be | | | | |
| | accommodated within the open space provision. This is lower than the | | | | |
| | proposed capacity (220 dwellings), however, is considered more | | | | |
| | appropriate in relation to amount of developable area, given the need to | | | | |
| | | | l SANG. Therefore, a capa | icity of | |
| | 127 dwellings w | vill be included with | nin SHELAA. | | |
| Suitability | Potentially suitable | | | | |
| | | | be investigated further (ag | | |
| | | | s) will need to be retained. | | |
| | | | within the site. Regard wou | ıld also | |
| | need to be had to the proximity of the site to Ancient Woodlands. | | | | |
| Availability | Available | | | | |
| A | The site appears to be in | n single ownership | | | |
| Achievability | Achievable | B1 1 1 : | and the death of the second | | |
| | | | within the next 5 years. Th | | |
| | reasonable prospect that the site could be delivered within the nex | | | ears. | |
| | Results of the viability study suggest that the site would be achievable. | | 1-4-11- 1 | | |
| | However, detailed viability of sites will be undertaken with subsequent detail | | | ietailed | |
| Delivershility | assessments | | | | |
| Deliverability/ | Developable The site is available. It is | a natantially avitable | for dovolonment if the veri | 0110 | |
| Developability | i ne site is avallable. It i | s potentially suitable | for development if the vari | ous | |

| issues and constraints are addressed. It is feasible that developmentake place within the next 5-15 year period. | nt co |
|--|-------|
| take place within the flext of to year period. | |
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| Site Ref | SAND7 | Site Address | Land at Wellingtonia Avenue |
|----------|-----------|--------------|---------------------------------|
| Parish | Sandhurst | Ward | Little Sandhurst and Wellington |



| Site area | 6.81ha | Source | Post Sept 2017 | |
|------------------------------------|---|-------------|------------------|--|
| Developer/ Landowner suggestion | 20-40 dwellings or Static caravans | | | |
| Site description | Site: Site comprises of a substantial belt of woodland along Wokingham Road. A static caravan (mobile home) and touring caravan are located on a hardstanding occupying part of the northern half of the site. The southern half of the site comprises grazing land/parkland. Internal boundaries are demarcated by post and rail fencing. All boundaries except the north western boundary of the site are demarcated by trees/woodland. The north eastern boundary is demarcated by a wooden fence and adjoins outbuildings associated with adjacent farm. Access: 2 access points are evident: (i) Off Wokingham Road (ii) Off the Wellingtonia roundabout Levels: Fairly flat. Current use: Traveller site/grazing land Character: Rural | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt - | |
| PDL status of site | Previously Developed La | | Greenfield Yes | |
| Key Issues/Constraints | Located outside of a defined settlement Site contains trees Within 500m of Ancient Woodland Within 5km of Thames Basin Heath SPA | | | |
| Potential capacity | Around 3.7ha of the site is covered by trees; deducting this area from the site area results in a remaining area of 3.11ha. The site is within the 400m-5km SPA buffer, and as less than 108 units could be achieved, a 70% developable area has been assumed, given the need for on-site provision of open space. A density of 25dph has been assumed, given that the site is a smaller isolated site in rural location. This would result in an estimated capacity of 55 dwellings and requirement for 0.55ha of on-site open space. Therefore, a capacity of 55 | | | |
| Suitability | dwellings will be included in the SHELAA. Potentially suitable There are a number factors which would need to be investigated (such as opportunities for biodiversity) and features (such as trees) would need to be retained. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development). | | | |
| Availability | Potentially available The site is in single ownership but a developer/house builder is not yet involved. There are no disclosed legal issues which would prevent development. | | | |
| Achievability | Potentially achievable The submission form indicates development within the next 5 years, although a developer/house builder is not involved. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | |
| Deliverability/ Developability | Potentially developable The site is potentially available (no developer involved at present). It is potentially suitable for development if constraints are addressed. It is feasible that development could take place within the next 15 year period. | | | |

Appendix 5 - Proformas of individual sites: Warfield

Addendum: WAR1/WAR2 – these sites are no longer being promoted through the SHELAA as separate sites as WAR3 covers the whole site now promoted (see below), so have been removed, and will not be subject to further assessment as separate sites.

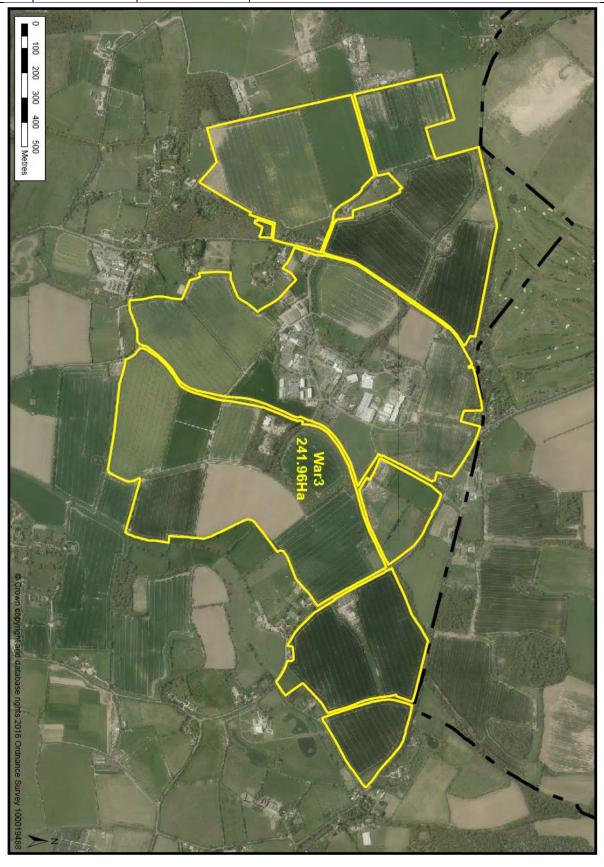
WAR1 - no longer included in the SHELAA as a separate site

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| WAR2 – no longer included in the SHELAA as a separate site | |
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| Site Ref | WAR3 | Site Address | Jealotts Hill International Research Centre, and land at |
|----------|----------|--------------|--|
| | | | Jealotts Hill, Maidenhead Road |
| Parish | Warfield | Ward | Binfield with Warfield |
| | | | |



| Site area | 247.51ha Source Call for sites June 201 | 6 | | | |
|-------------------------|--|---|--|--|--|
| Developer/ | Housing (C3 use): 1,200 units | | | | |
| Landowner suggestion | (Existing business uses associated with Syngenta to be retained: B1 | , D1 & D2) | | | |
| Site description | Site: Extensive agricultural land (mixed arable/pastoral) with some fa | | | | |
| • | buildings, located within the Green Belt. Trees/hedging along fringes | | | | |
| | and field boundaries; various roads/paths cross the site. Long distar | ice views | | | |
| | around site. Also contains community allotments. Site also contains | various | | | |
| | buildings (to be retained) for Syngenta's Jealott's Hill International Re | | | | |
| | Centre for agrochemical research and development. Includes 4,000 | | | | |
| | house research complex. Business uses are located within a major | | | | |
| | site within the Green Belt (BFBLP Policy GB5, although not now con- | sistent with | | | |
| | NPPF). | | | | |
| | Access: Various (including Wellers Lane, Gough's Barn Lane). Main access | | | | |
| | (gated) to Syngenta off A3095 (Maidenhead Road). Residential prop | erties off | | | |
| | Maidenhead Road/Gough's Barn Lane. | ` | | | |
| | Levels: Level in part, but on a high point (levels fall away on all sides | | | | |
| | Current use: Commercial research and development as part of Jeal | Ott'S HIII | | | |
| | International Research Centre (to be retained) and agricultural land. | | | | |
| Location of site | Character: Rural (wider site). Settlement - Countryside - Green Belt | Yes | | | |
| PDL status of site | Previously Developed Land - Greenfield | Yes | | | |
| Key Issues/Constraints | Located outside of a defined settlement (within the Green Belt). | 103 | | | |
| noy issues, sonstraints | Contains trees. | | | | |
| | Gas pipe line within site. | | | | |
| | Potential for contamination from existing uses. | | | | |
| | Proximity to Ancient Woodlands. | | | | |
| | Contains agricultural land at grade 3, some of which may be 'the | hest and | | | |
| | most versatile' (grade 3a). | bost and | | | |
| | Contains an area of mineral deposits. | | | | |
| | Change in levels across the site. | | | | |
| | • | Adjacent to a cluster of grade II listed buildings at Jealotts Hill Farm. | | | |
| | Electricity pylons and overhead cables run through the southern | | | | |
| | site from east to west. | 3114 31 1113 | | | |
| Potential capacity | As the site (agricultural land) could achieve over 600 units, and is ov | er 2ha. a | | | |
| | 45% developable area is appropriate, which would relate to a develo | | | | |
| | of 99ha. Applying 25dph (as this site does not adjoin the settlement) | • | | | |
| | potential yield would be 2,475 dwellings, plus associated infrastructure. Given | | | | |
| | the site is located within the Green Belt, this may not be appropriate. It is also | | | | |
| | intended to retain 61,151m ² of employment space for Syngenta; the promoter | | | | |
| | has also identified scope to provide additional 61,700m ² of employments | | | | |
| | space. Therefore it is proposed to use the capacity suggested on the | | | | |
| | submission form of 1,200 dwellings. This would yield the following a | ssociated | | | |
| | on-site infrastructure requirements: | | | | |
| | 11.9ha of open space and 22.2ha of SANG (minimum) | | | | |
| | A primary school Najah bayah and control and community control | | | | |
| | Neighbourhood centre and community centre This would be subject to Green Belt considerations. | | | | |
| | Therefore, a capacity of 1,200 dwellings will be included within \$ | SHFI AA | | | |
| Suitability | Potentially suitable | <u></u> 77. | | | |
| - anaxiii j | There are a number factors which would need to be investigated furt | her (such | | | |
| | as agricultural land quality, and minerals), and features (such as tree | | | | |
| | need to be retained. Any development will also need to take accoun | • | | | |
| | changes and proximity to Ancient Woodlands. The plan making prod | | | | |
| | determine the future suitability of the site (for example, any change in | n the | | | |

| | settlement boundary to accommodate development, and whether there are any |
|-----------------|--|
| | exceptional circumstances to alter the existing Green Belt boundary). |
| Availability | Available |
| | The site is in a single ownership, but no developer/house builder is involved. |
| | There are no disclosed legal issues which would prevent development. |
| Achievability | Potentially achievable |
| • | The site is in single ownership, but without a house builder involved. Results of |
| | the viability study suggest that the site would be achievable. However, detailed |
| | viability of sites will be undertaken with subsequent detailed assessments. |
| | There is a reasonable prospect that part of the site could be delivered within the |
| | next 15 years. |
| Deliverability/ | Potentially developable |
| Developability | The site is potentially available (no developer involved at present). It is |
| . • | potentially suitable if various issues and constraints are addressed. It is |
| | feasible that development could take place within the next 6-15 year period. |

| Site Ref | WAR4 | Site Address | Land east of Binfield Road |
|----------|----------|--------------|----------------------------|
| Parish | Warfield | Ward | Binfield with Warfield |



| Site area | 1.3ha | Source | Call for | r sites January 20 |)16 | |
|------------------------|---|-----------------------|-----------------|---------------------|-----------|--|
| Developer/ | Housing (C3 use): 50-9 | 50 units | • | | | |
| Landowner suggestion | Residential Institution | | nursing home |) | | |
| | | , | J | | | |
| Site description | Site: Area of grass and | d scrub with some | trees (some | of which are And | ient | |
| • | Woodland and have be | | ` | | | |
| | (NB: forms part of War | | | | | |
| | CS5). | | | <u>-</u> | , | |
| | Access: Access off of | Binfield Road | | | | |
| | Levels: Mainly level. | Dimioid i toddi | | | | |
| | Current use: open are | ea trees and scrub | l_ | | | |
| | Character: Semi-rural | | | nt area on the frin | ae of the | |
| | developed area of Brad | | | | | |
| | detached and terraced | • | in (ootaloinoi | it to oodin oontain | 9 | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | • | |
| PDL status of site | Previously Developed | | Greenfield | Orcen Deit | Yes | |
| Key Issues/Constraints | • | · · | l . | of land allegated | l . | |
| Rey issues/Constraints | Located outside a control of the control outside a control ou | denned settlemen | Forms part | or land allocated | WILLIIII | |
| | SALP Policy SA9 | | | | | |
| | Contains trees, inc | • | | | | |
| | Contains agricultur | • | some of whi | ich may be 'the b | est and | |
| | most versatile' (gra | | | | | |
| | Partly located within | n flood zones 2 ar | nd 3. | | | |
| | | | | | | |
| Potential capacity | Part of the site (c.0.2ha) is within flood zones 2-3, and part (c. 0.26ha) is within | | | | | |
| | an Ancient Woodland. | These have been | discounted | from the site area | a, | |
| | resulting in a residual a | area of 0.84ha. As | s the remaini | ng area is less th | an 1ha, | |
| | there are no on-site re- | quirements for ope | en space. | | | |
| | | | | | | |
| | Housing C3 use only: A density of 30dph has been assumed, given that the site is a smaller ed | | | | | |
| | | | | | | |
| | settlement site in a semi-rural/transitional location. This would result in an | | | | | |
| | estimated capacity of 25 dwellings on the residual site area. | | | | | |
| | Housing C2 use only | : | | | | |
| | 0.4ha is requirement to | o accommodate a | 60-bed care | home (C2 use), t | his could | |
| | be accommodated with | nin the residual sit | e area. | | | |
| | | | | | | |
| | Therefore, a capacity | of 25 dwellings | or residentia | al institution (C2 | use): 60 | |
| | bed will be included i | in the SHELAA. | | | | |
| Suitability | Potentially suitable | | | | | |
| | There are a number fa | ctors which would | need to be in | nvestigated furthe | er (such | |
| | as areas of flood risk a | and agricultural lan | d quality), ar | nd features (such | as trees, | |
| | including Ancient Woo | dland) would need | to be retaine | ed. The plan mal | king | |
| | process will determine | the future suitabil | ity of the site | , for example, the |) | |
| | implications of the site | falling within land | allocated thr | ough SALP Polic | y SA9 | |
| | any change in the settl | lement boundary t | o accommod | ate development |). | |
| Availability | Potentially available | , | | • | | |
| - | The site is in single ow | nership, but no de | eveloper/hous | se builder is invol | ved. | |
| | There are no disclosed | | | | | |
| Achievability | Potentially achievable | | | | | |
| | The submission form in | | nent within th | e next 5 vears, a | nd the | |
| | site appears to be sing | | | | | |
| | Results of the viability | | | | | |
| | However, detailed viab | | | | | |
| | Triowever, detailed vial | mity of Sites will be | unuchanen | with subsequent | uctaneu | |

| | assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. |
|-----------------|--|
| Deliverability/ | Potentially developable |
| Developability | The site is potentially available (no developer involved at present). It is potentially suitable if various issues and constraints are addressed. It is feasible that development could take place within the next 6-15 year period. |

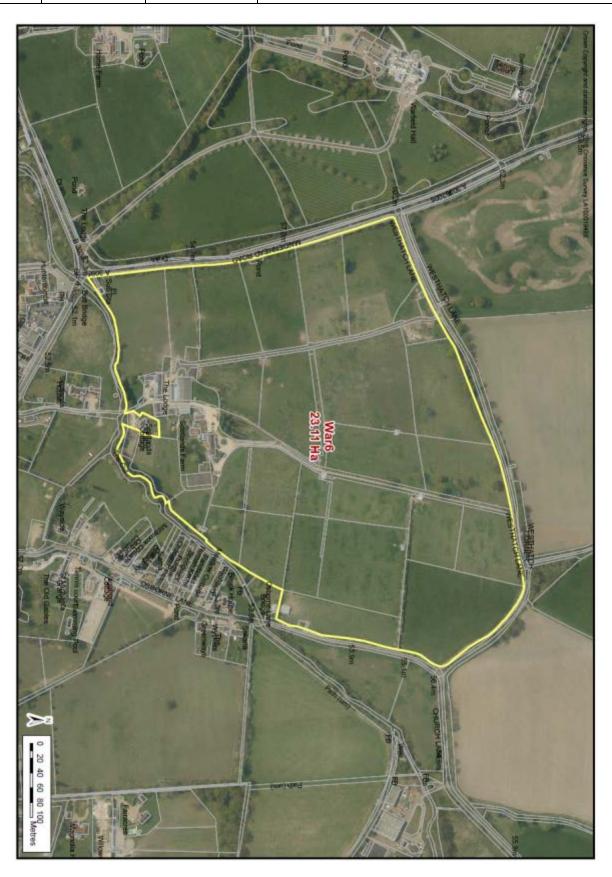
| Site Ref | WAR5 | Site Address | Land south of Forest Road, and east of Binfield Road |
|----------|----------|--------------|--|
| Parish | Warfield | Ward | Binfield with Warfield |



| Site area | 16.79ha | Source | Call for sites January 2 | 016 | | | |
|------------------------|---|---|--|------------|--|--|--|
| Developer/ | Housing (C3 use): | <u>.</u> | | | | | |
| Landowner suggestion | 120 units | | | | | | |
| Site description | | | een Binfield Road and Forest | | | | |
| | • | • | orth-south. Also distant views | | | | |
| | | arfield allocation – S | SALP Policy SA9/Core Strate | gy Policy | | | |
| | CS5). Access: Gated field | access off of Earny | at Bood | | | | |
| | Levels: Rises east to | | | | | | |
| | Current use: Agricu | • | • | | | | |
| | | | e of settlement area on the fri | nge of the | | | |
| | | • | ousing construction taking pla | • | | | |
| | of site as part of War | • | . | | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt | - | | | |
| PDL status of site | Previously Developed | | Greenfield | Yes | | | |
| Key Issues/Constraints | Located outside of | of a defined settlem | ent. Site falls within land alloc | cated | | | |
| | through SALP Po | licy SA9. | | | | | |
| | Contains trees. | | | | | | |
| | Proximity to Loca | I Wildlife Site and A | ncient Woodland. | | | | |
| | Contains agricultum | ural land at grade 3 | , some of which may be 'the I | pest and | | | |
| | most versatile' (gi | • | | | | | |
| | | of mineral deposits | S. | | | | |
| | Change in levels | | | | | | |
| Potential capacity | | | 5km of the SPA and as the s | | | | |
| | | | pen space provision, a net de | | | | |
| | | | d. This would result in the following | llowing | | | |
| | estimated capacity/or | estimated capacity/on-site infrastructure requirements: | | | | | |
| | 251 dwellings | (on 8.4ha develop | able area) | | | | |
| | _ | n space of public v | The state of the s | | | | |
| | • | • | 650, there is no requirement | for a | | | |
| | | | ty centre or primary school, h | | | | |
| | | • | evelopment, this would need | - | | | |
| | - | rther at a later stag | | | | | |
| | | J | • | | | | |
| | | | modated within the open space | | | | |
| | provision. Therefore, a capacity of 251 dwellings will be included within | | | | | | |
| | the SHELAA. | | | | | | |
| Suitability | Potentially suitable | | landa di talian Saran di anta di Kamita | / | | | |
| | | | I need to be investigated furth | | | | |
| | | | d quality), and features (such oment will also need to take a | | | | |
| | | | fildlife Sites/Ancient Woodland | | | | |
| | | | etermine the future suitability | | | | |
| | | O . | cation through SALP Policy S | | | | |
| | | | o accommodate developmen | | | | |
| Availability | Available | | | | | | |
| | | | per (Persimmon Homes PLC) | | | | |
| | | sclosed legal issue: | s which would prevent develo | pment. | | | |
| Achievability | Achievable | | | | | | |
| | | | nent within the next 5 years, a | | | | |
| | | | f the viability study suggest th | | | | |
| | | | viability of sites will be under | | | | |
| | subsequent detailed | assessments Ir | nere is a reasonable prospect | mat the | | | |

| | site could be delivered within the next 15 years. |
|-----------------|---|
| Deliverability/ | Potentially Developable |
| Developability | The site is available (with a developer involved). It is potentially suitable for |
| | development if the various issues and constraints are addressed. It is feasible |
| | that development could take place within the next 6-15 year period. |

| Site Ref | WAR6 | Site Address | Land at Scotlands Farm Forest Road, Newell Green |
|----------|----------|--------------|--|
| Parish | Warfield | Ward | Binfield with Warfield |



| Site area | 23.11ha | Source | <u> </u> | Call fo | r sites January 2 | 016 | |
|------------------------|---|--|------------|----------------|--------------------|-------------|--|
| Developer/ | Housing (C3 use): | Journal | | Odii 10 | i olico daridary 2 | 010 | |
| Landowner suggestion | Number of units not sp | ecified | | | | | |
| Site description | Site: Farm buildings ar | | ve fields | and some r | addocks with po | st-rail | |
| one decempnen | fencing/trees within site | | | • | • | | |
| | to south. Pylon crosse | | | | | | |
| | Access: Two gated ac | | | | | n access | |
| | of A3095 (Forest Road | | | | | | |
| | Levels: Level in parts, | | ating. | | | | |
| | Current use: Agricultu | | J | | | | |
| | Character: Rural. | | | | | | |
| Location of site | Settlement - | Counti | yside | Yes | Green Belt | - | |
| PDL status of site | Previously Developed | | - | Greenfield | | Yes | |
| Key Issues/Constraints | Located outside of | | settleme | nt. | | | |
| • | Contains trees. | | | | | | |
| | Proximity to an And | cient Wood | dland | | | | |
| | Contains agricultura | | | some of wh | ich may he 'the h | nest and | |
| | most versatile' (gra | | grado o, | come or win | ion may be the t | oot and | |
| | Contains an area or | • | denosits | | | | |
| | Change in levels ac | | • | | | | |
| | Contains land liable | | | | | | |
| Potential capacity | The site is within the 40 | | | er and as n | nore than 108 un | its could | |
| 1 Oteritial capacity | be achieved, a 50% de | | | | | | |
| | (as on-site open space | • | | | • | • | |
| | following estimated cap | | | | | it iii tiic | |
| | 405 dwellings (| • | | | direments. | | |
| | | | | | | | |
| | | 4ha of OSPV and 7.5ha of SANG (minimum) (As the number of units is below 650, there is no requirement for a | | | | | |
| | ` | neighbourhood centre, community centre or primary school, however, | | | | | |
| | | | | | this would need t | | |
| | considered furti | | | | inis would need | 10 00 | |
| | considered farti | nor at a la | ioi olago | <i>)</i> - | | | |
| | It is assumed that trees | s and area | at risk o | of flooding co | ould be accommo | odated | |
| | within the open space | | | | | | |
| | be included within Sh | • | | , | , | 9 | |
| Suitability | Potentially suitable | | | | | | |
| • | There are a number of | factors wh | nich wou | ld need to b | e investigated fu | rther | |
| | (such as areas of mine | | | | | | |
| | trees) would need to be | | | | | | |
| | account of level change | es, areas | of land li | able to flood | ling, and proximit | ty to an | |
| | Ancient Woodland (We | esthatch C | orner) | Γhe plan ma | king process will | | |
| | determine the future su | uitability of | the site | (for example | e, any change in | the | |
| | settlement boundary to | accommo | odate de | velopment). | | | |
| Availability | Potentially available | | | | | | |
| | The site is in single ow | | | | | | |
| | There are no disclosed | | ies whicl | n would prev | ent developmen | t. | |
| Achievability | Potentially achievable | | | | | | |
| | The submission form in | | | | | | |
| | the site appears to be | | | | | | |
| | Results of the viability | | | | | | |
| | However, detailed viab | • | | | • | | |
| | assessments. There is | | able pro | spect that th | e site could be d | lelivered | |
| | within the next 15 year | | | | | | |
| Deliverability/ | Potentially developate | ole | | | | | |

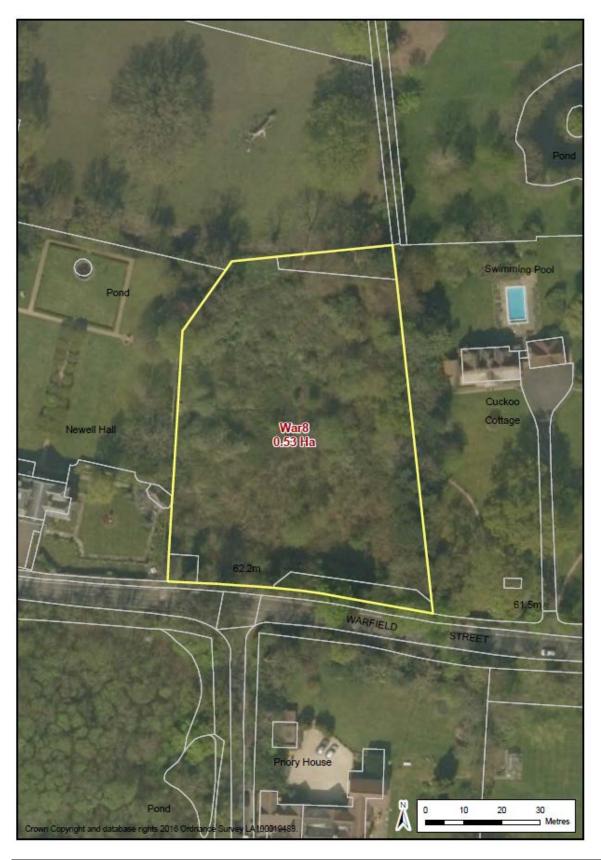
| Developability | The site is potentially available (no developer involved at present). It is |
|----------------|--|
| | potentially suitable if various issues and constraints are addressed. It is |
| | feasible that development could take place within the next 6-15 year period. |

| Site Ref | WAR7 | Site Address | Land at junction of Harvest Ride and Warfield Road |
|----------|----------|--------------|--|
| Parish | Warfield | Ward | Warfield Harvest Ride |



| Site area | 0.78ha | Source | Call for | sites January 2 | 016 | |
|---------------------------------------|--|---|-----------------------|-------------------|------------|--|
| Developer/ | Housing (C3 use): | | | | | |
| Landowner suggestion | 14 units | | | | | |
| Site description | Site: Unmanaged/overgrown area fronting Harvest Ride, with woodland behind, | | | | | |
| _ | within a residential area | within a residential area (located within defined settlement). | | | | |
| | Access: Via Shorland (| Daks. | | | | |
| | Levels: Appears level. | | | | | |
| | Current use: Open spa | | | | | |
| | Character: Predominan | | h recreation | uses to north (aเ | nd | |
| | Warfield allocation Polic | , | T | | 1 | |
| Location of site | Settlement Yes | Countryside | - | Green Belt | <u> </u> | |
| PDL status of site | Previously Developed La | | Greenfield | | Yes | |
| Key Issues/Constraints | Site contains tree | • | ected. | | | |
| | Loss of existing of | • | | | | |
| | Potential contam | | | | | |
| Potential capacity | Given the extent of the p | | | | | |
| | area (c.0.12ha) resulting | | | | | |
| | is less than 1ha, therefo | | | | | |
| | density of 35dph has be | | | | | |
| | defined settlement. This | | | | | |
| 0-34-1-334- | Therefore, a capacity of | of 23 aweilings v | viii be inclu | ded in the SHEI | _AA. | |
| Suitability | Potentially suitable | | al 4 a b a ia a a | 4: 4 1 | | |
| | There are a number of fa | | | | | |
| | | potential for contamination from landfill, and addressing how features (such as | | | | |
| | protected trees) could to be retained, together with loss of an existing open space area. The plan making process will determine the future suitability of the | | | | | |
| | site (for example, any change in the settlement boundary to accommodate | | | | | |
| | development). | | | | | |
| Availability | Availability unknown | | | | | |
| , , , , , , , , , , , , , , , , , , , | The site is in two ownerships (one of which is a developer – Comer Homes Ltd). | | | | | |
| | The other land owner has not confirmed availability of land, therefore availability | | | | | |
| | is not determined at this stage. There are no disclosed legal issues which | | | | | |
| | would prevent developm | nent. | | _ | | |
| Achievability | Potentially achievable | | | | | |
| | The submission form inc | | | | | |
| | developer owns part of t | • | | | | |
| | | availability. Results of the viability study suggest that the site would be | | | | |
| | achievable. However, de | | | | | |
| | subsequent detailed ass | | • | | prospect | |
| Delivershility/ | that the site could be de | | next 15 yea | rs. | | |
| Deliverability/ | Potentially developable | | anar invalue | d of propert size | ا ممم اممط | |
| Developability | The site is potentially av | | | | | |
| | owner yet to confirm ava | | | | | |
| | constraints are addresse | | • | | แเสเ | |
| | development could take | piace within the | next o- 15 ye | ai penou. | | |

| Site Ref | WAR8 | Site Address | Land between Newell Hall and Cuckoo Cottage, Warfield Street |
|----------|----------|--------------|--|
| Parish | Warfield | Ward | Binfield with Warfield |



| Site area | 0.53 | Source | Call fo | r sites January 20 |)16 | |
|------------------------------------|--|---------------------------------------|---------------|---------------------|-------------|--|
| Developer/ Landowner suggestion | Housing (C3 use): 10-20 units | | | | | |
| Site description | Site: Plot of land fronting Warfield Street covered by trees. | | | | | |
| One description | Access: No obvious ac | | | | dropped | |
| | kerbs. | oooo (allilougii tv | vo gatos ais | ing indinage ind | агорроа | |
| | | Levels: Parts appear lower than road. | | | | |
| | Current use: Woodland | | | | | |
| | Character: Rural (Warfie | eld allocation Pol | icies CS9/S | A9 to south). | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - | |
| PDL status of site | Previously Developed La | | Greenfield | | Yes | |
| Key Issues/Constraints | Located outside of a | | nt. | | l | |
| | Site contains trees. | | | | | |
| | Setting of adjacent list | sted building. | | | | |
| | Contains agricultural | _ | some of wh | ich may be 'the b | est and | |
| | most versatile' (grade | | | | | |
| | (grana | ,- | | | | |
| Potential capacity | Given the extent of the ti | rees (in particula | r along the b | ooundaries), this h | nas been | |
| . , | discounted from the site area (c.0.19ha) resulting in a remaining area | | | | | |
| | As the remaining area is | | | | | |
| | requirements for open sp | pace. A density | of 25dph ha | as been assumed | , given | |
| | that the site is a smaller | | | | | |
| | estimated capacity of 9 dwellings. Therefore, a capacity of 9 dwellings will be included in the SHELAA. | | | | | |
| | | | | | | |
| Suitability | Potentially suitable | | | | | |
| | There are a number fact | ors which would | need to be i | nvestigated furthe | er (such | |
| | as setting of the listed bu | uilding (Newell H | all) and agri | cultural land quali | ty), and | |
| | features (such as trees) | | | | | |
| | will determine the future suitability of the site (for example, any change in the | | | | | |
| | settlement boundary to a | accommodate de | velopment). | | | |
| Availability | Available | | | | | |
| | The site is in single owner | | • | O, | | |
| | There are no disclosed le | egal issues whicl | n would prev | vent development | | |
| Achievability | Achievable | | | | | |
| | The submission form ind | | | | | |
| | site is owned by a develo | | | | | |
| | would be achievable. Ho | | | | | |
| | subsequent detailed ass | | | nable prospect tha | at the site | |
| Deliverebilited | could be delivered within | tne next 15 yea | rs. | | | |
| Deliverability/ | Developable | h a daval' | ا المصادة | matamilally sole t | la fam | |
| Developability | The site is available (with | | | | | |
| | development if the various | | | | reasible | |
| | that development could t | take place within | tne next 6-1 | ib year period. | | |

| Site Ref | WAR9 | Site Address | Land north of Herschel Grange |
|----------|----------|--------------|-------------------------------|
| Parish | Warfield | Ward | Binfield with Warfield |



| Site area | 1.29ha | Source | Call for | sites January 20 | 016 | |
|------------------------|---|---|---------------------|--------------------|------------|--|
| Developer/ | Housing (C3 use): | Housing (C3 use): | | | | |
| Landowner suggestion | 25 units | | | | | |
| Site description | Site: Field surrounded by trees plus existing two storey detached property (6 | | | | | |
| | Herschel Grange). | | | | | |
| | Access: via Herschel G | Frange. | | | | |
| | Levels: Appears level. | -1./ | | | | |
| | Characters Burgly Trans | | -41 - m - m + - m + | a an tha frings a | et villaga | |
| | Character: Rural. Trans of Warfield Street (settle | | ettiement are | ea on the minge o | or village | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | | |
| PDL status of site | Previously Developed La | | Greenfield | Green beit | Yes | |
| Key Issues/Constraints | Located outside a de | | | | 163 | |
| Rey issues/Constraints | 1 | | | tod\ | | |
| | Contains trees alongContains agricultural | • | • . | • | act and | |
| | most versatile' (grade | • | Some or will | cirillay be the b | est and | |
| | most versatile (grade | o oa). | | | | |
| Potential capacity | The site is between 1-2h | a, therefore on-s | ite open spa | ce at 30sqm per | dwelling | |
| | would be required, to take account of this, a 90% developable area is assumed | | | | | |
| | | (1.16ha). A density of 30dph has been assumed, given that the site is a smaller | | | | |
| | edge of settlement site in | | | | | |
| | an estimated capacity of | | | | | |
| | dwelling), and 0.1ha of on-site open space. Therefore, a capacity of 34 (net) | | | | | |
| | | dwellings (35 gross) will be included in the SHELAA. | | | | |
| Suitability | Potentially suitable | | | | | |
| | | There are a number factors which would need to be investigated further (such | | | | |
| | | as agricultural land quality), and features (such as trees) would need to be retained. The plan making process will determine the future suitability of the | | | | |
| | site (for example, any ch | | | | | |
| | development). | iange in the settle | ernern bouric | iary to accommo | date | |
| Availability | Available | | | | | |
| , wandomy | The site appears to be in | n single ownershi | p. and Brook | stone Ltd have a | an option | |
| | on the land. There are n | • | • | | • | |
| | development. | 3.1 | | | | |
| Achievability | Achievable | | | | | |
| - | The submission form ind | licates developm | ent within the | e next 5 years, a | nd the | |
| | site appears to be single | ownership, with | a Developer | involved. Resul | lts of the | |
| | viability study suggest th | | | | | |
| | viability of sites will be un | | | | | |
| | There is a reasonable pr | ospect that the s | ite could be | delivered within t | the next | |
| | 15 years. | | | | | |
| Deliverability/ | Developable | | 1 1 1 1 1 1 | | | |
| Developability | The site is available (with | | | | | |
| | development if the various | | | | reasible | |
| | that development could t | ake place within | the next 6-1 | o year period. | | |

| Site Ref | WAR10 | Site Address | Land north of Newhurst Gardens |
|----------|----------|--------------|--------------------------------|
| Parish | Warfield | Ward | Binfield with Warfield |



| Site area | 4.43ha | Source | Call for sites January 20 | 016 | | |
|------------------------------------|--|---|---------------------------------|------------|--|--|
| Developer/ Landowner suggestion | Housing (C3 use): 50 units | | | | | |
| Site description | Site: Unmanaged field with tree belt along boundaries. | | | | | |
| Site description | | Access: Gated access (5-bar metal gate) off Newhurst Gardens. | | | | |
| | Levels: Appears level w | | | | | |
| | Current use: Agricultur | | | | | |
| | Character: Rural. Transitional edge of settlement area on the fringe of village | | | | | |
| | of Warfield Street (settle | | | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt | - | | |
| PDL status of site | Previously Developed La | | Greenfield | Yes | | |
| Key Issues/Constraints | Located outside of a | | t. | • | | |
| , | Contains trees. | | | | | |
| | | land at grade 3 s | ome of which may be 'the b | est and | | |
| | most versatile' (grad | | one of which may be the b | oot and | | |
| | Contains an area of | • | | | | |
| | | minoral acposito. | | | | |
| Potential capacity | The site contains protect | ted trees (c. 1ha) v | vhich has been discounted f | from the | | |
| . Cicina capacity | site area, resulting in a r | ` , | | | | |
| | | omammig andarar a | | | | |
| | As the remaining site are | ea is over 2ha, on- | site OSPV will be required. | A 70% | | |
| | | | med, given that the site is a | | | |
| | edge of settlement site in a semi-rural/transitional location. This would result | | | | | |
| | the following estimated of | capacity/on-site inf | rastructure requirements: | | | |
| | _ | | | | | |
| | 72 dwellings (on 2.4ha developable area) | | | | | |
| | 0.72ha of open s | pace | · | | | |
| | - | | | | | |
| | It is assumed that trees | could be accommo | odated within the open space | e | | |
| | | capacity of 72 dv | vellings will be included w | ithin | | |
| | SHELAA. | | | | | |
| Suitability | Potentially suitable | | | | | |
| | | | eed to be investigated furthe | ` | | |
| | | | quality), and features (such a | | | |
| | | | ng process will determine th | | | |
| | , | | nge in the settlement bound | ary to | | |
| | accommodate developm | nent). | | | | |
| Availability | Potentially available | | | | | |
| | | | ip, and no developer/house | builder is | | |
| | | disclosed legal issu | ues which would prevent | | | |
| | development. | | | | | |
| Achievability | Potentially achievable | | | | | |
| | | | nt within the next 5 years, a | | | |
| | | | house builder involved. Res | | | |
| | | | ıld be achievable. However, | | | |
| | | | sequent detailed assessme | | | |
| | - | rospect that the site | e could be delivered within t | ne next | | |
| Dallas askiller / | 15 years. | _ | | | | |
| Deliverability/ | Potentially developable | | an involved at any army V | _ | | |
| Developability | | | per involved at present). It is | | | |
| | | | onstraints are addressed. It | | | |
| | reasible that developmen | nt could take place | within the next 6-15 year pe | erioa. | | |

| Site Ref | WAR11 | Site Address | Land at North Lodge Farm, Forest Road, Hayley Green |
|----------|----------|--------------|---|
| Parish | Warfield | Ward | Winkfield & Cranbourne |



| Site area | 0.96ha | Source | Call for sites January | 2016 | | |
|--|---|--|---|---|--|--|
| Developer/ Landowner suggestion | Housing (C3 use): 30 units | | | | | |
| Site description | Site: Residential proper | ty set in lawn, plus | other uses, with trees alo | ng road | | |
| • | frontage and boundaries. | | | | | |
| | Access: Two access po | ints off of Forest I | Road. | | | |
| | Levels: Appears level. | | | | | |
| | | | ess. (Business use establis | shed | | |
| | through application: 10/0 | | | | | |
| | | | ttlement area on the fringe | of village | | |
| l anatinu of site | of Hayley Green (settlen | | Von Ourse Dali | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt | - | | |
| PDL status of site | Previously Developed La | | Greenfield | - | | |
| Key Issues/Constraints | Located outside a de | efined settlement. | | | | |
| | Contains trees. | | | | | |
| | | | some of which may be 'the | best and | | |
| | most versatile' (grad | , | | | | |
| | Contains an area of | - | | | | |
| | Potential contaminat | | | | | |
| Potential capacity | | | no on-site requirements f | | | |
| | space. Given the extent of the trees (in particular along the boundaries), this | | | | | |
| | has been discounted from the site area (c.0.5ha) resulting in a remaining area | | | | | |
| | of 0.46ha. A density of 30dph has been assumed, given that the site is a | | | | | |
| | smaller edge of settlement site in a semi-rural/transitional location. This would | | | | | |
| | result in an estimated capacity of 14 dwellings (13 net, to take account of an | | | | | |
| | existing dwelling). Therefore, a capacity of 13 (net) dwellings (14 gross) will be included in | | | | | |
| | the SHELAA. | | | | | |
| Suitability | Potentially suitable | | | | | |
| <i>-</i> | | actors which woul | d need to be investigated f | urther | | |
| | (such as areas of minerals, potential for contamination from land fill, and | | | | | |
| | agricultural land quality), and features (such as trees) would need to be | | | | | |
| | retained. The plan making process will determine the future suitability of the | | | | | |
| site (for example, any change in the settlement boundary t | | | | nodate | | |
| | development). | | | | | |
| Availability | Potentially available | | | | | |
| | | | er/house builder is indicate | | | |
| | | | e are no disclosed legal iss | sues which | | |
| | would prevent developm | ient. | | | | |
| | Potentially achievable | | | | | |
| Achievability | | | | | | |
| Achievability | The submission form inc | • | ent within the next 5 years, | | | |
| Achievability | The submission form including site appears to be in single | gle ownership, bu | t no specific details of hous | se builder | | |
| Achievability | The submission form inc site appears to be in sing provided. Results of the | gle ownership, bu viability study su | t no specific details of hous ggest that the site would be | se builder e | | |
| Achievability | The submission form incosite appears to be in sing provided. Results of the achievable. However, de | gle ownership, bu viability study su etailed viability of | t no specific details of hous ggest that the site would be sites will be undertaken wit | se builder e h | | |
| Achievability | The submission form inc site appears to be in sing provided. Results of the achievable. However, de subsequent detailed ass | gle ownership, bu viability study su etailed viability of s essments. There | t no specific details of hous ggest that the site would be sites will be undertaken wit is a reasonable prospect t | se builder e h | | |
| | The submission form incomite appears to be in singular provided. Results of the achievable. However, desubsequent detailed associated be delivered within | gle ownership, but viability study substailed viability of sessments. There in the next 15 year | t no specific details of hous ggest that the site would be sites will be undertaken wit is a reasonable prospect t | se builder e h | | |
| Deliverability/ | The submission form ind site appears to be in sing provided. Results of the achievable. However, de subsequent detailed assequent developable. Potentially developable. | gle ownership, but a viability study substantial viability of second representations. There is the next 15 year at the second representations of the second representations of the second representations. | t no specific details of hous ggest that the site would be sites will be undertaken wit is a reasonable prospect to. | se builder e h that the site | | |
| | The submission form incoming site appears to be in singular provided. Results of the achievable. However, desubsequent detailed assequent developable. Potentially developable. The site is potentially av | gle ownership, but a viability study substantially study substantially of seessments. There a the next 15 year allable (no discloss | t no specific details of hous ggest that the site would be sites will be undertaken wit is a reasonable prospect t s. | se builder e h that the site nt). It is | | |
| Deliverability/ | The submission form incosite appears to be in sing provided. Results of the achievable. However, desubsequent detailed assequent detailed assequent developable. Potentially developable. The site is potentially avpotentially suitable if variable. | gle ownership, but a viability study substailed viability of sessments. There a the next 15 year allable (no disclosious issues and c | t no specific details of hous ggest that the site would be sites will be undertaken wit is a reasonable prospect to. | se builder e h that the site nt). It is | | |

| Site Ref | WAR12 | Site Address | Brookfield Farm, Bracknell Road |
|----------|----------|--------------|---------------------------------|
| Parish | Warfield | Ward | Winkfield & Cranbourne |



| Site area | 4.13ha | Source | Call for | r sites January 2 | 016 | |
|------------------------|--|------------------------|--------------------|--------------------|-----------------|--|
| Developer/ | Housing (C3 use): | • | 1 | | | |
| Landowner suggestion | Number of units not sp | pecified | | | | |
| Site description | Site: Equestrian use - | - various buildings | and equestri | an facilities with | | |
| | paddocks/grazing (de | marcated by post- | rail fencing, tr | ees and hedging | ງ), and | |
| | areas of trees. | | _ | | | |
| | Access: Gated field a | access from Hayley | / Green, gate | d vehicular acce | ss from | |
| | Bracknell Road. | | | | | |
| | Levels: Appears level | | | | | |
| | Current use: Equestr | | | and the following | - (- 20 | |
| | Character: Rural. Tra | • | settiement ar | ea on the fringe | or village | |
| Location of site | of Hayley Green (settl | | Vaa | Crass Dalt | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | Yee | |
| PDL status of site | Previously Developed | | Greenfield | | Yes | |
| Key Issues/Constraints | Located outside of | | ent. | | | |
| | Contains protected | | | | | |
| | Contains agricultu | | , some of whi | ch may be the b | est and | |
| | most versatile' (gra | • | | | | |
| | Contains an area | • | S. | | | |
| | Contains area of la | | / e : - - | . \ | | |
| | Setting of adjacen | | |)). | | |
| Defended associate | Contains area of la | | | - (- 0.71) 1 | | |
| Potential capacity | The site contains an e | | | | | |
| | flooding (c. 0.3ha) whi | | | | | |
| | remaining area of 3.13 | | | | | |
| | requirement for on-site 30dph has been assu | | | | | |
| | semi-rural/transitional | | | | | |
| | | | | | ı | |
| | discounted to allow for trees and area at risk of flooding which could accommodate some of the open space provision). This would result in the | | | | | |
| | following estimated ca | | | | ii tiie | |
| | Tonowing Commuted Co | apaony/or one min | 3011 401410 109 | dironionio. | | |
| | 85 dwellings (c | on 2.82ha develop | able area) | | | |
| | 0.84ha of OSF | | abio aroa, | | | |
| | | • | | | | |
| | Therefore, a capacity | v of 85 dwellings | will be inclu | ded within SHE | LAA. | |
| Suitability | Potentially suitable | , <u> </u> | | | | |
| • | There are a number fa | actors which would | need to be ii | nvestigated furth | er (such | |
| | as areas of setting of | an adjacent listed | building, mine | erals, potential | • | |
| | contamination from la | ndfill, land liable to | flooding and | agricultural land | ł quality), | |
| | and features (such as | trees, including pr | otected) wou | ld need to be ret | ained. | |
| | The plan making proc | | | | e (for | |
| | example, any change | in the settlement b | ooundary to a | ccommodate | | |
| | development). | | | | | |
| Availability | Potentially available | | | | | |
| | There is an option on | | | | en | |
| | specified. There are r | no disclosed legal | issues which | would prevent | | |
| A 1 1 1 1111 | development. | | | | | |
| Achievability | Potentially achievab | | | . = | 1.41 | |
| | The submission form | | | | | |
| | site appears to be sing | | | | | |
| | Results of the viability | | | | | |
| | However, detailed via | | | | | |
| | assessments. There | is a reasonable pr | ospect that th | e site could be d | ielivered | |

| | within the next 15 years. |
|-----------------|--|
| Deliverability/ | Potentially developable |
| Developability | The site is potentially available (no developer involved at present). It is |
| | potentially suitable if various issues and constraints are addressed. It is |
| | feasible that development could take place within the next 6-15 year period. |

| Site Ref | WAR13 | Site Address | Land at Sunset Farm, Hayley Green |
|----------|----------|--------------|-----------------------------------|
| Parish | Warfield | Ward | Winkfield & Cranbourne |



| Site area | 5.71ha | Source | Call for | r sites January 2 | 016 | | |
|------------------------------------|---|--|----------------------------|-----------------------------------|--|--|--|
| Developer/ Landowner suggestion | Housing (C3 use): Number of units not spec | Housing (C3 use): Number of units not specified | | | | | |
| Site description | Site: Agricultural containing detached buildings and fields/paddocks (horses grazing) with trees/hedging fencing along field boundaries, and boundaries of site. Overhead wire crossing site. Access: Main access from Hayley Green. Also a field access off Bracknell Road. Levels: Appears level Current use: Agriculture/grazing. | | | | | | |
| Location of site | Character: Rural. Settlement - | Countryside | Yes | Green Belt | _ | | |
| PDL status of site | | · · · · · · · · · · · · · · · · · · · | Greenfield | Oreen beit | Yes | | |
| Key Issues/Constraints | Previously Developed Land Located outside of a defined settlement. Contains trees, including protected. Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a). Contains an area of mineral deposits. Within landfill buffer. Setting of adjacent listed buildings. | | | | | | |
| Potential capacity | Within 5km of the SPA. As the site is over 2ha the net developable area will be dependent on the yield. Application of a density of 30dph, given that the site is an edge of settlement site in a semi-rural/transitional location, is appropriate and would yield 119 dwellings if a net developable area of 70% is applied whilst application of a net developable area of 50% would yield 85 dwellings. Taking a precautionary approach a 50% net developable area has been applied to allow for on-site open space. This would result in the following estimated capacity/on-site infrastructure requirements: An estimated capacity of 85 dwellings (on 2.85ha developable area). 0.84ha of OSPV It is assumed that trees could be accommodated within the open space provision. Therefore, a capacity of 85 dwellings will be included within | | | | tlement I 119 In of a net conary on-site site area). | | |
| Suitability | Potentially suitable There are a number factors which would need to be investigated further (such as areas of setting of an adjacent listed buildings, minerals, potential contamination from landfill, and agricultural land quality), and features (such as trees,) would need to be retained. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development). | | | | | | |
| Availability | Potentially available The site appears to be in a single ownership, and no developer/house builder is involved. There are no disclosed legal issues which would prevent development. | | | | | | |
| Achievability | Potentially achievable The site appears to be s Results of the viability st However, detailed viabili assessments. There is a within the next 15 years. | udy suggest that ity of sites will be a reasonable pro | the site wou undertaken | lld be achievable with subsequent | e. t detailed | | |

| Deliverability/ | Potentially developable |
|-----------------|--|
| Developability | The site is potentially available (no developer involved at present). It is |
| | potentially suitable if various issues and constraints are addressed. It is |
| | feasible that development could take place within the next 6-15 year period. |

| Site Ref | WAR14 | Site Address | Meadowbrook, Montessori pre-school, Bracknell Road |
|----------|----------|--------------|--|
| Parish | Warfield | Ward | Winkfield & Cranbourne |



| Site area | 0.8ha | Source | Call for | r sites January 20 | 016 | | |
|------------------------------------|---|---|---------------|--------------------|---------|--|--|
| Developer/ Landowner suggestion | Housing (C3 use): 6-24 units | | | | | | |
| Site description | Site: Pre-school – containing Victorian building and other detached buildings – parking area, areas of play and trees (including protected) Access: In/out access off Bracknell Road. Levels: Appears level. | | | | | | |
| | Current use: Education (nursery). Character: Rural. | | | | | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - | | |
| PDL status of site | Previously Developed La | and - | Greenfield | | Yes | | |
| Key Issues/Constraints | Located outside of a | defined settleme | nt. | | | | |
| | Contains protected to Contains agricultural most versatile' (grad) Contains an area of Setting of adjacent lie | land at grade 3, e 3a). mineral deposits. | | ich may be 'the b | est and | | |
| Potential capacity | The site contains protected trees (c. 0.2ha) which have been discounted from the site area, resulting in a remaining area of 0.6ha. As the remaining area is less than 1ha, there are no on-site requirements for open space. A density of 25dph has been assumed, given that the site is a smaller isolated site in a rural location. This would result in an estimated capacity of 15 dwellings. Therefore, a capacity of 15 dwellings will be included in the SHELAA. | | | | | | |
| Suitability | Potentially suitable There are a number of factors which would need to be investigated further (such as setting of adjacent listed buildings, minerals, and agricultural land quality), and features (such as protected trees,) would need to be retained. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development). | | | | | | |
| Availability | Potentially available The site is in a single ownership, and no developer/house builder is involved. There are no disclosed legal issues which would prevent development. | | | | | | |
| Achievability | Potentially achievable The site is in single ownership, but without a house builder involved. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | | | |
| Deliverability/ Developability | Potentially developable The site is potentially av potentially suitable if var feasible that development | ailable (no develo ious issues and o | constraints a | re addressed. It | is | | |

| Site Ref | WAR15 | Site Address | Land east of Meadowbrook and south of Bracknell Road |
|----------|----------|--------------|--|
| Parish | Warfield | Ward | Winkfield & Cranbourne |



| Site area | 4.12ha | Source | Call for | Call for sites January 2016 | | | |
|-------------------------------------|---|---|------------------|-----------------------------|-----------|--|--|
| Davidanari | Harris a (OO | | | | | | |
| Developer/ Landowner suggestion | Housing (C3 use): 140 units | | | | | | |
| Site description | Site: Open field surroun | | | es. | | | |
| | Access: Gated access | | Road. | | | | |
| | Levels: Appears Level | | | | | | |
| | Current use: Agricultur | raı. | | | | | |
| Leastian of site | Character: Rural. | Countracido | Yes | Cross Dalt | | | |
| Location of site PDL status of site | Settlement - | Countryside | Greenfield | Green Belt | Yes | | |
| Key Issues/Constraints | Previously Developed L | l e e e e e e e e e e e e e e e e e e e | | | res | | |
| Rey issues/Constraints | Located outside of a Contains trace | i defined settleme | ent. | | | | |
| | Contains trees. | llond of arodo O | come of whi | ما برموس ماما | ant and | | |
| | Contains agricultura most versatile' (grad | • | some or whi | ich may be the b | est and | | |
| | most versatile' (grad | | | | | | |
| | Contains an area ofSetting of Listed Bui | • | • | | | | |
| Potential capacity | Setting of Listed Bui The site contains trees (| | o area of lan | d liable to fleedin | ng (c | | |
| Fotential capacity | 0.02ha) which have bee | | | | | | |
| | area of 3.72ha. | ii alsocantea noi | ii tiio site ait | za, resulting in a | remaining | | |
| | aroa or 0.72ma. | | | | | | |
| | As the remaining area is | s over 2ha, there | is a requiren | nent for on-site o | pen | | |
| | | As the remaining area is over 2ha, there is a requirement for on-site open space provision. A 70% developable area at 25dph has been assumed, giver | | | | | |
| | that the site is an isolate | | | | | | |
| | following estimated capa | acity/on-site infra | structure req | uirements: | | | |
| | | 5 - 2 - 3 - 2 - 3 - 2 - 3 - 2 - 3 - 2 - 3 - 3 | | | | | |
| | 65 dwellings (on 2.6ha developable area) | | | | | | |
| | 0.65ha of open space | | | | | | |
| | | | | | | | |
| - L. I.III. | | Therefore, a capacity of 65 dwellings will be included within SHELAA. | | | | | |
| Suitability | Potentially suitable | | | | .1 | | |
| | There are a number of f | | | • | | | |
| | (such as areas of setting agricultural land quality) | | | | | | |
| | retained. The plan mak | | | | | | |
| | site (for example, any cl | | | | | | |
| | development). | lange in the setti | omone boans | dary to docomine | dato | | |
| Availability | Available | | | | | | |
| , | The site is in single own | ership, a develop | er (Jordan C | Construction Ltd) | owns the | | |
| | site. There are no discle | | | | | | |
| Achievability | Potentially achievable | <u> </u> | | • | | | |
| • | The site is in single own | ership (with a de | veloper invol | ved). Results of | the | | |
| | viability study suggest that the site would be achievable. However, detailed | | | | | | |
| | viability of sites will be undertaken with subsequent detailed assessm | | | | | | |
| | There is a reasonable p | rospect that the s | ite could be | delivered within | the next | | |
| | 15 years. | | | | | | |
| Deliverability/ | Developable | | | | | | |
| Developability | The site is available (wit | | | | | | |
| | development if the various issues and constraints are addressed. It is feasible | | | | | | |
| | that development could | take place within | the next 6-1 | 5 year period. | | | |

| Site Ref | WAR16 | Site Address | Land to rear of The Cricketers, Cricketers Lane |
|----------|----------|--------------|---|
| Parish | Warfield | Ward | Winkfield & Cranbourne |



| Site area | 3.03ha | Source Call for sites Janua | | uary 2016 | | | |
|------------------------------------|--|---|--|------------------|--|--|--|
| Developer/ Landowner suggestion | Housing (C3 use): 30 units | | | | | | |
| Site description | Site: Field to rear of Cricketers Pub, surrounded by trees (including protected). | | | | | | |
| • | Access: via Cricketers Lane (this area also contained protected trees). | | | | | | |
| | Levels: Mainly level – slight rise to east. | | | | | | |
| | Current use: Agricultural. | | | | | | |
| | Character: Rural. | Character: Rural. | | | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt | - | | | |
| PDL status of site | Previously Developed La | | Greenfield | Yes | | | |
| Key Issues/Constraints | Located outside of a | | | | | | |
| • | Contains trees. | domina domonia | | | | | |
| | | I land at grade 3 | some of which may be 'the be | est and | | | |
| | most versatile' (grad | • | define of willour may be the be | oot and | | | |
| | Contains an area of | • | | | | | |
| Potential capacity | | | have been discounted from the | na sita | | | |
| i Oteritial capacity | area, resulting in a rema | | | ie site | | | |
| | area, resulting in a rema | illilling area or 2.5 | ona. | | | | |
| | As the remaining area is | over 2ha there | is a requirement for on-site or | nen. | | | |
| | • | - | a at 25dph has been assume | | | | |
| | | | ocation. This would result in the | | | | |
| | following estimated capa | | | 110 | | | |
| | Tollowing estimated capa | acity/orr-site iriira | structure requirements. | | | | |
| | a 41 dwellings (on | 1 65ha dayalana | blo area) | | | | |
| | • • | 41 dwellings (on 1.65ha developable area) | | | | | |
| | 0.41ha of open space | | | | | | |
| | Therefore a capacity of | of 41 dwallings v | will be included within SHEL | ۸۸ | | | |
| Suitability | Potentially suitable | 71 41 aweilings v | will be iliciaaea within Shel | .AA. | | | |
| Suitability | _ | actors which was | ald need to be investigated fur | thor | | | |
| | | | quality), and features (such as | | | | |
| | | | ed. The plan making process | | | | |
| | | | ed. The plan making process (for example, any change in t | | | | |
| | settlement boundary to a | | | 116 | | | |
| Availability | Potentially available | accommodate de | velopinent). | | | | |
| Availability | _ | marchin and no | developer/house builder is inv | volvod | | | |
| | | | h would prevent development | | | | |
| Achievability | 1 | egai issues write | n would prevent development | • | | | |
| Achievability | Potentially achievable | مطائب المراجعة | ut a havaa buildar invalvad. D |) a a cultar a f | | | |
| | The site is in single ownership, but without a house builder involved. Results of | | | | | | |
| | the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. | | | | | | |
| | | | | | | | |
| | There is a reasonable prospect that the site could be delivered within the next | | | | | | |
| B. II | 15 years. | | | | | | |
| Deliverability/ | Potentially developable | | | | | | |
| Developability | The site is potentially available (no developer involved at present). It is | | | | | | |
| | potentially suitable if various issues and constraints are addressed. It is | | | | | | |
| | feasible that development could take place within the next 6-15 year period. | | | | | | |

| Site Ref | WAR17 | Site Address | Land south of Brockhill Farm Cottages, Bracknell Road |
|----------|----------|--------------|---|
| Parish | Warfield | Ward | Winkfield & Cranbourne |



| Site area | 0.29ha | Source | Call for | sites January 20 | 016 | |
|------------------------------------|--|--------------------|-----------------|--------------------|-----------|--|
| Developer/ Landowner suggestion | Housing (C3 use): 6 units | | | | | |
| Site description | Site: Unmanaged field (some hard core visible) scrub located within the Green | | | | | |
| One description | Belt, with trees along boundaries. | | | | | |
| | Access: Gated access of | | o north of sit | e (accessed off E | 33022. | |
| | Bracknell Road). | o. 100 paul 0 1 | | - (4.0000004 0 | , | |
| | Levels: Appears level. | | | | | |
| | Current use: Agriculture | e/field. | | | | |
| | Character: Rural on frin | ge of rural hamle | t (Brock Hill) | | | |
| Location of site | Settlement - | Countryside | - | Green Belt | Yes | |
| PDL status of site | Previously Developed La | and - | Greenfield | | Yes | |
| Key Issues/Constraints | Located outside of a | defined settleme | ent (within the | e Green Belt). | | |
| | Contains trees. | | | | | |
| | Contains agricultural | | some of whi | ch may be 'the b | est and | |
| | most versatile' (grade | e 3a). | | | | |
| Potential capacity | Given the extent of the to | rees (in narticula | r along the h | oundaries) they | have | |
| Fotential capacity | been discounted from th | | | | | |
| | 0.17ha. As the remaining | | | | area oi | |
| | requirements for open sp | • | • | | given | |
| | that the site is a smaller | | | | | |
| | estimated capacity of 5 of | | | | | |
| | considerations. | 3- | | , | | |
| | Therefore, a capacity of 5 dwellings will be included in the SHELAA. | | | | | |
| Suitability | Potentially suitable | | | | | |
| | There are a number of factors which would need to be investigated further | | | | | |
| | (such as agricultural land | | | | | |
| | be retained. The plan m | | | | | |
| | site (for example, any ch | | | | | |
| | development, and wheth | | exceptional | circumstances to | alter the | |
| A !! - L !!!/ | existing Green Belt bour | ndary). | | | | |
| Availability | Available | | / la la | \ | 41 | |
| | The site is in single ownership, a developer (Jordan Construction Ltd) owns the site. There are no disclosed legal issues which would prevent development. | | | | | |
| Achievability | Potentially achievable | iseu iegai issues | WITICIT WOULD | i prevent develop | Jillelit. | |
| Acmevability | _ | archin (with a day | veloner invol | ved) Results of | the | |
| | The site is in single ownership (with a developer involved). Results of the viability study suggest that the site would be achievable. However, detaile | | | | | |
| | viability of sites will be undertaken with subsequent detailed assessments. | | | | | |
| | There is a reasonable pr | | | | | |
| | 15 years. | | | | | |
| Deliverability/ | Developable | | | | | |
| Developability | The site is available (with | h a developer inv | olved). It is | potentially suitab | ole for | |
| - - | development if the various | us issues and co | nstraints are | addressed. It is | feasible | |
| | that development could | take place within | the next 6-1 | 5 year period. | | |

| Site Ref | WAR18 | Site Address | Forest Farm, Forest Road, Hayley Green |
|----------|----------|--------------|--|
| Parish | Warfield | Ward | Winkfield & Cranbourne |



| Site area | 2.68ha | Source | Call for sites January 2 | 016 | |
|-----------------------------------|--|--|--|-----------------------------------|--|
| Developer/ | Housing (C3 use): | | | | |
| Landowner suggestion | 60 units | | | | |
| Site description | Site: Residential property surrounded by garden and woodland, with various outbuildings. Access: Gated access from Forest Road. Levels: Appears level. Current use: Residential with extensive area of trees to rear. | | | | |
| | of Hayley Green (settlen | <u> </u> | ettlement area on the fringe | oi village | |
| Location of site | Settlement - | Countryside | Yes Green Belt | _ | |
| PDL status of site | Previously Developed La | | Greenfield | Yes | |
| Key Issues/Constraints | Located outside of a | | | | |
| | Contains protected toContains an area of | | | | |
| Potential capacity | The site contains protect the site area, resulting in | | a) which have been discount a of 1.38ha. | ted from | |
| | However, it is likely that open space provision could be accommodated within the existing treed area (subject to meeting quality and quantity standards, and not harming the trees). Therefore 100% of the remaining area, at 25dph has been assumed, given that the site is a smaller edge of settlement site in a semi-rural/transitional location. This would result in an estimated capacity of 35 dwellings (34 net, to take account of an existing dwelling), and 0.1ha of on-site open space. Therefore, a capacity of 34 (net) dwellings (35 gross) will be included in the SHELAA. | | | | |
| Suitability | as areas of minerals), ar retained. The plan maki | nd features (such ing process will de | need to be investigated furth as protected trees) would ne etermine the future suitability ment boundary to accommo | eed to be of the | |
| Availability | Potentially available The site is in a single ow | | leveloper/house builder is in would prevent developmen | | |
| Achievability | Potentially achievable The site is in single owner the viability study suggestiability of sites will be un | ership, but withou st that the site wo ndertaken with su | t a house builder involved. uld be achievable. However bsequent detailed assessme te could be delivered within | Results of , detailed ents. | |
| Deliverability/ Developability | Potentially developable The site is potentially av potentially suitable if var | ailable (no develo ious issues and c | per involved at present). It onstraints are addressed. It e within the next 6-15 year p | is | |

| Site Ref | WAR19 | Site Address | Woodlawns, Forest Road, Hayley Green |
|----------|----------|--------------|--------------------------------------|
| Parish | Warfield | Ward | Winkfield & Cranbourne |



| Site area | 2.6ha | Source | Call for | sites January 20 | 016 | | |
|------------------------------------|---|---|----------------|---------------------|------------|--|--|
| Developer/ Landowner suggestion | Housing (C3 use): 100 units | | | | | | |
| Site description | | Site: Residential property surrounded by garden and woodland, with various | | | | | |
| | out buildings. | | | | | | |
| | | Access: Gated access from Forest Road. | | | | | |
| | Levels: Appears level. | al with autopaius | area of trace | a to roor | | | |
| | Current use: Residenti Character: Rural. Trans | | | | ct of the | | |
| | site, separated by Fores | | illage of Flag | yley Green is we | St Of the | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | _ | | |
| PDL status of site | Previously Developed La | | Greenfield | Groon Box | Yes | | |
| Key Issues/Constraints | Located outside a detailed. | | l . | | 1.00 | | |
| , | Contains protected t | | | | | | |
| | Contains an area of | | | | | | |
| | | ora. doposito. | | | | | |
| Potential capacity | The site contains protect | ted trees (c. 2.2h | a) which has | been discounte | d from the | | |
| | site area, resulting in a remaining area of 0.4ha. | | | | | | |
| | | | | | | | |
| | As the remaining area is less than 1ha, there are no on-site requirements for | | | | | | |
| | open space. A density of 25dph has been assumed, given that the site is a | | | | | | |
| | smaller isolated site in rural location. This would result in an estimated capacity | | | | | | |
| | of 10 dwellings (9 net, to take account of an existing dwelling). | | | | | | |
| | Therefore, a capacity of 9 (net) dwellings (10 gross) will be included in the SHELAA. | | | | | | |
| Suitability | Potentially suitable | | | | | | |
| . | There are a number of factors which would need to be investigated further | | | | | | |
| | (such as areas of minerals), and features (such as protected trees) would need | | | | | | |
| | to be retained. The plan making process will determine the future suitability of | | | | | | |
| | the site (for example, any change in the settlement boundary to accommodate | | | | | | |
| | development). | | | | | | |
| Availability | Potentially available | | | | | | |
| | The site is in a single ow | | • | | | | |
| A - 1-1 1-11(c - | There are no disclosed I | egai issues whici | n would prev | ent developmen | τ. | | |
| Achievability | Potentially achievable | a made transfer of the sec | | | D (1 f | | |
| | The site is in single own | • | | | | | |
| | the viability study suggest that the site would be achievable. However, detailed | | | | | | |
| | viability of sites will be undertaken with subsequent detailed assessments. | | | | | | |
| | 15 years. | There is a reasonable prospect that the site could be delivered within the next | | | | | |
| Deliverability/ | Potentially developable | P | | | | | |
| Developability | The site is potentially av | | oper involved | d at present). It i | S | | |
| | potentially suitable if var | | | | | | |
| | feasible that developmen | | | | | | |
| | 1 : 3 a.c. a.c. a.c a.c voiopinio | Jos.a tano piac | | 5 10 your p | | | |

| Site Ref | WAR20 | Site Address | St Michaels Grange, Osborne Lane |
|----------|----------|--------------|----------------------------------|
| Parish | Warfield | Ward | Binfield with Warfield |



| Site area | Various options (1ha | Source | Submitted after SHELA | ۸ | | | |
|------------------------|---|---|--|--------------|--|--|--|
| Site area | to 11.26ha) | Source | consultation (Dec 2016) | | | | |
| Developer/ | Housing (C3 Use) | | Consultation (Dec 2010) |) | | | |
| Landowner suggestion | Housing (C3 Use) | | | | | | |
| Site description | Sita: Fields surrounder | Lby troos with Grac | lo 2 lietod roeidontial buildir | ng | | | |
| Site description | Site: Fields surrounded by trees with Grade 2 listed residential building, stables and farm buildings. | | | | | | |
| | | • | ane | | | | |
| | | Access: via Warfield Street and Osborne Lane. Levels: Level in parts, but undulating. | | | | | |
| | | | cultural two dwellings | | | | |
| | | Current use: Residential with grazing/agricultural, two dwellings. Character: Rural, transitional site on the fringe of village of Warfield Street | | | | | |
| | | settlement to east) with site allocated for mixed use development to the south. | | | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt | - | | | |
| PDL status of site | Previously Developed L | | Greenfield | Yes | | | |
| Key Issues/Constraints | Located outside a control of the control of th | | Siccinicia | 103 | | | |
| ney issues/constraints | | | lichaels Grange, Osborne I | and and | | | |
| | | | aels Grange, Osborne Lane | | | | |
| | | | ings (Newell Hall, Warfield | | | | |
| | | • | • , | • | | | |
| | | | est corner, trees along bour | idaries | | | |
| | and isolated specinPart of site is within | • | ran nee. | | | | |
| | | | some of which may be the | boot and | | | |
| | Contains agricultural land at grade 3, some of which may be 'the best and most verestile' (grade 3s) | | | | | | |
| | most versatile' (grade 3a). Southern half of the site lies within 5km of the TBHSPA. | | | | | | |
| Detential conscity | | | | Elem of | | | |
| Potential capacity | The site is over 2ha and 108 dwellings and is part between 400m and 5km of | | | | | | |
| | the SPA. Therefore, the net developable area would be 50% of the total; giving | | | | | | |
| | a net developable area of 5.5ha. A density of 25dph has been assumed on the residual area, given that the site is in a rural location. This would result in: | | | | | | |
| | An estimated capacity of 137 dwellings. | | | | | | |
| | 4 41 (000) | - | ings. | | | | |
| | | | | | | | |
| | • 2.6ha SANG. | of 127 dwellings w | ill ha inaludad within CUI | =1 ^ ^ | | | |
| Cuitability | | or is aweilings w | ill be included within SHE | LAA. | | | |
| Suitability | Potentially suitable | tors which would no | and to be investigated furth | or (cuch | | | |
| | | | eed to be investigated furthe buildings, flooding), and fea | | | | |
| | | | | | | | |
| | (such as trees) would need to be retained. The plan making process will determine the future suitability of the site (for example, any change in the | | | | | | |
| | settlement boundary to | • | | | | | |
| Availability | Available | accommodate deve | лоритонту. | | | | |
| , wandsmy | | n single ownership. | There are no disclosed le | gal issues | | | |
| | which would prevent dev | | | 9-11-12-11-1 | | | |
| Achievability | Potentially achievable | | | | | | |
| , | | dicates developmer | nt within the next 5-15 years | s. and the | | | |
| | | - | without a house builder inv | | | | |
| | | | ne site would be achievable | | | | |
| | However, detailed viabil | ity of sites will be u | ndertaken with subsequent | detailed | | | |
| | assessments. There is | a reasonable prosp | ect that the site could be d | elivered | | | |
| | within the next 15 years | | | | | | |
| | | | | | | | |
| Deliverability/ | Potentially developabl | | | | | | |
| Developability | | | er involved at present). It i | | | | |
| | | | nstraints are addressed. It | | | | |
| | feasible that developme | nt could take place | within the next 6-15 year p | eriod. | | | |

| Site Ref | WAR21 | Site Address | Garson Lane & Cock's Lane, Warfield |
|----------|----------|--------------|-------------------------------------|
| Parish | Warfield | Ward | Winkfield & Cranbourne |



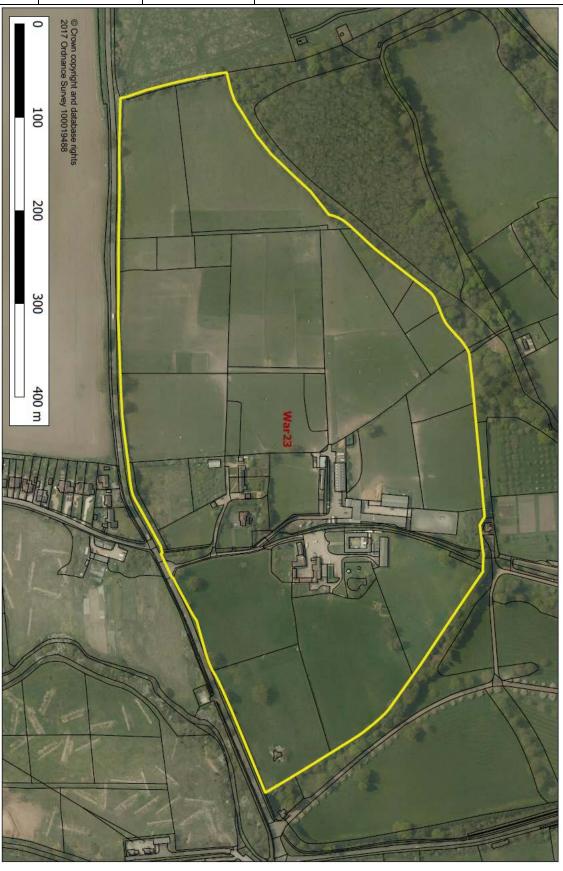
| Cita area | 4 7ho /noto: stated as | Cauraa | C. da ma it | 40 d 0440 " CLIEL A | Λ | | |
|------------------------|---|---|----------------|---------------------|-----------------------|--|--|
| Site area | 1.7ha (note: stated as | Source | | ted after SHELA | | | |
| | 1.75ha by the | | consult | ation (Dec 2016) | | | |
| Developer | promoter) | | | | | | |
| Developer/ | • | Housing C3 use, or residential institution (C2 use) or gypsy and traveller use: | | | | | |
| Landowner suggestion | 42 units. | Particular de la companya de la comp | -1 1 6 | The second second | | | |
| Site description | Site: Grazing land subdivided by post and rail fences. The north, west and | | | | | | |
| | southern boundaries are delineated by substantial hedges with trees. The | | | | | | |
| | | eastern boundary is not as distinctive being delineated by a hedge and adjacent | | | | | |
| | single storey agricultural | | | | | | |
| | Access: From the south | | ock's Lane. | | | | |
| | Levels: The site is relati | • | | | | | |
| | Current use: Agricultur Character: Rural. | aı. | | | | | |
| Location of site | Settlement - | Countryoido | _ | Green Belt | Yes | | |
| PDL status of site | l . | Countryside | | Green beit | | | |
| | Previously Developed La | | Greenfield | D. II | Yes | | |
| Key Issues/Constraints | Located outside a de | | in the Green | Belt. | | | |
| | Ancient Woodland 50 | | | | | | |
| | Contains agricultural | | some of whi | ch may be 'the b | est and | | |
| | most versatile' (grad | e 3a). | | | | | |
| | SSSI 500m buffer. | | | | | | |
| | SPA 5k to 7km buffer. | | | | | | |
| Potential capacity | The site is between 1-2ha and between 5 and 7km of the SPA. Therefore, the | | | | | | |
| | net developable area would be 90% of the total; giving a net developable area | | | | | | |
| | of 1.53ha. A density of 25dph has been assumed on the residual area, given | | | | | | |
| | that the site is a smaller isolated site in a rural location. This would result in an | | | | | | |
| | estimated capacity of 38 dwellings. | | | | | | |
| | The promotor has indicated a reason of housing times are suitable for the 19 | | | | | | |
| | The promoter has indicated a range of housing types as suitable for the site. Given the location of the site this assessment has considered C3 use only. | | | | | | |
| | Given the location of the | site this assessr | nent has cor | isidered C3 use | only. | | |
| | The section of the section of | f 00 alas all'ar ar a | | | | | |
| 014-1-114 | Therefore, a capacity of | r 38 aweilings v | viii be includ | ded within SHEI | LAA. | | |
| Suitability | Potentially suitable There are a number factors which would need to be investigated further (such | | | | | | |
| | There are a number factors which would need to be investigated further (such as agricultural land quality), and features (such as trees) would need to be | | | | | | |
| | | | | | | | |
| | retained. Any development would also need to take account of proximity to | | | | | | |
| | Ancient Woodlands. The plan making process will determine the future | | | | | | |
| | suitability of the site (for example, any change in the settlement boundary to | | | | | | |
| | accommodate development, and whether there are any exceptional circumstances to alter the existing Green Belt boundary). | | | | | | |
| Availability | Available | le existing Green | Deit bourida | пу). | | | |
| Availability | The site appears to be in | o cinalo ownorchi | n and the ov | ynar has indicato | d that a | | |
| | developer/house builder | | | | | | |
| | would prevent developm | | re are no dis | ciosed legal issu | ies wilicii | | |
| Achievability | Potentially achievable | en. | | | | | |
| Acmevability | The submission form inc | licatos dovolonm | ont within the | novt 5 voore th | oo sito is | | |
| | in single ownership and | | | | | | |
| | | | | | J | | |
| | involved. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with | | | | | | |
| | subsequent detailed ass | | | | at the cite | | |
| | could be delivered within | | | anie hinsheri ili | at the SILE | | |
| Deliverability/ | Potentially developable | | 13. | | | | |
| Developability | The site is available (with | | olved) It is r | ootentially suitabl | le for | | |
| Developability | development if the various | | | | | | |
| | • | | | | i c asibit | | |
| | that development could | iake place within | une mext o- l | o year periou. | | | |

| Site Ref | WAR22 | Site Address | Land to rear of The Cricketers, Cricketers Lane |
|----------|----------|--------------|---|
| Parish | Warfield | Ward | Winkfield & Cranbourne |



| Site area | 2.1ha | Source | Post S | ept 2017 | | |
|------------------------|---|--|-----------------|--------------------|-------------|--|
| Developer/ | Housing (C3 use): | | | | | |
| Landowner suggestion | Refers to emerging Warfield Neighbourhood Plan | | | | | |
| Site description | Site: Fields on the corne | | | ers Lane. A strip | of | |
| | woodland adjoins the no | orth eastern and w | estern bour | ndaries of the sit | e. There is | |
| | | also a small area of woodland in the south eastern corner of the site. Other | | | | |
| | boundaries comprise he | | | ettlement of Hay | yley Green | |
| | to the west of site and so | outh of Forest Ro | ad. | | | |
| | A O ((F 1 P | _1 | | | | |
| | Access: Off Forest Roa | a. | | | | |
| | Levels: Fairly flat Current use: Agricultur | ol grazing land | | | | |
| | Character: Rural. | ai – grazirig iariu. | | | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | _ | |
| PDL status of site | Previously Developed La | | Greenfield | 010011 2011 | Yes | |
| Key Issues/Constraints | Located outside of a | | | | | |
| • | Within 5km of Thame | | | | | |
| | Contains trees, including along site boundaries | | | | | |
| 5 | | | | | | |
| Potential capacity | As the site is over 2ha on-site open space provision will be required. A 70% | | | | | |
| | developable area at 25dph has been assumed, given that the site is an isolated | | | | | |
| | site in a rural location. This would result in the following estimated capacity/on- | | | | | |
| | site infrastructure requirements: | | | | | |
| | 37 dwellings (on 1.47ha developable area) | | | | | |
| | 0.37ha of open space | | | | | |
| | 0.07114 01 00011 3 | ρασσ | | | | |
| | Therefore, a capacity of | of 37 dwellings w | ill be inclu | ded within SHE | LAA. | |
| Suitability | Potentially suitable | | | | | |
| • | There are a number factors which would need to be investigated further and | | | | er and | |
| | features (such as trees) would need to be retained. The plan making process | | | | | |
| | will determine the future suitability of the site (for example, any change in the | | | | | |
| | settlement boundary to accommodate development). | | | | | |
| Availability | Potentially available | | | | | |
| | The site is in single ownership and a developer is involved. There are no | | | | | |
| | disclosed legal issues w | hich would prever | nt developm | ent. | | |
| Achievability | Potentially achievable | 1 | | N 5 K | • | |
| | The site is in single ownership (with a developer involved). Results of the | | | | | |
| | viability study will be factored into the final SHELAA. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | | |
| Dolivorability/ | | | vitriiri (ne ne | xi io years. | | |
| Deliverability/ | Potentially developable The site is available (with | | olvod) It io | notantially suital | hla for | |
| Developability | development if the vario | • | , | | | |
| | that development could | | | | o Itabibit | |
| | that development could | iane piace willill | THE HEAL OF I | o year periou. | | |

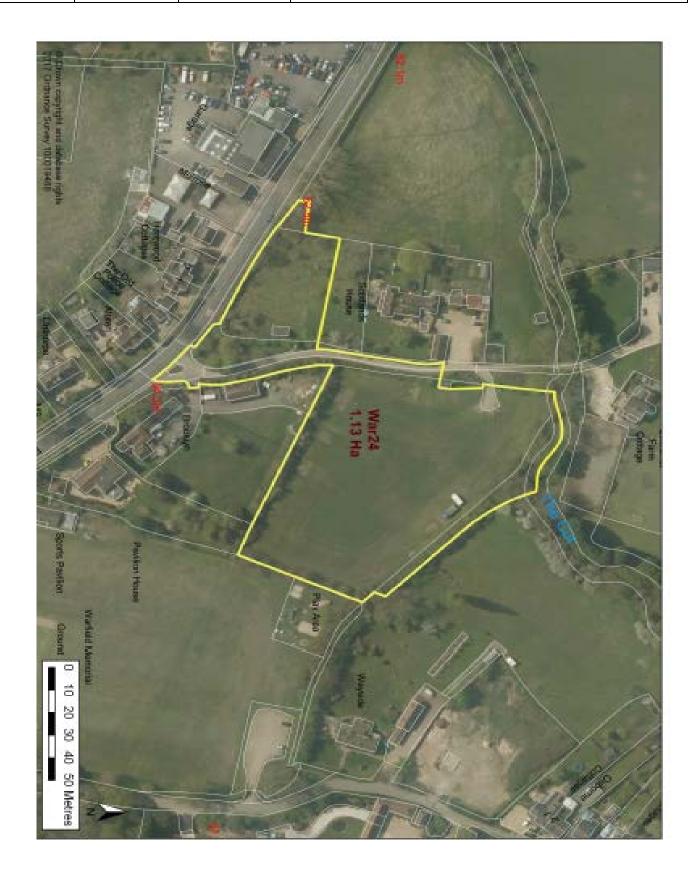
| Site Ref | WAR23 | Site Address | Land at and adjacent to Home Farm, |
|----------|----------|--------------|------------------------------------|
| | | | Forest Road, Warfield |
| Parish | Warfield | Ward | Binfield with Warfield |
| | | | |



| Site area | 20ha | Source | Post Sept.2017 | | |
|------------------------------------|---|---------------------------------------|---|----------------------|--|
| Developer/ Landowner suggestion | 300 dwellings | | , | | |
| Site description | Site: Grazing land divided by main access to Home Farm (a substantial 2 storey house), associated farm buildings and 2 storey cottages (Longmead, Sarsway Cottage, and Duncans Cottage). Fields primarily demarcated with post and rail fencing although substantial hedge, including trees, forms boundary along Forest Road. Woodland adjoins north west boundary of site and other boundaries are demarcated by trees and hedges. Access: Off Forest Road Levels: Varied but land tends to fall from Forest Road and then rise towards the northern boundary of the site. Current use: Paddocks/residential Character: Rural | | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt | - | |
| PDL status of site | Previously Developed La | | Greenfield | Yes | |
| Key Issues/Constraints | Located outside of a defined settlement Contains trees, including along site boundaries Partially within Flood Zones 2 and 3 Listed building on site Within 500m of Ancient Woodland Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a). Potential for noise due to adjacent A-road | | | | |
| Potential capacity | 0.4ha of the site has been deducted to account for areas within the site which are located within Flood Zones 2 and 3. A further 0.72ha has been deducted to account for existing dwellings which are to be retained. A net developable area of 12.35ha has been assumed, based on a 65% developable area to account for the need for on-site open space. At a density of 35dph, this would result in the following estimated capacity/on-site infrastructure requirements: • 432 dwellings • 4.29ha of open space and 2.0ha SANG (minimum) (As the number of units is below 650, there is no requirement for a neighbourhood centre, community centre or primary school, however, given the potential scale of the development, this would be need to be considered further at a later stage). It is assumed that trees could be accommodated within the open space provision. Therefore, a capacity of 432 dwellings will be included within SHELAA. | | | | |
| Suitability | risk of flooding) and feat be retained. The plan m | ures (such as tre aking process wi | need to be investigated (such a es and a listed building) would Il determine the future suitabili ement boundary to accommod | need to ty of the | |
| Availability | under separate ownersh issues which would prev involved. | ip are to be retain | p, since dwellings on site whic ned. There are no disclosed le . A developer/house builder is | gal | |
| Achievability | | | ent within the next 5 years. The delivered within the next 15 y | | |

| Deliverability/ | Potentially developable |
|-----------------|--|
| Developability | The site is potentially available (no developer/house builder is involved). It is |
| | potentially suitable if constraints are addressed. It is feasible that development |
| | could take place within the next 15 year period. |

| Site Ref | WAR24 | Site Address | Scotlands House, Forest Road |
|----------|----------|--------------|------------------------------|
| Parish | Warfield | Ward | Binfield with Warfield |



| Site area | 1.13ha | Source | Post Sept.2017 | | | |
|------------------------------------|--|----------------------|---|-------------|--|--|
| Developer/ Landowner suggestion | 15 dwellings | | | | | |
| Site description | Site: | | | | | |
| · | (i) Land to the v | vest of access lan | e: This parcel of land primar | ily | | |
| | | art of the garden o | f Scotlands House and is un | der grass | | |
| | with a few tre | ees and a wooden | outbuilding. The boundaries | s to Forest | | |
| | Road and the access lane are delineated by substantial | | | | | |
| | hedges/wood | den fencing with tr | ees | | | |
| | | | e: This parcel of land compri | | | |
| | | | uilding. All boundaries are de | | | |
| | | | nd rail fence is also evident a | | | |
| | | • | th the adjacent play area/re | creation | | |
| | | field Memorial Gro | ound). | | | |
| | Access: Via lane off Wa | | | | | |
| | Levels: Land falls to the | | | | | |
| | | | comprises a field that is bein | | | |
| | • | west of access to | rms part of the garden of Sc | otlands | | |
| | House. | | | | | |
| Location of site | Character: Rural | Countrioide | Yes Green Belt | | | |
| PDL status of site | Settlement - Previously Developed L | Countryside | Yes Green Belt Greenfield | Yes | | |
| Key Issues/Constraints | - | | | 162 | | |
| Rey issues/Constraints | Located outside of a Portiolly within Floor | | TIL . | | | |
| | Partially within Floor Partially within Floor | | | | | |
| | Contains trees along | | | | | |
| | | | some of which may be 'the b | est and | | |
| | most versatile' (grad | • | d | | | |
| Detential conscitu | Potential for noise d Around 0. The is leasted. | | | rand by | | |
| Potential capacity | | | es 2 and 3 and 0.05ha is cov | • | | |
| | | | the remaining area is 0.58h e developable area as it is a | | | |
| | | | e developable area as it is a discounted area. A density c | | | |
| | | | a smaller edge of settlement | | | |
| | | | f result in an estimated capa | | | |
| | | | wellings will be included in | | | |
| | SHELAA. | oupdony or 17 di | weimige will be included if | | | |
| Suitability | Potentially suitable | | | | | |
| | There are a number fac | tors which would r | need to be investigated (sucl | h as the | | |
| | risk of flooding) and feat | tures (such as tree | es) would need to be retaine | d. The | | |
| | | | ture suitability of the site (for | | | |
| | | ment boundary to | accommodate development | t). | | |
| Availability | Available | | | | | |
| | • • | | o and a developer/house bui | lder is | | |
| | | disclosed legal issi | ues which would prevent | | | |
| | development. | | | | | |
| Achievability | Potentially achievable | | | | | |
| | | | ent within the next 5 years, a | | | |
| | There is a reasonable prospe | ect that | | | | |
| | the site could be deliver | | 15 years. | | | |
| Deliverability/ | Potentially developabl | | | | | |
| Developability | The site is available. It is potentially suitable for development if constraints are | | | | | |
| | addressed. It is feasible that development could take place within the next 15 | | | | | |
| | year period. | | | | | |

Appendix 6 - Proformas of individual sites: Winkfield

| Site Ref | WINK1 | Site Address | Land at junction of Bracknell Road and Maidens |
|----------|-----------|--------------|--|
| | | | Green |
| Parish | Winkfield | Ward | Winkfield & Cranbourne |
| | | | |



| Site area | 1.21ha | Source | Call fo | r sites January | 2016 | | |
|---------------------------------------|--|--|--------------|-----------------|-----------|--|--|
| Developer/ Landowner suggestion | Housing (C3 use): 12-18 units | | | | | | |
| Site description | (Bracknell Road) with Access: Existing gate Levels: Flat. | Current use: Agricultural/grazing land. | | | | | |
| Location of site | Settlement - | Countryside | _ | Green Belt | Yes | | |
| PDL status of site | Previously Developed | | Greenfield | | Yes | | |
| Key Issues/Constraints | Located outside a c Contains trees. Contains agricultur and most versatile' Potential impact on | defined settlemer al land at grade 3 (grade 3a). | s, some of w | , | he best | | |
| Potential capacity | The site is between 1-2ha, therefore on-site open space at 30sqm per dwelling would be required, to take account of this, a 90% developable area is assumed (1.09ha). A density of 25dph has been assumed, given that the site is a smaller isolated site in a rural location. This would result in an estimated capacity of 27 dwellings, and 0.09ha of on-site open space. This would be subject to Green Belt considerations. | | | | | | |
| Suitability | Therefore, a capacity of 27 will be included in the SHELAA. Potentially suitable There are a number factors which would need to be investigated further (such as agricultural land quality), and features (such as trees) would need to be retained. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development, and whether there are any exceptional circumstances to alter the existing Green Belt boundary). | | | | | | |
| Availability | Available The site is in single ownership, a developer (Jordan Construction Ltd) owns the site. There are no disclosed legal issues which would prevent development. | | | | | | |
| Achievability | Potentially achievable The site is in single ownership (with a developer involved). Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | | | |
| Deliverability/ Developability | Developable The site is available (w for development if the feasible that development) period. | rith a developer ir various issues an | nd constrain | ts are addresse | ed. It is | | |

| Site Ref | WINK2 | Site Address | Land at Elmea, Baileys Garage, and the Haven, Maidens Green |
|----------|-----------|--------------|--|
| Parish | Winkfield | Ward | Winkfield & Cranbourne |



| Site area | 0.55ha | Source | Call for sites January | / 2016 | |
|---------------------------------------|---|--|--|-----------------------------|--|
| Developer/ Landowner suggestion | Housing (C3 use): 10-12 units | | 1 | | |
| Site description | Site: Mixed use site in hamlet of Maidens Green. Approximately 50% of the site is derelict. Mixture of single storey and two storey buildings. Fairly large area of hard standing, located within the Green Belt. Access: Off A330 (Maidens Green). Levels: Fairly flat. Current use: Mixed – residential and accident repair garage. However, garage and one residential property are vacant (Elmea is in use). Character: Rural on fringe of rural village (Maidens Green). | | | | |
| Location of site | Settlement - | Countryside | Green Belt | Yes | |
| PDL status of site | Previously Developed La | | Greenfield | - | |
| Key Issues/Constraints | Located outside a defined settlement (within the Green Belt). Contains trees. Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a). | | | | |
| Potential capacity | open space. A density a smaller site in rural loc of 14 dwellings (12 net, would be subject to Gree 12 (net) dwellings (14 g | of 25dph has been ation. This would to take account of then Belt considerat | e no on-site requirements in assumed, given that the result in an estimated catwo existing dwellings). Therefore, a capadided in the SHELAA. | e site is pacity This | |
| Suitability | (such as agricultural land to be retained. The plan suitability of the site (for | d quality), and feat making process vexample, any cha pment, and wheth | nge in the settlement bou er there are any exceptio | ıld need undary | |
| Availability | | | er (Jordan Construction La al issues which would pre | | |
| Achievability | viability study suggest the viability of sites will be un | at the site would be ndertaken with sul | eloper involved). Results be achievable. However, bsequent detailed assess te could be delivered with | detailed ments. | |
| Deliverability/ Developability | for development if the va | arious issues and | olved). It is potentially sui constraints are addressed e within the next 6-15 yea | d. It is | |

| Site Ref | WINK3 | Site Address | Meadow View, Crouch Lane (Land between Mulberry and The Acre) |
|----------|-----------|--------------|--|
| Parish | Winkfield | Ward | Winkfield & Cranbourne |



| Site area | 0.36ha | Source | Call for | r sites January | 2016 | | |
|-----------------------------|--|--------------------------|----------------|--------------------|----------|--|--|
| Developer/ | Housing C3 use, or residential institution (C2 use) or gypsy and traveller | | | | | | |
| Landowner | use: up to 12 units | | | | | | |
| suggestion Site description | Site: Grazing land on pe | riphory of low do | neity recider | atial dayalanm | ont | | |
| Site description | along Crouch Lane. Fai | | • | • | | | |
| | Belt | ny open to the n | ortin, rocated | Within the Ore | | | |
| | Access: Gate off Crouc | h Lane. | | | | | |
| | Levels: Fairly flat. | | | | | | |
| | Current use: Grazing la | | | | | | |
| | Character: Rural. Trans | | al to rural) a | rea on fringe o | of rural | | |
| | village (North Street, Cra | • | T | T = | T | | |
| Location of site | Settlement - | Countryside | - | Green Belt | Yes | | |
| PDL status of site | Previously Developed La | | Greenfield | | Yes | | |
| Key | Located outside a de | efined settlement | (within the C | Green Belt). | | | |
| Issues/Constraints | Contains trees. | | | | | | |
| | Contains agricultural | | some of whi | ich may be 'the | e best | | |
| | and most versatile' (| , | | | | | |
| Detential conseity | Part of site within high | | | | fo., | | |
| Potential capacity | As the site area is less to open space. A density | | | • | | | |
| | is a smaller site in a rura | | | | | | |
| | capacity of 9 dwellings. | | | | u | | |
| | considerations. | | , | | | | |
| | | | | | | | |
| | Residential Institution (C | 2 use) is also pro | oposed. Hov | wever, a minim | num | | |
| | site area of 0.4ha is requ | | | | is site | | |
| | is 0.36ha, so is unlikely | to be able to acc | ommodate s | uch a use. | | | |
| | Therefore a consolitive | .f O alverallian are ver | | a al lim Ala a CUE | | | |
| Suitability | Therefore, a capacity of Potentially suitable | or 9 aweilings w | ili be includ | ea in the She | LAA. | | |
| Suitability | There are a number fact | ore which would | need to be i | ovestigated fu | rthor | | |
| | | | | | | | |
| | (such as agricultural land quality), and features (such as trees) would need to be retained. The plan making process will determine the future | | | | | | |
| | suitability of the site (for example, any change in the settlement boundary | | | | | | |
| | to accommodate develo | | • | | • | | |
| | circumstances to alter th | e existing Green | Belt bounda | ary). | | | |
| Availability | Potentially available | | | | | | |
| | The site appears to be in | | | | | | |
| | builder is involved. The | re are no disclose | ed legal issu | es which would | d | | |
| Achievability | prevent development. Potentially achievable | | | | | | |
| Achievability | The site is in single own | ershin (without a | developer in | wolved) Resi | ulte of | | |
| | the viability study sugge | | | | | | |
| | detailed viability of sites | | | | | | |
| | assessments. There is | | | | | | |
| | delivered within the next | - | | | | | |
| Deliverability/ | Potentially developable | | | | | | |
| Developability | The site is potentially av | | | | | | |
| | potentially suitable if var | | | | | | |
| | feasible that developme | nt could take plac | ce within the | next 6-15 yea | r | | |
| | period. | | | | | | |

| Site Ref | WINK4 | Site Address | Chilston Mews, North Street |
|----------|-----------|--------------|-----------------------------|
| Parish | Winkfield | Ward | Winkfield & Cranbourne |



| Site area | 1.07ha | Source | Call for sites Ja | nuary 2016 | | | |
|--------------------|---|---|-------------------------|------------------|--|--|--|
| Developer/ | Housing (C3 use): | | | | | | |
| Landowner | 8-32 units | | | | | | |
| suggestion | 0-32 driits | | | | | | |
| Site description | Site: Prodominantly poorly managed grazing land but also includes part of | | | | | | |
| Site description | | Site: Predominantly poorly managed grazing land but also includes part of | | | | | |
| | | residential curtilage of Chilston Mews (& property). Some single storey outbuildings within residential curtilage, located within the Green Belt. | | | | | |
| | | | | | | | |
| | Access: Gate to field of | North Street and | access to Chiiston i | views on North | | | |
| | Street. | | | | | | |
| | Levels: Fairly flat. | zina land) and na | rt racidantial (garden | of Chilaton | | | |
| | Current use: Field (graz | zirig iariu) ariu pa | n residential (garden | OI CHIISION | | | |
| | Mews) | ural with anaradi | a davalanment en fri | ngo of rurol | | | |
| | Character: Essentially r | - | c development, on in | nge or rurar | | | |
| | village (North Street, Cra | | O D | V | | | |
| Location of site | Settlement - | Countryside | - Green Belt | | | | |
| PDL status of site | Previously Developed L | | Greenfield | Yes | | | |
| Key | | defined settleme | ent (within the Green | Belt). | | | |
| Issues/Constraints | Contains trees. | | | | | | |
| | Contains agricultura | I land at grade 3, | some of which may I | ce 'the best | | | |
| | and most versatile' (| grade 3a). | | | | | |
| | | | | | | | |
| | | | | | | | |
| Potential capacity | The site is between 1-2h | | | | | | |
| | dwelling would be require | - | | • | | | |
| | is assumed (0.96ha). A | | | | | | |
| | site is a smaller isolated | site in rural locat | ion. This would resu | ult in an | | | |
| | estimated capacity of 24 | l dwellings (23 ne | et to take account of a | an existing | | | |
| | dwelling), and 0.07ha of | | | | | | |
| | Green Belt consideration | ns. Therefore, a | capacity of 23 (net) | dwellings | | | |
| | (24 gross) will be inclu | ded in the SHEL | _AA. | | | | |
| Suitability | Potentially suitable | | | | | | |
| - | There are a number fact | There are a number factors which would need to be investigated further | | | | | |
| | (such as agricultural lan | d quality), and fea | atures (such as trees |) would need | | | |
| | to be retained. The plar | n making process | will determine the fu | ture suitability | | | |
| | of the site (for example, | | | | | | |
| | accommodate developm | nent, and whethe | r there are any excep | otional | | | |
| | circumstances to alter th | ne existing Green | Belt boundary). | | | | |
| Availability | Potentially available | | | | | | |
| _ | The site appears to be in | n single ownershi | p, and no developer/ | house builder | | | |
| | is involved. There are n | | | | | | |
| | development. | · · | · | • | | | |
| Achievability | Potentially achievable | | | | | | |
| , | | The site is in single ownership (without a developer involved). Results of | | | | | |
| | the viability study suggest that the site would be achievable. However, | | | | | | |
| | , , , | detailed viability of sites will be undertaken with subsequent detailed | | | | | |
| | assessments. There is | | • | | | | |
| | delivered within the next | • | | | | | |
| Deliverability/ | Potentially developabl | | | | | | |
| Developability | The site is potentially av | | oper involved at pres | ent). It is | | | |
| | potentially suitable if var | | | | | | |
| | feasible that developme | | | | | | |
| | Treasible that developine | in oould lake plat | o within the Hext 0-1 | o year periou. | | | |

| Site Ref | WINK5 | Site Address | Land to south west of Elm Lodge, North Street |
|----------|-----------|--------------|---|
| Parish | Winkfield | Ward | Winkfield & Cranbourne |



| Site area | 0.6ha | Source | Call for | r sites January 20 | 016 | | | | |
|-----------------------------------|---|---|---------------|--------------------|---------|--|--|--|--|
| Developer/ | Housing (C3 use): | | | | | | | | |
| Landowner suggestion | Up to 20 units | | | | | | | | |
| Site description | Site: Area of woodland separating sporadic residential development from farmland beyond, located within the Green Belt. Access: No apparent existing means of access. Levels: Fairly flat. Current use: Woodland/scrub. | | | | | | | | |
| | - | Character: Essentially rural with sporadic development, on fringe of rural village (North Street, Cranbourne). | | | | | | | |
| Location of site | Settlement - | Countryside | _ | Green Belt | Yes | | | | |
| PDL status of site | Previously Developed La | | Greenfield | OTCCTI DCIL | Yes | | | | |
| Key Issues/Constraints | Located outside of a | | | e Green Belt). | 163 | | | | |
| | Contains trees.Contains agricultural most versatile' (grad | | some of whi | ich may be 'the b | est and | | | | |
| Potential capacity | Given the extent of the trees (in particular along the boundaries), this has been discounted from the site area (c.0.2ha) resulting in a remaining area of 0.4ha. As the remaining area is less than 1ha, there are no on-site requirements for open space. A density of 25dph has been assumed, given that the site is a smaller site in rural location. This would result in an estimated capacity of 10 dwellings. This would be subject to Green Belt considerations. Therefore, a capacity of 10 dwellings will be included in the SHELAA. | | | | | | | | |
| Suitability | Potentially suitable There are a number factors which would need to be investigated further (such as agricultural land quality), and features (such as trees) would need to be retained. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development, and whether there are any exceptional circumstances to alter the | | | | | | | | |
| Availability | existing Green Belt boundary). Potentially available The site is in multiple ownerships ownership, and no developer/house builder is involved. There are no disclosed legal issues which would prevent | | | | | | | | |
| Achievability | development. Potentially achievable The submission form indicates development within the next 5 years, and the site is in multiple ownership, but without a house builder involved. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | | | | | |
| Deliverability/ Developability | Potentially developable The site is potentially av potentially suitable if var feasible that development | ailable (no develo ious issues and o | constraints a | re addressed. It | is | | | | |

| Site Ref | WINK6 | Site Address | White House Farm, North Street | |
|----------|-----------|--------------|--------------------------------|--|
| | | | (Royal Berkshire Fishery) | |
| Parish | Winkfield | Ward | Winkfield & Cranbourne | |
| | | | | |



| Site area | 5.82ha Source Call for sites January 2016 | | | | |
|---------------------------|--|--|--|--|--|
| Developer/ | All Housing (C3 use) or a combination of C3, A3, B8, D2: | | | | |
| Landowner | Number of units/floor space not specified. | | | | |
| suggestion | The state of the s | | | | |
| Site description | Site: Large site within various uses. Two storey residential house in large grounds fronting North Street. Area of unmanaged grazing land. Warehouse/showroom with ancillary parking and storage. Fishery on south part of site including car park, café, house and three ponds with stands. Surrounded by various mature trees and shrubs, located within the Green Belt. | | | | |
| | Access: Two vehicular access points off North Street to White House Farm and fishery plus showroom. Levels: Falls slightly to south east. Various ponds/lakes across site. Area of raised land. | | | | |
| | Current use: Residential (White House Farm) kitchen, showrooms, fisher including café and unmanaged grazing land. Character: Rural. | | | | |
| Location of site | Settlement - Countryside - Green Belt Yes | | | | |
| PDL status of site | Previously Developed Land - Greenfield Yes | | | | |
| Key Issues/Constraints | Located outside a defined settlement (within the Green Belt). Contains trees. Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a). | | | | |
| | Part of site is within a high pressure gas pipeline consultation zone. | | | | |
| Potential capacity | Given the extent of the trees and ponds/lakes within the southern part of the site, this has been discounted from the site area (c.2.7ha) resulting in a remaining area of 3.12ha. Housing (C3 use): As the remaining area is over 2ha, on-site open space will be required. A 70% developable area at 25dph has been assumed, given that the site is in a rural location. This would result in an estimated capacity of 55 dwellings/54 (net), given existing dwelling (on 2.18ha developable area), and 0.54ha of open space. Employment uses (B8): Based on the remaining site area of 3.12ha, a plot ratio of 0.4 has been applied, which would yield c.12,500sqm floor space. Therefore, a capacity of 54 (net) dwellings (55 gross); or 12,500sqm of B8 floor space will be included in the SHELAA. | | | | |
| Suitability | Potentially suitable There are a number factors which would need to be investigated further (such as agricultural land quality and gas pipe line), and features (such as trees) would need to be retained. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development, and whether there are any exceptional circumstances to alter the existing Green Belt boundary). | | | | |
| Availability | Potentially available The site appears to be in single ownership, and no developer/house builder is involved. There are no disclosed legal issues which would prevent development. | | | | |
| Achievability | Potentially achievable The submission form indicates development within the next 5 years, and the site is in single ownership, but without a house builder involved. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent | | | | |

| | detailed assessments. There is a reasonable prospect that the site could | | | |
|-----------------|--|--|--|--|
| | be delivered within the next 15 years. | | | |
| Deliverability/ | Potentially developable | | | |
| Developability | The site is potentially available (no developer involved at present). It is potentially suitable if various issues and constraints are addressed. It is feasible that development could take place within the next 6-15 year period. | | | |

| Site Ref | WINK7 | Site Address | Ronans, Forest Road, Winkfield Row |
|-------------|-----------|--------------|------------------------------------|
| Parish | Winkfield | Ward | Winkfield & Cranbourne |



| Site area | 1.35ha | Source | Call for | sites January 20 |)16 | | | |
|---------------------------------------|--|--|---------------|------------------|---|--|--|--|
| Developer/ Landowner suggestion | Housing (C3 use): 10 units | | | | | | | |
| Site description | Site: Tree lined grassed/field area. Corner plot with Chavey Down Road to east and Forest Road to South. Access: Gated access from Chavey Down Road. Levels: Appears Level. Current use: Field. Character: Rural – transitional area on fringe of residential to south (defined settlement of Chavey Down) and rural to north. | | | | | | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - | | | |
| PDL status of site | Previously Developed La | <u> </u> | Greenfield | | Yes | | | |
| Key Issues/Constraints | Located outside of a Site contains protect Forms the setting of Contains an area of Within a landfill buffer | Located outside of a defined settlement. Site contains protected trees. Forms the setting of a grade II listed building. Contains an area of mineral deposits. Within a landfill buffer. Setting of grade II listed building (Ronans, Forest Road). | | | | | | |
| Potential capacity | Given the extent of the trees (in particular along the boundaries), this has been discounted from the site area (c.0.5ha) resulting in a remaining area of 0.85ha. As the remaining area is less than 1ha, there are no on-site requirements for open space. A density of 25dph has been assumed, given that the site is a smaller edge of settlement site in a rural location, and is within the curtilage of a listed building. This would result in an estimated capacity of 21 dwellings. Therefore, a capacity of 21 dwellings will be included in the SHELAA. | | | | | | | |
| Suitability | Potentially suitable There are a number factors which would need to be investigated (such as minerals) and features (such as protected trees) would need to be retained. Any development would also need to take account of the setting of listed buildings (Ronans), and potential for contamination from landfill. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development). | | | | | | | |
| Availability | Available The site is in single ownership, a developer (Alfred Homes) has an option on the site. There are no disclosed legal issues which would prevent development. | | | | | | | |
| Achievability | Potentially achievable The site is in single ownership (with a developer involved). Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next | | | | | | | |
| Deliverability/ Developability | Developable The site is available (wit development if the vario | us issues and co | nstraints are | addressed. It is | Developable The site is available (with a developer involved). It is potentially suitable for development if the various issues and constraints are addressed. It is feasible that development could take place within the next 6-15 year period. | | | |

| Site Ref | WINK8 (overlaps with WINK 10, and forms part of WINK14) | Site Address | Land at Row Farm (north and south of Forest Road), Winkfield Row |
|----------|---|-----------------|--|
| Parish | Winkfield | Ward | Winkfield & Cranbourne |



| Site area | 8.33ha | Source | Call for sites January 20 | 016 | |
|------------------------|---|-----------------------|--------------------------------------|--------------|--|
| Developer/ | Housing (C3 use): | II. | , | | |
| Landowner suggestion | 105 units | | | | |
| Site description | Site: Agricultural/grazi | ng land (horses or | part of site south of Forest R | oad), | |
| • | with field boundaries m | ` | • | ,, | |
| | Access: From Winkfie | | 3 3 | | |
| | Levels: Appears level. | | | | |
| | Current use: Agricultu | ıral/grazing. | | | |
| | | | ringe of residential to south (d | lefined | |
| | | | d Row) and open rural/agricul | | |
| | north. | | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt | - | |
| PDL status of site | Previously Developed | Land - | Greenfield | Yes | |
| Key Issues/Constraints | Located outside a | defined settlement | | | |
| • | Site contains trees | | | | |
| | Contains agricultur | al land at grade 3. | some of which may be 'the b | est and | |
| | most versatile' (gra | | | | |
| | · - | · · | f a grade II listed building | | |
| | Contains an area of | • | • | | |
| | Contains a landfill. | | • | | |
| Potential capacity | | there is a require | ment for on-site open space p | provision | |
| Totomai Supusity | | | naining site area at 30dph has | | |
| | | | of settlement site in a semi- | , 500.1 | |
| | | | sult in the following estimated | | |
| | capacity/on-site infrast | | <u> </u> | | |
| | 125 dwellings | • | | | |
| | _ | n space of public v | • | | |
| | | | nodated within the open spac | e | |
| | provision. Therefore, a capacity of 125 dwellings will be included within | | | | |
| | SHELAA. | . , | J | | |
| Suitability | Potentially suitable | | | | |
| - | There are a number of | factors which wou | ıld need to be investigated (su | uch as | |
| | minerals and agricultur | ral land quality) an | d features (such as trees) wo | uld need | |
| | to be retained. Any de | velopment would | also need to take account of t | he setting | |
| | | | d potential for contamination f | | |
| | | | termine the future suitability o | | |
| | | • | nt boundary to accommodate |) | |
| | development). NB: thi | s site overlaps with | n WINK10. | | |
| Availability | Available | | | | |
| | | | oper (Persimmon Homes Ltd) | | |
| | | ere are no disclose | d legal issues which would pr | event | |
| A 11 1111 | development. | | | | |
| Achievability | Potentially achievable | | | | |
| | | | developer involved). Results | | |
| | | | be achievable. However, det | | |
| | | | ubsequent detailed assessme | | |
| | | prospect that the s | site could be delivered within t | ne next | |
| Deliverskility/ | 15 years. | | | | |
| Deliverability/ | Developable The site is available (v. | iith a dayalan an in- | (alred) It is not onticlly a site-to | do for | |
| Developability | | | olved). It is potentially suitab | | |
| | • | | nstraints are addressed. It is | reasible | |
| | Tinat development could | u take piace within | the next 6-15 year period. | | |

| Site Ref | WINK9 | Site Address | Somerton Farm, Forest Road, Winkfield Row |
|----------|------------------------|--------------|---|
| | (forms part of WINK14) | | |
| Parish | Winkfield | Ward | Winkfield & Cranbourne |
| | | | |



| Site area | 17.31ha | Source | Call for sites January 2016 | | |
|------------------------------------|--|--|--|--|--|
| Developer/ Landowner suggestion | Housing (C3 use): 339-564 (depending on | density) | | | |
| Site description | Site: Two storey detached dwellings along Forest Road and other outbuildings (including stables) set behind high close boarded fence/wall. Access: From gated access along Forest Road. Levels: Appears level (from footpath 10). Current use: Residential and agricultural/equestrian. Character: Rural. | | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt - | | |
| PDL status of site | Previously Developed La | | Greenfield Yes | | |
| Key Issues/Constraints | Located outside a defined settlement. Site contains trees (including protected). Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a). Potential to impact upon the setting of a grade II listed building within the site. Includes area of land liable to flooding. Within 500m of ancient woodland. | | | | |
| Potential capacity | As the site is over 2ha, there is a requirement for on-site open space provision, 50% of the remaining site area at 25dph has been assumed, given that the site is an isolated rural site. This would result in the following estimated capacity/on-site infrastructure requirements: 216 dwellings (on 8.65ha developable area). 2.14ha of open space of public value. It is assumed that trees and land liable to flooding could be accommodated within the open space provision. | | | | |
| Suitability | Potentially suitable There are a number fact agricultural land quality) need to be retained. An setting of listed buildings and area of land liable to future suitability of the si to accommodate development. | ors which would n and features (suc y development wo s (Somerton House o flooding. The pla te (for example, a | eed to be investigated (such as h as trees, including protected) would old also need to take account of the e), proximity to Ancient Woodland, an making process will determine the ny change in the settlement boundary | | |
| Availability | Available The site is in single ownership, a developer (Jaynic Properties Ltd) has an option on the site. There are no disclosed legal issues which would prevent development. | | | | |
| Achievability | viability study suggest the viability of sites will be used. There is a reasonable present the state of the s | at the site would be notertaken with sub- | eloper involved). Results of the per achievable. However, detailed posequent detailed assessments. The could be delivered within the next | | |
| Deliverability/ Developability | development if the various | us issues and con | olved). It is potentially suitable for straints are addressed. It is feasible he next 6-15 year period. | | |

| Site Ref | WINK10 (overlaps with WINK 8, and forms part of WINK14) | Site Address | Land north and south of Forest Road, Winkfield Row |
|----------|---|--------------|---|
| Parish | Winkfield | Ward | Winkfield & Cranbourne |



| Site area | 10.04ha | Source | Call for sites January | 2016 | |
|------------------------------------|--|-------------------|---|---------------|--|
| Developer/ Landowner suggestion | Housing (C3 use): 150 units | | | | |
| Site description | Site: Agricultural/grazing land (horses on part of site South of Forest Road). With field boundaries marked by substantial trees/hedging. Access: From Winkfield Row. Levels: Appears level. Current use: Agricultural/grazing. Character: Rural – transitional area on fringe of residential to south (defined settlement of Chavey Down and Winkfield Row) and open rural/agriculture to north. | | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt | - | |
| PDL status of site | Previously Developed La | | Greenfield | Yes | |
| Key Issues/Constraints | Located outside of a defined settlement. Site contains trees. Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a). Potential to impact upon the setting of a grade II listed building Setting of Conservation Area (Winkfield Row) Contains an area of mineral deposits. Contains a landfill. | | | | |
| Potential capacity | As the site is over 2ha, there is a requirement for on-site open space provision, a 50% of the remaining site area at 30dph has been assumed, given that the site is an edge of settlement site in transitional location. This would result in the following estimated capacity/on-site infrastructure requirements: 150 dwellings (on 5.02ha developable area). 1.49ha of open space of public value. It is assumed that trees could be accommodated within the open space provision. Therefore, a capacity of 150 dwellings will be included within SHELAA. | | | | |
| Suitability | Potentially suitable There are a number factors which would need to be investigated (such as minerals and agricultural land quality) and features (such as trees) would need to be retained. Any development would also need to take account of the setting of listed buildings (Somerton House), and potential for contamination from landfill. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development). NB: this site overlaps with WINK8. | | | | |
| Availability | Available The site is in multiple ownership, a developer (Persimmon Homes Plc) has an option on the site. There are no disclosed legal issues which would prevent development. | | | | |
| Achievability | Potentially achievable The site is in multiple ownership (with a developer involved). Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | |
| Deliverability/ Developability | development if the various | us issues and cor | olved). It is potentially suit nstraints are addressed. It the next 6-15 year period. | t is feasible | |

| Site Ref | WINK11 (forms part of WINK14) | Site Address | Land South of Lyford Meadow Stables, west of Locks Ride |
|----------|----------------------------------|--------------|---|
| Parish | Winkfield | Ward | Winkfield & Cranbourne |



| Site area | 4.25ha | Source | Call for sites January 20 |)16 | | |
|------------------------|--|--|---|-------------|--|--|
| Developer/ | Housing (C3 use): | | | | | |
| Landowner suggestion | 88 units | | | | | |
| Site description | Site: Agricultural field with trees/hedging along boundaries. | | | | | |
| | | Access: Existing gated field access from Locks Ride. | | | | |
| | Levels: Appears level. | al (fiold) | | | | |
| | Current use: Agricultural (field). Character: Rural – transitional area on fringe of residential to south, east and | | | | | |
| | west (defined settlement of Chavey Down) and open rural/agriculture to north. | | | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt | - | | |
| PDL status of site | Previously Developed La | | Greenfield | Yes | | |
| Key Issues/Constraints | Located outside of a | | | | | |
| no, icouco, conon anno | Site contains trees, i | | | | | |
| | - | • . | some of which may be 'the bo | est and | | |
| | most versatile' (grad | | Some of which may be the b | CSt and | | |
| | Potential contaminat | , | | | | |
| Potential capacity | | | as been discounted from the | site area. | | |
| i otomiai oupaony | resulting in a remaining | , | | one on ou, | | |
| | | | | | | |
| | As the remaining area is | over 2ha, there | is a requirement for on-site or | pen | | |
| | space provision. A 70% | developable are | a at 30dph has been assume | d, given | | |
| | | | in a semi-rural/transitional loc | | | |
| | This would result in the f | following estimate | ed capacity/on-site infrastruct | ure | | |
| | requirements: | | | | | |
| | | | | | | |
| | _ | (on 2.7ha develo | pable area) | | | |
| | 0.8ha of oper | n space | | | | |
| | Therefore, a capacity of 81 dwellings will be included within SHELAA. | | | | | |
| Suitability | Potentially suitable | _ | | | | |
| | | | ld need to be investigated (su | | | |
| | | • | ntamination from landfill) and t | | | |
| | | | d. Any development would also | | | |
| | | | ation from landfill. The plan m | | | |
| | 1 • | | ty of the site (for example, any | y change | | |
| Aveilebility | in the settlement bounda | ary to accommod | ate development). | | | |
| Availability | Available The site is in multiple ou | marahin a dayak | anar (Cladman Davalanmanta | a td\ baa | | |
| | · | • | oper (Gladman Developments osed legal issues which would | • | | |
| | development. | iere are no discio | osed legal issues writeri would | pieveni | | |
| Achievability | Potentially achievable | | | | | |
| Acmevability | | nershin (with a d | leveloper involved). Results of | of the | | |
| | | | be achievable. However, det | | | |
| | | | ubsequent detailed assessme | | | |
| | | | ite could be delivered within t | | | |
| | 15 years. | | | | | |
| Deliverability/ | Developable | | | | | |
| Developability | | h a developer inv | olved). It is potentially suitab | le for | | |
| • • | | | nstraints are addressed. It is | | | |
| | that development could | take place within | the next 6-15 year period. | | | |

| Site Ref | WINK12 | Site Address | Land to rear of 89 Locks Ride |
|----------|------------------------|--------------|-------------------------------|
| | (forms part of WINK14) | | |
| Parish | Winkfield | Ward | Winkfield & Cranbourne |
| | | | |



| Site area | 0.53ha | Source | Call for sites January 20 | 016 | | | |
|------------------------|--|---|----------------------------------|------------|--|--|--|
| Developer/ | Housing (C3 use): | | | | | | |
| Landowner suggestion | 5 units / | | | | | | |
| Site description | Site: Field. | | | | | | |
| • | Access: Existing dropped kerb, and access adjacent to No. 89 | | | | | | |
| | Levels: Appears Level. | | | | | | |
| | Current use: Field. | | | | | | |
| | Character: Rural – transitional area on fringe of residential to south and east | | | | | | |
| | (defined settlement of Cl | defined settlement of Chavey Down) and open rural/agriculture to north. | | | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt | - | | | |
| PDL status of site | Previously Developed La | and - | Greenfield | Yes | | | |
| Key Issues/Constraints | Located outside of a | | nt. | | | | |
| • | Site contains trees, in | | | | | | |
| | | • . | some of which may be 'the b | est and | | | |
| | most versatile' (grad | | come of which may be the b | oot and | | | |
| | (g.a.a | <i>-</i> | | | | | |
| Potential capacity | Given the extent of the to | rees (in particular | along the boundaries), this I | has been | | | |
| | discounted from the site | area (c.0.24ha) r | esulting in a remaining area | of 0.29ha. | | | |
| | As the remaining area is | less than 1ha, th | ere are no on-site requireme | ents for | | | |
| | open space. A density | of 30dph has bee | en assumed, given that the si | te is an | | | |
| | edge of settlement site in | edge of settlement site in a semi-rural/transitional location. This would result in | | | | | |
| | an estimated capacity of 9 dwellings. | | | | | | |
| | Therefore, a capacity of | f 9 dwellings wi | II be included in the SHELA | AA. | | | |
| Suitability | Potentially suitable | | | | | | |
| | There are a number of fa | actors which would | ld need to be investigated (su | uch | | | |
| | agricultural land quality) | agricultural land quality) and features (such as trees) would need to be retained. | | | | | |
| | The plan making process will determine the future suitability of the site (for | | | | | | |
| | example, any change in the settlement boundary to accommodate | | | | | | |
| | development). | | | | | | |
| Availability | Available | | | | | | |
| | The site is in single own | ership, a develop | er (Spitfire Properties LLP) h | as an | | | |
| | option on the site. There are no disclosed legal issues which would prevent | | | | | | |
| | development. | | | | | | |
| Achievability | Potentially achievable | | | | | | |
| | The site is in single ownership (with a developer involved). Results of the | | | | | | |
| | viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. | | | | | | |
| | | | | | | | |
| | There is a reasonable prospect that the site could be delivered within the next | | | | | | |
| | 15 years. | | | | | | |
| Deliverability/ | Developable | | | | | | |
| Developability | The site is available (with | n a developer inv | olved). It is potentially suitab | ole for | | | |
| | development if the various | us issues and cor | nstraints are addressed. It is | feasible | | | |
| | that development could | take place within | the next 6-15 year period. | | | | |

| Site Ref | WINK13 | Site Address | 89 Locks Ride |
|----------|-----------|--------------|------------------------|
| Parish | Winkfield | Ward | Winkfield & Cranbourne |



| Site area | 0.28ha | Source | Call fo | r sites January 2 | 2016 |
|---|---|-------------------|---------------|-------------------|------|
| Developer/ Landowner suggestion | Housing (C3 use): 5 units | | • | | |
| Site description | Site: Two storey detached dwelling and detached outbuilding and garden. Access: Gated access from Locks Ride. Levels: Appears level. Current use: Residential. Character: Residential located within (but on edge of) a defined settlement (with rural to north). | | | | |
| Location of site | Settlement Yes | Countryside | - | Green Belt | - |
| PDL status of site Key Issues/Constraints | Previously Developed L Site contains trees | and - | Greenfield | | Yes |
| Potential capacity | As the site area is less than 1ha, there are no on-site requirements for open space. A density of 30dph has been assumed, given that the site is within a defined settlement site. This would result in an estimated capacity of 8 dwellings, 7 (net), given existing dwelling on site. Therefore, a capacity of 7 (net) dwellings (8 gross) will be included in the SHELAA. | | | | |
| Suitability | Potentially suitable There are a number of factors which would need to be investigated (such agricultural land quality) and features (such as trees) would need to be retained. The plan making process will determine the future suitability of the site. | | | | |
| Availability | Available The site is in single ownership, a developer (Brookstone Ltd) has an option on the site. There are no disclosed legal issues which would prevent development. | | | | |
| Achievability | Potentially achievable The site is in single ownership (with a developer involved). Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | |
| Deliverability/ Developability | Developable The site is available (with development if the various feasible that development) | ous issues and co | nstraints are | addressed. It i | is |

| Site Ref | WINK14 | Site Address | Land west of Braziers Lane/Locks Ride and north and |
|----------|-----------|--------------|---|
| | | | south of Forest Road (Winkfield Row) |
| Parish | Winkfield | Ward | Winkfield & Cranbourne |

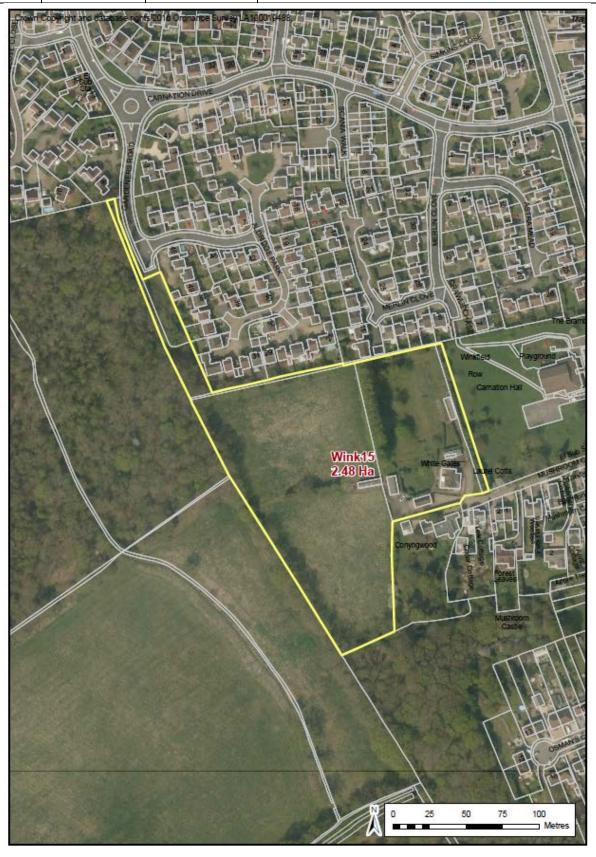


| Site area | 59.6ha | Source | Call for sites January 2016 | |
|----------------------|--|---|-----------------------------|--|
| Developer/ | Housing (C3 use) & associated infrastructure (c. 1,000sqm): | | | |
| Landowner suggestion | 1,389-2,317 units (depending on density) | | | |
| Site description | Site: Extensive agricultural/grazing land – sub-divided into fields with | | | |
| | boundaries marked by h | boundaries marked by hedgerows and mature trees. Some views of properties | | |

| Γ | | | | | |
|------------------------|---|--|--|--|--|
| | along Winkfield Row/Forest Road from Footpath 10 which crosses the site west to east. Limited views of properties in Chavey Down Road from Locks Ride. Access: Various field/property accesses along road and footpath access Footpath 10 (Ramblers Route) in northern part of site. | | | | |
| | Levels: Appears level. | | | | |
| | Current use: Agricultural with grazing/equestrian with some residential uses. | | | | |
| | Character: Rural. Transitional area on fringe of residential to south (defined | | | | |
| | | | | | |
| Location of site | settlement of Chavey Down/ Winkfield Row) and open rural/agriculture to north. | | | | |
| Location of site | Settlement - Countryside Yes Green Belt - | | | | |
| PDL status of site | Previously Developed Land - Greenfield Yes | | | | |
| Key Issues/Constraints | Located outside of a defined settlement, with Green Belt located to the north | | | | |
| | and east. | | | | |
| | Potential to impact upon the setting of heritage assets (various listed) | | | | |
| | buildings and Winkfield Row Conservation Area). | | | | |
| | Contains a number of trees (including some protected). | | | | |
| | Small landfill area in western part of site (east of Chavey Down Road). | | | | |
| | Contains agricultural land at grade 3, some of which may be 'the best and' | | | | |
| | most versatile' (grade 3a). | | | | |
| | , , | | | | |
| Detential conseits: | Area of flooding located in the north of the site. Area of flooding located in the north of the site. Area of flooding located in the north of the site. | | | | |
| Potential capacity | Approximately half of the site is within the 400m-5km SPA buffer, and is over | | | | |
| | 2ha. As more than 108 units could be achieved, including provision of on-site | | | | |
| | infrastructure, a 45% developable area has been assumed at a density of | | | | |
| | 35dph. This would result in the following estimated capacity/on-site | | | | |
| | infrastructure requirements: | | | | |
| | 938 dwellings (on 26.8ha developable area). | | | | |
| | 9.7ha of open space and 18ha of SANG (minimum). | | | | |
| | A primary school. | | | | |
| | Neighbourhood centre and community centre. | | | | |
| | The estimated capacity set out above is considered more realistic than that | | | | |
| | proposed, which assumes a developable area of 65%. It is assumed that trees | | | | |
| | and areas of flooding could be accommodated within the open space provision. | | | | |
| | Therefore, a capacity of 938 dwellings will be included within SHELAA. | | | | |
| Suitability | Potentially suitable | | | | |
| Juliability | | | | | |
| | There are a number factors which would need to be investigated (such as | | | | |
| | minerals and agricultural land quality) and features (such as trees) would need | | | | |
| | to be retained. Any development would also need to take account of the setting | | | | |
| | of listed buildings (Somerton House), potential for contamination from landfill, | | | | |
| | proximity to Ancient Woodland, and area at risk from flooding. The plan making | | | | |
| | process will determine the future suitability of the site (for example, any change | | | | |
| | in the settlement boundary to accommodate development). | | | | |
| Availability | Potentially available | | | | |
| | The site is in multiple ownership (the larger site comprises smaller sites WINK: | | | | |
| | 8, 9, 10, 11 & 12). A house builder is not involved across the whole site | | | | |
| | (although there are some parcels with options). However, owners have | | | | |
| | expressed an interest to develop. This may result in land assembly issues. | | | | |
| | There are no disclosed legal issues which would prevent development. | | | | |
| Achievability | Potentially achievable | | | | |
| _ | The submission forms indicate development within the next 5 years. However | | | | |
| | multiple ownership may affect land assembly/timings. Results of the viability | | | | |
| | study suggest that the site would be achievable. However, detailed viability of | | | | |
| | sites will be undertaken with subsequent detailed assessments. | | | | |
| Deliverability/ | Potentially developable | | | | |
| Developability | If land ownership issues can be addressed, together with addressing various | | | | |
| | issues and constraints, it is feasible that development could take place within | | | | |
| | 1 100000 and constraints, it is reasible that development could take place within | | | | |

the next 10 year period.

| Site Ref | WINK15 | Site Address | Whitegates, Mushroom Castle, Winkfield Row |
|----------|-----------|--------------|--|
| Parish | Winkfield | Ward | Winkfield & Cranbourne |



| Site area | 2.48ha | Source | Call for | r sites January | 2016 |
|--------------------|---|--------------------|----------------|------------------|---------|
| Developer/ | Housing (C3 use): | · | · | - | |
| Landowner | 50 units | | | | |
| suggestion | | | | | |
| Site description | Site: Existing two-storey detached dwelling and garden, detached garage, various outbuildings. Former agricultural land (appears unmanaged), enclosed by trees. Wooded (unmanaged) area with informal path connecting site to Gardeners Road. Access: Single access lane (Mushroom Castle) accessed from Chavey Down Road and from an informal path from Gardeners Road. Levels: Land rises from north-west to South-east (properties in Aldridge Park are lower than site). Current use: Agricultural land with residential and informal access. Character: Rural – transitional area on fringe of residential to east (defined settlement of Chavey Down and Winkfield Row) and rural west/south. | | | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - |
| PDL status of site | Previously Developed | Land - | Greenfield | | Yes |
| Key | Located outside of | a defined settleme | ent. | | |
| Issues/Constraints | Contains trees. | | | | |
| | Potential for contar | | | | |
| | Contains agricultur | | some of whi | ch may be 'the | e best |
| | and most versatile | , | | | |
| Potential capacity | Adjacent to a Local The site centains trees | | os boon dio | nounted from t | ho cito |
| Potential capacity | The site contains trees area, resulting in a rem | • | | counted from t | ne site |
| | As the remaining area is over 2ha, there is a requirement for on-site open space provision. A 70% developable area at 30dph has been assumed, given that the site is an edge of settlement site in a semi-rural/transitional location. This would result in the following estimated capacity/on-site infrastructure requirements: 46 dwellings (45 net taking account of existing dwelling) (on 1.53ha developable area) 0.46ha of open space Therefore, a capacity of 45 (net) dwellings (46 gross) will be included in the SHELAA. | | | | |
| Suitability | Potentially suitable | | | | |
| | There are a number fa agricultural land quality | | | | |
| | (such as trees) would r | | | | |
| | need to take account of | | | | |
| | making process will de | termine the future | suitability of | the site (for ex | xample, |
| | any change in the settl | ement boundary to | accommod | ate developme | ent). |
| Availability | Available The site is in multiple of has an option on the site prevent development. | | | | |
| Achievability | Potentially achievable | | | | |
| _ | The site is in multiple of the viability study sugg detailed viability of site | wnership (with a c | ould be achie | evable. Howev | er, |

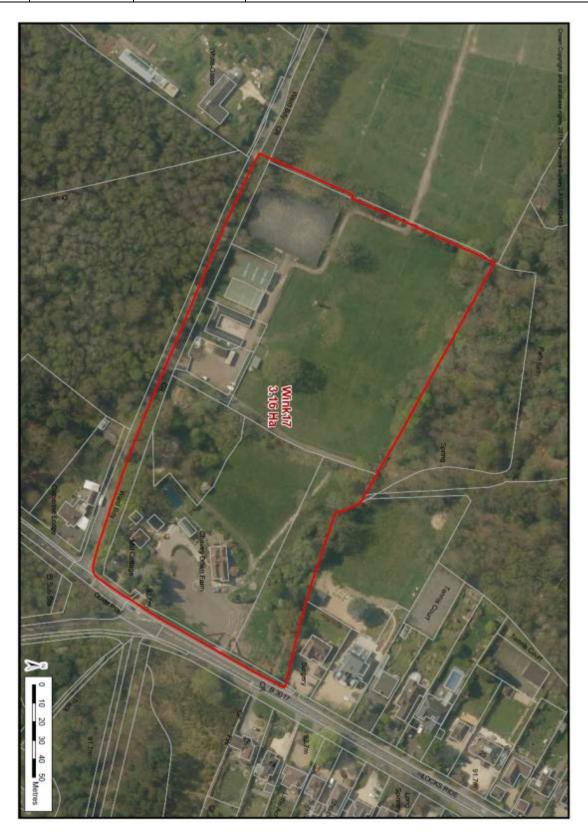
| | assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. |
|-----------------|---|
| Deliverability/ | Developable |
| Developability | The site is available (with a developer involved). It is potentially suitable for development if the various issues and constraints are addressed. It is feasible that development could take place within the next 6-15 year period. |

| Site Ref | WINK16 | Site Address | Land to rear of Chavey Down Farm, Longhill Road |
|----------|-----------|--------------|---|
| Parish | Winkfield | Ward | Winkfield & Cranbourne |



| Site area | 4.63ha | Source | Call for | r sites January 20 | 016 | |
|--|---|--------------------------------|-----------------|----------------------|------------|--|
| Developer/ | Housing (C3 use) – resid | <u>l</u> dential mobile hor | mes for olde | r people: | | |
| Landowner suggestion | Housing (C3 use) – residential mobile homes for older people: 82 units (based on current planning application 15/00383/FUL) | | | | | |
| Site description | Site: Field used for grazing of horses (falling within 'adjoining Chavey Down' | | | | | |
| | Local Wildlife Site). Site enclosed by mature trees. Post-rail fencing of | | | | | |
| | site into paddocks. | | | | | |
| | Access: Access taken f | rom existing cara | van park. | | | |
| | Levels: Some level char | | • | | | |
| | Current use: Grazing of | | | | | |
| | Character: Rural (althou | ugh adjoins Warfi | eld Park – th | nis is not within th | ne defined | |
| | settlements and mobile | homes not visible | across site |). | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - | |
| PDL status of site | Previously Developed La | and - | Greenfield | | Yes | |
| Key Issues/Constraints | Located outside | of a defined settle | ement. | | | |
| | Site contains tree | es | | | | |
| | Site is wholly with | hin a Local Wildlif | e Site. | | | |
| | Levels change w | rithin the site. | | | | |
| | • | tamination from la | ındfill. | | | |
| Potential capacity | The site contains trees, | and a Local Wildl | ife Site, it is | not clear how the | e site | |
| | could accommodate dev | | | | | |
| | capacity of zero will be | included in the | SHELAA. | | | |
| Suitability | Suitability unknown | | | | | |
| | There are a number fact | | | | | |
| | as agricultural land qual | | | | | |
| | retained. Any developm | | | | | |
| | potential contamination | | | | | |
| | address how the features comprising the Local Wildlife Site could be retained, | | | | | |
| | which would require further assessment. The plan making process will | | | | | |
| | determine the future suitability of the site (for example, any change in the | | | | | |
| Avoilability | settlement boundary to accommodate development). | | | | | |
| Availability | Available The site is in single own | orobin owned by | Worfield De | urk Homoo I td. w | ho would | |
| | The site is in single own | | | | | |
| | develop the site. There are no disclosed legal issues which would prevent development. | | | | | |
| Achievability | Potentially achievable | | | | | |
| Acmevability | The site is in single own | ershin (with a dev | eloner invol | ved) Results of | the | |
| | | | | | | |
| | viability study suggest that the site would be achievable. However, detail viability of sites will be undertaken with subsequent detailed assessmen | | | | | |
| | There is a reasonable pr | | • | | | |
| | 15 years. | | | | | |
| Dallara and IIII / | · | the next 15 year | rs | | | |
| Deliverability/ Not developable within the next 15 years | | | | | | |
| Deliverability/ Developability | The site is potentially av | _ | | However, existin | ıg | |
| _ | - | ailable (develope | r involved). | | • | |

| Site Ref | WINK17 | Site Address | Land at Chavey Down Farm, Longhill Road |
|----------|-----------|--------------|---|
| Parish | Winkfield | Ward | Winkfield & Cranbourne |



| Site area | 3.16ha | Source |) | Call fo | r sites January 20 | 016 | |
|------------------------|---|------------------------|-----------|---------------|---------------------|-----------|--|
| Developer/ | Housing (C3 use): | | | | | | |
| Landowner suggestion | Number of units not sp | ecified. | | | | | |
| Site description | Site: Two residential p | roperties (| Mill Cott | age and Ch | avey Down Farm |) to east | |
| | of site, equestrian uses/to west (including barns/stables and | | | | | . Site | |
| | contains protected trees. Access: Gated access off of access to Warfield Park and main gated acces | | | | | | |
| | | | | | | | |
| | | off of Long Hill Road. | | | | | |
| | Levels: change in leve | | | | | | |
| | Current use: Residen | | | | | | |
| | Character: Semi-rural | | _ | e of settleme | ent area, on the fr | inge of | |
| | the developed area of | | | | 10 5 11 | Т | |
| Location of site | Settlement - | Countr | yside | Yes | Green Belt | - | |
| PDL status of site | Previously Developed | | - | Greenfield | | Yes | |
| Key Issues/Constraints | Located outside | | ed settle | ement. | | | |
| | Site contains tr | | | | | | |
| | Levels change | | | | | | |
| | Potential for co | ntaminatio | n from la | andfill. | | | |
| | Part of site with | nin gas pipe | eline cor | nsultation zo | ne. | | |
| | Possible miner | als issues | which ne | eed investig | ating – sand & gr | avel, | |
| | bedrock, river t | | | | | | |
| Potential capacity | The site contains trees | s, including | protecte | ed (c. 0.88ha | a) which has bee | n | |
| | discounted from the sit | | | | | | |
| | remaining area is over | | | | | | |
| | provision. A 70% deve | • | | • | | | |
| | site is an edge of settle | | | | | | |
| | result in the following e | | - | | | | |
| | | | ng accoi | unt of 2 exis | ting dwellings) (o | n 1.6ha | |
| | • | developable area) | | | | | |
| | 0.48ha of open | space | | | | | |
| | The sections of a second state | | () -l11 | (40 | | ala al la | |
| | Therefore, a capacity the SHELAA. | of 46 (net | t) awelli | ngs (48 gro | ess) will be inclu | ided in | |
| Suitability | Potentially suitable | | | | | | |
| Cartability | There are a number fa | ctors which | h would | need to he i | nvestigated furth | er | |
| | (agricultural land qualit | | | | • | | |
| | retained. Any develop | | | | | | |
| | potential contamination | | | | | • | |
| | the future suitability of | | | • | • . | | |
| | boundary to accommo | • | | | · | | |
| Availability | Available | | | | | | |
| | The site is in single ow | nership, b | ut no de | veloper invo | lved. There are | no | |
| | disclosed legal issues | | ld preve | nt developm | nent. | | |
| Achievability | Potentially achievabl | е | | | | | |
| | The site is in single ow | | | | | | |
| | viability study suggest | | | | | | |
| | viability of sites will be | | | • | | | |
| | There is a reasonable | prospect th | nat the s | ite could be | delivered within | the next | |
| | 15 years. | | | | | | |
| Deliverability/ | Potentially developal | | | | | | |
| Developability | The site is potentially a | | | | | | |
| | potentially suitable if va | | | | | | |
| | feasible that developm | ent could t | ake plac | ce within the | next 6-15 year p | eriod. | |

| Site Ref | WINK18 | Site Address | Whitegates, Longhill Road |
|----------|-----------|--------------|---------------------------|
| Parish | Winkfield | Ward | Ascot |



| Site area | 1.71ha Source | | Call for sites January 2016 | | | |
|------------------------------------|---|--------------------|-----------------------------|--------------------|---------|--|
| Developer/ Landowner suggestion | Housing (C3 use): 14 units | | | | | |
| Site description | Site: Residential property (bungalow) and outbuildings in own grounds in a | | | | | |
| | wooded setting. Area T | | | | | |
| | Access: Gated access | from access road | to Warfield | Park. | | |
| | Levels: Appears level. | | | | | |
| | Current use: Residentia | al. | | | | |
| Location of site | Character: Rural. Settlement - | Countryside | Yes | Green Belt | _ | |
| PDL status of site | Previously Developed La | | Greenfield | O10011 Bolt | Yes | |
| Key Issues/Constraints | Located outside | · · | l . | | 100 | |
| | Site contains tree Potential for contains | es (including prot | ected) | | | |
| Potential capacity | The site contains trees, discounted from the site | | | | n | |
| | As the remaining area is less than 1ha, there are no on-site requirements for open space. A density of 25dph has been assumed, given that the site is a smaller isolated site in a rural location. This would result in an estimated capacity of 14 dwellings (13 net, taking account of existing dwelling). | | | | | |
| | (An appeal for 14 net dw | · · | | , | ded in | |
| | the SHELAA. | i io (net) awein | iigs (i+ gio | 33) Will be illelu | aca iii | |
| Suitability | Potentially suitable There are a number of factors which would need to be investigated, including features (such as trees) would need to be retained. Any development will also need to take account of potential contamination from landfill. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development). | | | | | |
| Availability | Available The site is in single ownership, a developer (JPP Land) has an option on the site. There are no disclosed legal issues which would prevent development. | | | | | |
| Achievability | Potentially achievable | | | | | |
| , | The site is in single ownership (with a developer involved). Results of the viability study suggest that the site would be achievable. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | | |
| Deliverability/ | Developable | | | | | |
| Developability | The site is available (wit development if the vario that development could | us issues and co | nstraints are | addressed. It is | | |

| Site Ref | WINK19 | Site Address | Land between London Road and Longhill Road |
|----------|-----------|--------------|--|
| Parish | Winkfield | Ward | Ascot |



| Site area | 1.12ha | Source | Call fo | or sites January 2 | 016 | |
|-----------------------------------|---|--|--|----------------------|----------------|--|
| Developer/ | Housing (C3 use) |): | | | | |
| Landowner suggestion | 28 units | | | | | |
| Site description | Site: Wooded area comprising an area of protected and established mixed | | | | | |
| | native species (coniferous and deciduous). | | | | | |
| | Access: No appa | arent vehicular access | s. Pedestrian | ootpath runs fron | n south- | |
| | east corner of site | e to London Road. | | | | |
| | Levels: Raised in | n the region of 6-8 foo | t above Long | Hill Road. | | |
| | Current use: Wo | oodland. | | | | |
| | Character: Rural | l – transitional area or | n fringe of resi | dential to north (d | defined | |
| | settlement of Cha | avey Down: Church R | oad/North Ro | ad). | | |
| Location of site | Settlement | Countryside | Yes | Green Belt | - | |
| PDL status of site | Previously Develo | oped Land - | Greenfield | <u>.</u> | Yes | |
| Key Issues/Constraints | • | outside of a defined se | ttlement. | | | |
| • | | ains protected trees | | | | |
| | | ange within the site. | | | | |
| | | for contamination from | n landfill | | | |
| | | ine consultation zone. | | | | |
| | | minerals issues which | | ıatina — sand & aı | avel | |
| | | river terrace deposits. | need investig | jatilig – Salid & gi | avei, | |
| Potential capacity | | trees, including prote | eted and it is | not clear how the | n cito | |
| Fotential Capacity | | ate development, whi | | | | |
| | | will be included in t | • | iese realures. Tri | ici ci oi c, a | |
| Suitability | Suitability unknown | | ile Official. | | | |
| Suitability | | ber factors which wou | ld need to be | investigated furth | er (such | |
| | | | | | | |
| | as potential contamination from landfill) and addressing changes in levels, and how features (such as trees, including protected), could be retained, which | | | | | |
| | would require further assessment. The plan making process will determine the | | | | | |
| | future suitability of the site (for example, any change in the settlement boundary | | | | | |
| | to accommodate development). | | | | | |
| Availability | Potentially avail | . , | | | | |
| , tvaniability | | gle ownership, but no | developer/hou | ise builder is invo | lved | |
| | | closed legal issues wh | | | | |
| Achievability | Potentially achie | Y | | voint do voiopinion | | |
| , | _ | orm indicates develop | ment within t | ne next 5 vears, a | and the | |
| | | e single ownership, bu | | | | |
| | | bility study suggest th | | | | |
| | | d viability of sites will I | | | | |
| | | • | | • | | |
| | assessments. There is a reasonable prospect that the site could be deliver | | | | | |
| | within the next 15 years. | | | | | |
| Deliverability/ | | | Not developable within the next 15 years | | | |
| Deliverability/ Developability | Not developable | within the next 15 y | | ed at present). He | owever. | |
| Deliverability/ Developability | Not developable The site is potent | within the next 15 y tially available (no dev | eloper involve | | | |
| | Not developable The site is potent existing environm | within the next 15 y | eloper involve ting to tree co | ver (including pro | tected) | |

| Site Ref | WINK20 | Site Address | London Road former landfill site |
|----------|-----------|--------------|----------------------------------|
| Parish | Winkfield | Ward | Ascot |



| Site area | 13.02ha | Source | Call for sites January 2 | 016 | | |
|------------------------|---|---|---|--------|--|--|
| Developer/ | Housing (C3 use): | | | | | |
| Landowner suggestion | 650 units | | | | | |
| Site description | boundaries (including pr safeguard for a road line | otected). (NB: the e – BFBLP Policy ess from London I | ed area with mature trees ald e site also falls within an are M2). Road. Pedestrian access (fo | a | | |
| | Levels: Substantial level Road - with capped area Current use: Former tip | a higher still. | d above Long Hill Road and | London | | |
| | Character: Rural – trans | sitional area just b | peyond defined settlement of and residential uses surroundi | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt | | | |
| PDL status of site | Previously Developed La | | Greenfield | Yes | | |
| Key Issues/Constraints | | a defined settlem | | 1 | | |
| no, reduce, contamina | Site contains pro | | One. | | | |
| | Levels change w | | | | | |
| | _ | ination from landf | ill | | | |
| | | afeguarded road l | | | | |
| | Gas pipeline con | • | | | | |
| | | | ed investigating – sand & gr | avel | | |
| | bedrock, river ter | | ca investigating sand & gr | avcı, | | |
| Potential capacity | The site contains trees, including protected, comprises an existing landfill, and falls within a safeguarded road line. Therefore, further work on solutions to overcome these issues, particularly contamination, will be required. Given that the site is within the 400m-5km SPA buffer, it could yield more than | | | | | |
| | 108 units and requires on-site infrastructure. Therefore a 50% deveat a density of 35dph has been assumed. This would result in the estimated capacity/on-site infrastructure requirements: | | | | | |
| | 228 dwellings on 6.51ha developable area. On-site open space including 4.21ha of SANG (minimum) and 2.26ha of open space of public value. | | | | | |
| | Therefore, a capacity of | of 228 will be inc | luded in the SHELAA. | | | |
| Suitability | Therefore, a capacity of 228 will be included in the SHELAA. Suitability unknown There are a number factors which would need to be investigated further (such as potential contamination from existing landfill) and addressing changes in levels, and how features (such as trees, including protected), could be retained, which would require further assessment. The site also falls within an area identified as a safeguarded road line. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development). | | | | | |
| Availability | Potentially available The site is in single ownership. Whilst developer/house builders have expressed interest, no specific company is involved. There are no disclosed legal issues which would prevent development. | | | | | |
| Achievability | site appears to be single | dicates developme e ownership, but v | ent within the next 5 years, a vithout a specific house build ould be viable to develop, giv | ler | | |

| | existing landfill, which would require remediation to make it suitable for residential use, the costs of which are unknown at this stage. Therefore, further information is required to assess this matter further and viability of site will be undertaken with subsequent detailed assessment. |
|-----------------|--|
| Deliverability/ | Developable |
| Developability | The site is a suitable location for defined use and there is a reasonable prospect that the site is available and could be viably developed in years 6-10 or 11-15. |

| Addendum: WINK21 – this site is no longer being promoted through the SHELAA as the site now has planning permission, so has been removed, and will not be subject to further assessment. | |
|--|--|
| WINK21 – No longer included in the SHELAA | |
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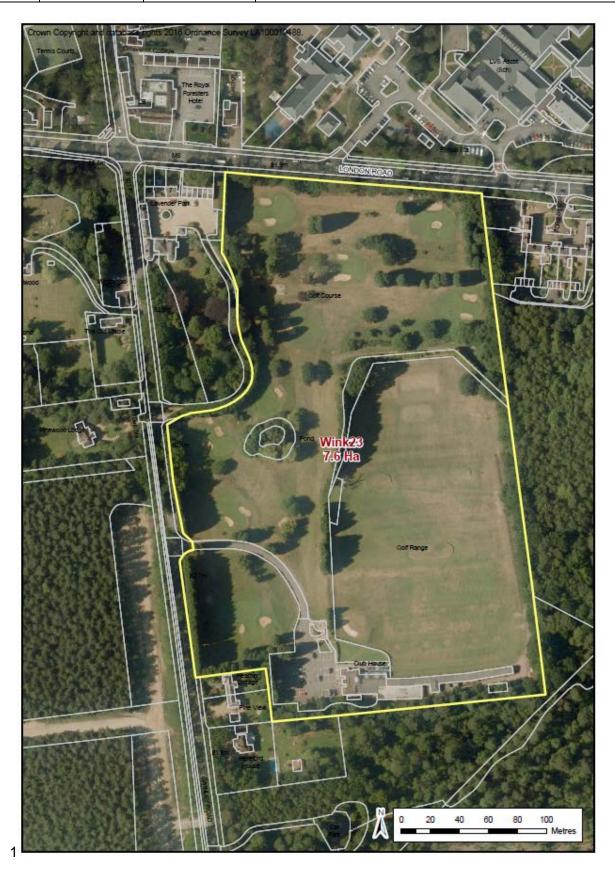
| Site Ref | WINK22 | Site Address | Land to south of London Road, east of Bog Lane and west of Swinley Road (Whitmoor Forest) |
|----------|-----------|--------------|---|
| Parish | Winkfield | Ward | Ascot |



| Site area | 45.78ha Source Call for sites January 2016 | | | | | |
|------------------------|---|---|--|--|--|--|
| Developer/ | Housing (C3 use): 1,100-1,300 units (based on whole site coverage) | | | | | |
| Landowner suggestion | Residential institutions (C2 use): not specified | | | | | |
| Site description | Site: Extensive woodland/plantation – containing different ages of trees with | | | | | |
| | some cleared areas and access/maintenance tracks with native trees along | | | | | |
| | boundaries. Two cottages in south eastern corner of site. | | | | | |
| | Access: from Swinley Road. | | | | | |
| | Levels: Some level changes – rises to north-east (towards the Brackens) | | | | | |
| | Current use: Plantation/commercially managed. Two residential properti | ies. | | | | |
| | Lapland UK also has permission for seasonal use on eastern part of site. | | | | | |
| | Character: Rural – transitional area on fringe of defined settlement of Bra | acknell | | | | |
| 1 | (Martin's Heron), with commercial and residential uses surrounding. | | | | | |
| Location of site | Settlement - Countryside Yes Green Belt | - V | | | | |
| PDL status of site | Previously Developed Land - Greenfield | Yes | | | | |
| Key Issues/Constraints | Located outside of a defined settlement. | | | | | |
| | Levels change within the site. | | | | | |
| | Potential for contamination from landfill. | | | | | |
| | Site wholly within a Biodiversity Opportunity Area. | | | | | |
| | Within buffer of (adjacent to) a Site of Special Scientific Interest. | | | | | |
| | Potential for noise from adjacent railway line. | | | | | |
| | Land forms part of Crown Estate. | | | | | |
| | Part of site within high pressure gas pipeline consultation zone. | | | | | |
| | Small section of the site has possible minerals issues which need | | | | | |
| | investigating – sand & gravel, bedrock, river terrace deposits | | | | | |
| Potential capacity | As the site is commercial forest, which could be felled at any time, a reduction | | | | | |
| | in developable area to take account of trees has not been undertaken. | | | | | |
| | Residential Institution (C2 use): | | | | | |
| | A 0.4ha site is required to accommodate a 60-bed facility. | | | | | |
| | Housing C3 use): | | | | | |
| | Taking account of provision of a C2 use facility, this would reduce the remaining | | | | | |
| | • | site area to 45.38ha. The site is within the 400m-5km SPA buffer, and as more | | | | |
| | than 108 units could be achieved, including provision of on-site infrastructure. | | | | | |
| | A 45% developable area has been assumed at a density of 35dph. This v | | | | | |
| | result in the following estimated capacity/on-site infrastructure requirements: | | | | | |
| | 713 (net) dwellings 715 gross (on 20.42ha developable area) | | | | | |
| | 7.1 ha of open space and 13.2ha of SANG (minimum) | | | | | |
| | A primary school, community centre & neighbourhood centre | | | | | |
| | It is considered that the estimated capacity set out above is more realistic than | | | | | |
| | that proposed, (which assumes a 100% developable area). Therefore, a | | | | | |
| | capacity of 713 (net) dwellings 715 gross, and 60-bed C2 use will be | | | | | |
| | included within the SHELAA. | | | | | |
| Suitability | Potentially suitable | | | | | |
| | There are a number factors which would need to be investigated (such as | | | | | |
| | opportunities for biodiversity, and potential for noise from adjacent railway | / line). | | | | |
| | Any development would also need to take account of potential for | oroct | | | | |
| | contamination from landfill and proximity to a Site of Special Scientific Inte The plan making process will determine the future suitability of the site (fo | | | | | |
| | example, any change in the settlement boundary to accommodate | ' 1 | | | | |
| | development). | | | | | |
| Availability | Potentially available | | | | | |
| | The site is in single ownership, but no developer/house builder is involved | d. | | | | |
| | There are disclosed legal issues (covenants on the land) – which could have | | | | | |
| | implications for timing of development. | | | | | |

| Achievability | Potentially achievable |
|-----------------|--|
| | The submission form indicates development within the next 15 year period and |
| | the site is in single ownership, without a Developer involved. Results of the |
| | viability study suggest that the site would be achievable. However, detailed |
| | viability of sites will be undertaken with subsequent detailed assessments. |
| | There is a reasonable prospect that the site could be delivered within the next |
| | 15 years (provided covenants are resolved). |
| Deliverability/ | Potentially developable |
| Developability | The site is available (without a developer involved), however there are existing |
| | covenants and tenancies. It is potentially suitable for development if the various |
| | issues and constraints are addressed. It is feasible that development could |
| | take place within the next 6-15 year period. |

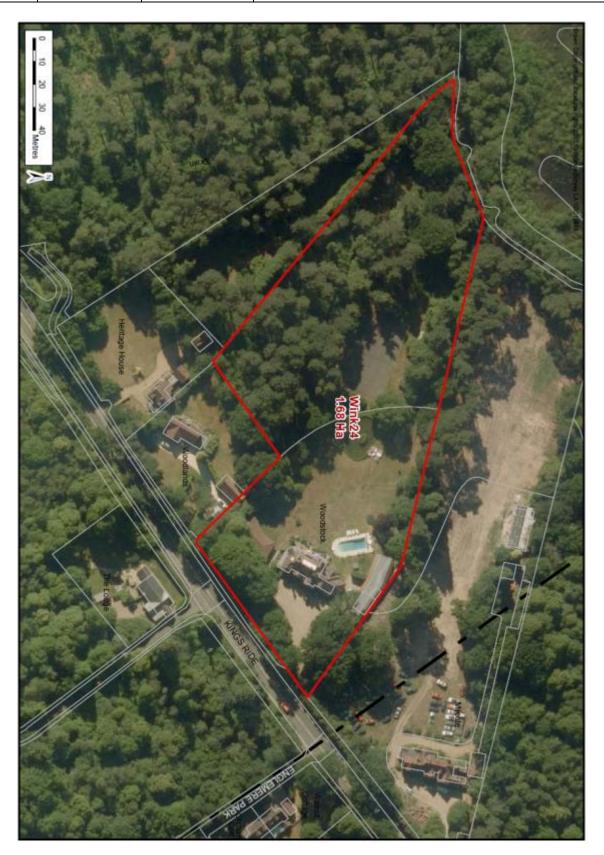
| Site Ref | WINK23 | Site Address | Lavender Park Golf Club, Swinley Road |
|----------|-----------|--------------|---------------------------------------|
| Parish | Winkfield | Ward | Ascot |



| Site area | 7.6ha | Source | Call for sites January 2 | 016 | | | |
|------------------------|---|--|--|-------------|--|--|--|
| Developer/ | Housing (C3 use): | | | | | | |
| Landowner suggestion | 140 units | | | | | | |
| Site description | Site: Nine Hole Golf Course containing club house, parking area and driving range, and putting green, located within the Green Belt. | | | | | | |
| | | Access: Off Swinley Road. | | | | | |
| | | Levels: Mainly level except for changes in level to accommodate golf course | | | | | |
| | (such as raised area a | | | . 554.55 | | | |
| | Current use: Golf Co. | | 5 - 7 | | | | |
| | Character: Rural (with | n surrounding edu | cational and commercial/leisu | re uses). | | | |
| Location of site | Settlement - | Countryside | - Green Belt | Yes | | | |
| PDL status of site | Previously Developed | Land - | Greenfield | Yes | | | |
| Key Issues/Constraints | Located outsid | e of a defined sett | lement (within the Green Belt |). | | | |
| | Site contains p | | | | | | |
| | Levels change | | | | | | |
| | Site wholly with | nin a Biodiversity (| Opportunity Area. | | | | |
| | Within buffer of | f (adjacent to) a S | ite of Special Scientific Interes | st. | | | |
| | Loss of existing | | | | | | |
| Potential capacity | | | ar along the boundaries), this | | | | |
| | discounted from the si | te area (c.1.2ha) r | esulting in a remaining area o | of 6.4ha. | | | |
| | | | | | | | |
| | | • | ble area will be dependent on | • | | | |
| | | | umes less than 109 dwellings | | | | |
| | _ | • | that assumes more than 108 or a precautionary approach, a | • | | | |
| | | | en that the site is an edge of s | | | | |
| | | | | | | | |
| | | e in a semi-rural/transitional location (and to allow for on-site open space ovision) 25dph has been applied. This would result in an estimated capacity | | | | | |
| | | | rea); this would be subject to | | | | |
| | Belt considerations. | • | | | | | |
| | | | | | | | |
| | | | modated within the open space | | | | |
| | | a capacity of 80 | dwellings will be included v | vithin | | | |
| 0 14 1 114 | SHELAA. | | | | | | |
| Suitability | Potentially suitable | otoro which would | I need to be investigated (ave | h 00 | | | |
| | There are a number factors which would need to be investigated (such as opportunities for biodiversity) and addressing how features (such as trees, | | | | | | |
| | | | ogether with justification for th | | | | |
| | | | nt would also need to take ac | | | | |
| | | - | nterest, and levels changes w | | | | |
| | | | rmine the future suitability of t | | | | |
| | | | ooundary to accommodate | , | | | |
| | | | y exceptional circumstances to | o alter the | | | |
| | existing Green Belt bo | undary). | | | | | |
| Availability | Potentially available | | | | | | |
| | | | nip, and no developer/house b | | | | |
| | | • | ies (existing tenancy) which co | ould have | | | |
| Achievehility | implications for timing | | | | | | |
| Achievability | Potentially achievable | | nent within the next 15 years | ariad and | | | |
| | | • | nent within the next 15 year p developer involved. Results | | | | |
| | | | d be achievable. However, de | | | | |
| | | | subsequent detailed assessm | | | | |
| | | | site could be delivered within | | | | |
| | | 1 221 321 3.101 3.10 | | | | | |

| | 15 years (provided covenants are resolved). |
|-----------------|--|
| Deliverability/ | Potentially developable |
| Developability | The site is potentially available (no developer involved at present), and there is an existing tenancy. It is potentially suitable if various issues and constraints are addressed. It is feasible that development could take place within the next 6-15 year period. |

| Site Ref | WINK24 | Site Address | Woodstock, Kings Ride |
|----------|-----------|--------------|-----------------------|
| Parish | Winkfield | Ward | Ascot |



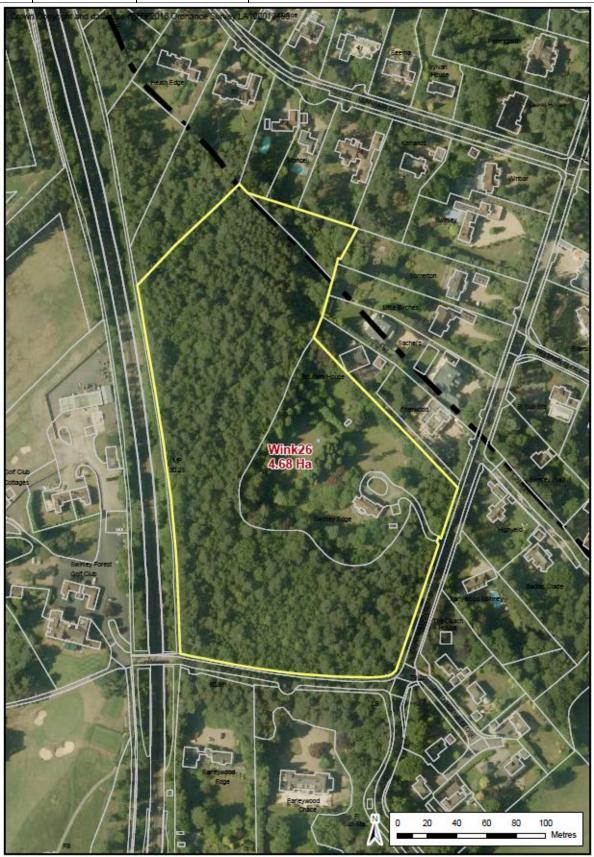
| Site area | 1.68ha | Source | Call for sites January 20 | 16 | | | | |
|-------------------------------------|--|---|--|------------|--|--|--|--|
| Developer/ Landowner suggestion | Housing (C3 use): 100+ units | | | | | | | |
| Site description | Site: Large detached property set in substantial mature grounds (including are | | | | | | | |
| | of woodland to rear of site), located within the Green Belt. | | | | | | | |
| | | Access: Gated access off of Kings Ride | | | | | | |
| | Levels: appears level. | | | | | | | |
| | Current use: Residentia | | Cal day alama and | | | | | |
| Location of site | Character: Rural (with s | | - Green Belt | Voc | | | | |
| Location of site PDL status of site | Settlement - | Countryside | Greenfield | Yes Yes | | | | |
| Key Issues/Constraints | Previously Developed La | | | | | | | |
| Rey issues/Constraints | Located outside of a defined settlement (within the Green Belt).Site contains protected trees | | | | | | | |
| | | | | | | | | |
| | Levels change w Within a Diadinary | | | | | | | |
| | | sity Opportunity A | | | | | | |
| Detential appositu | | Site of Special Sc | | | | | | |
| Potential capacity | | | along the boundaries), this h | | | | | |
| | discounted from the site | area (c.o.ona) res | ulting in a remaining area of | i.uona. | | | | |
| | As the remaining site are | aa is hatwaan 1-2h | a, on-site open space at 30s | eam nar | | | | |
| | | | t of this, a 90% developable | | | | | |
| | | | in isolated site in a rural loca | | | | | |
| | | | (net) given existing dwelling | | | | | |
| | | | | | | | | |
| | site) (on 0.97ha developable area), and 0.07ha of open space. This would be subject to Green Belt considerations. | | | | | | | |
| | | | | | | | | |
| | It is assumed that trees | t is assumed that trees could be accommodated within the open space | | | | | | |
| | _ · | | et) dwellings (24 gross) wi | ll be | | | | |
| | included within SHELA | A. | | | | | | |
| Suitability | Potentially suitable | | | | | | | |
| | | | need to be investigated (su | | | | | |
| | | | (such as trees, including pro | | | | | |
| | | | ent would also need to take | | | | | |
| | | | iterest. The plan making pro | | | | | |
| | | | or example, any change in telopment, and whether there | | | | | |
| | _ | | ting Green Belt boundary). | ale ally | | | | |
| Availability | Potentially available | co to alter the exist | ing Green Ben Boundary). | | | | | |
| Availability | | n single ownership. | and no developer/house bu | ıilder is | | | | |
| | involved. There are no | • | • | #doi: 10 | | | | |
| | development. | | ioo iiiiioii iiodiia protoiii | | | | | |
| Achievability | Potentially achievable | | | | | | | |
| | _ | dicates developmer | nt within the next 15 year pe | riod and | | | | |
| | | | veloper involved. Résults o | | | | | |
| | viability study suggest th | at the site would b | e achievable. However, deta | ailed | | | | |
| | | | sequent detailed assessme | | | | | |
| | - | rospect that the site | e could be delivered within the | he next | | | | |
| | 15 years. | | | | | | | |
| Deliverability/ | Potentially developable | | | | | | | |
| Developability | | • | er involved at present). It is | | | | | |
| | | | nstraints are addressed. It is | | | | | |
| | teasible that developmen | nt could take place | within the next 6-15 year pe | eriod. | | | | |

| Site Ref | WINK25 | Site Address | Highbury, Prince Albert Drive |
|----------|-----------|--------------|-------------------------------|
| Parish | Winkfield | Ward | Ascot |



| Site area | 1.35ha | Source | Call for | sites January 20 |)16 | | |
|------------------------------------|--|---------------------------|----------------|---------------------|------------|--|--|
| Developer/ Landowner suggestion | Housing (C3 use): 5-10 units | | | | | | |
| Site description | Site: Large detached property set in substantial mature grounds, containing trees (some of which are protected), located within the Green Belt. | | | | | | |
| • | | | | | | | |
| | Access: Gated access off Prince Albert Drive (private drive). | | | | | | |
| | Levels: Appears Level. | | | | | | |
| | Current use: Residentia | Current use: Residential. | | | | | |
| | Character: Rural (with s | urrounding reside | ential develo | pment). | | | |
| Location of site | Settlement - | Countryside | - | Green Belt | Yes | | |
| PDL status of site | Previously Developed La | and - | Greenfield | | Yes | | |
| Key Issues/Constraints | Located outside | of a defined settle | ement (withir | n the Green Belt) | | | |
| | Site contains pro | tected trees | | | | | |
| | Levels change w | ithin the site. | | | | | |
| | Within a Biodiver | sity Opportunity A | ∖rea. | | | | |
| | | | | | | | |
| Potential capacity | Given the extent of the t | | | | | | |
| | discounted from the site | area (c.0.13ha) r | esulting in a | remaining area | of 1.35ha. | | |
| | A = 11- = =====i=i======i1=====i1===== | !- b - (4 0 | la a la alta d | | | | |
| | As the remaining site are | | | | | | |
| | dwelling would be require | | | | | | |
| | 25dph has been assume | | | | | | |
| | This would result in 30 d | | | | | | |
| | site) (on 1.2ha developa subject to Green Belt co | | isna oi opei | i space. This wo | ulu be | | |
| | Subject to Green Belt co | nsiderations. | | | | | |
| | It is assumed that trees | could be accomm | odated with | in the onen snac | Δ | | |
| | It is assumed that trees could be accommodated within the open space provision. Therefore, a capacity of 29 (net) dwellings (30 gross) will be | | | | | | |
| | included within SHELAA. | | | | | | |
| Suitability | Potentially suitable | | | | | | |
| , | There are a number fact | ors which would r | need to be in | nvestigated (such | n as | | |
| | opportunities for biodive | | | • | | | |
| | would need to be retained | | | | | | |
| | suitability of the site (for | example, any cha | ange in the s | settlement bound | ary to | | |
| | accommodate developm | | | | | | |
| | circumstances to alter th | e existing Green | Belt bounda | ary). | | | |
| Availability | Potentially available | | | | | | |
| | The site appears to be in | | • | • | uilder is | | |
| | involved. There are no | disclosed legal iss | sues which v | would prevent | | | |
| | development. | | | | | | |
| Achievability | Potentially achievable | | | | | | |
| | The submission form indicates development within the next 15 year period and | | | | | | |
| | the site is in single ownership, without a Developer involved. Results of the viability study suggest that the site would be achievable. However, detailed | | | | | | |
| | | | | | | | |
| | viability of sites will be u | | • | | | | |
| | There is a reasonable p | ospect that the s | re conia de | ueliverea within t | ne next | | |
| Dolivorability/ | 15 years. | | | | | | |
| Deliverability/ Developability | Potentially developable The site is potentially av | | nor involve | d at procent) It is | • | | |
| Developability | | | | | | | |
| | potentially suitable if various issues and constraints are addressed. It is feasible that development could take place within the next 6-15 year period. | | | | | | |
| | Treasible that developme | ii could take plac | e within the | next o-15 year po | enou. | | |

| Site Ref | WINK26 | Site Address | Swinley Edge, Coronation Road |
|----------|-----------|--------------|-------------------------------|
| Parish | Winkfield | Ward | Ascot |



| Site area | 4.68ha Source Call for sites January 20 |)16 | | | | | |
|-------------------------------|---|-----------|--|--|--|--|--|
| Developer/ | Housing (C3 use): 5-6 units. | | | | | | |
| Landowner suggestion | Residential Institution (C2 use): capacity not specified. | | | | | | |
| Site description | Site: Large detached property set in substantial mature grounds (including | | | | | | |
| • | protected woodland, located within the Green Belt. | | | | | | |
| | Access: Off of Coronation Road. Levels: Appears level (although higher than railway line). | | | | | | |
| | | | | | | | |
| | Current use: Residential. | | | | | | |
| | Character: Rural (with surrounding residential development). | | | | | | |
| Location of site | Settlement - Countryside - Green Belt | Yes | | | | | |
| PDL status of site | Previously Developed Land - Greenfield | Yes | | | | | |
| Key Issues/Constraints | Located outside of a defined settlement (within the Green Belt) | | | | | | |
| | Site contains protected trees. | | | | | | |
| | Possible minerals issues which need investigating – sand & gra | avel, | | | | | |
| | bedrock, river terrace deposits. | | | | | | |
| | Potential for noise from adjacent railway line. | | | | | | |
| Potential capacity | Given the extent of the trees within the site, this has been discounted f | rom the | | | | | |
| | site area (c.3.94ha) resulting in a remaining area of 0.74ha. | | | | | | |
| | g and a grant g | | | | | | |
| | Residential Institution (C2 use): | | | | | | |
| | 0.4ha is requirement to accommodate a 60-bed care home (C2 use), v | vhich | | | | | |
| | would be achieved within the remaining site area. | | | | | | |
| | Housing (C3 use): | | | | | | |
| | As the remaining area is less than 1ha, there are no on-site requireme | nts for | | | | | |
| | open space. A density of 25dph has been assumed, given that it is an | isolated | | | | | |
| | site in a rural location. This would result in 18 dwellings gross (17 (ne | t) given | | | | | |
| | existing dwelling on the site). This would be subject to Green Belt considerations. | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | It is assumed that trees could be accommodated within the open space | | | | | | |
| | provision. Therefore, a capacity of 17 (net) dwellings (18 gross) will be | | | | | | |
| | included within SHELAA, or a 60-bed care home. | | | | | | |
| Suitability | Potentially suitable | | | | | | |
| | There are a number of factors which would need to be investigated (su | ıch as | | | | | |
| | minerals, and potential for noise from adjacent railway line) and feature | | | | | | |
| | as trees, including protected) would need to be retained. The plan ma | | | | | | |
| | process will determine the future suitability of the site (for example, any | | | | | | |
| | in the settlement boundary to accommodate development, and whether | | | | | | |
| | are any exceptional circumstances to alter the existing Green Belt bou | ndary). | | | | | |
| Availability | Potentially available | | | | | | |
| | The site appears to be in single ownership, and no developer/house but | uilder is | | | | | |
| | involved. There are no disclosed legal issues which would prevent | | | | | | |
| A 1.1 | development. | | | | | | |
| Achievability | Potentially achievable | | | | | | |
| | The submission form indicates development within the next 15 year pe | | | | | | |
| | the site is in single ownership, without a Developer involved. Results of | | | | | | |
| | viability study suggest that the site would be achievable. However, det | | | | | | |
| | viability of sites will be undertaken with subsequent detailed assessme | | | | | | |
| | There is a reasonable prospect that the site could be delivered within t | ne next | | | | | |
| Dellarant 994 / | 15 years. | | | | | | |
| Deliverability/ | Potentially developable | | | | | | |
| Developability | The site is potentially available (no developer involved at present). It is | | | | | | |
| | potentially suitable if various issues and constraints are addressed. It is | | | | | | |
| | feasible that development could take place within the next 6-15 year per | eriod. | | | | | |

| Site Ref | WINK27 | Site Address | Earlywood Orchard, Coronation Road |
|----------|-----------|--------------|------------------------------------|
| Parish | Winkfield | Ward | Ascot |



| Site area | 1.69ha | Source | Call for | r sites January 2 | 016 | | |
|------------------------------------|---|--|--------------|-------------------|--------------------------------------|--|--|
| Developer/ Landowner suggestion | Housing (C3 use): 20 units | L | | | | | |
| Site description | Site: Large detached p within the Green Belt. | | stantial mat | ture grounds, loc | ated | | |
| | | Access: Off of Coronation Road. Levels: Appears level. | | | | | |
| | | Current use: Residential. Character: Rural (with surrounding residential development). | | | | | |
| | | | ntial develo | pment). | | | |
| Location of site | Settlement - | Countryside | - | Green Belt | Yes | | |
| PDL status of site | Previously Developed La | | Greenfield | | Yes | | |
| Key Issues/Constraints | Located outsideSite contains tree | of a defined settleres. | ment (withii | n the Green Belt |). | | |
| Potential capacity | Given the extent of the t discounted from the site | | | | | | |
| | As the remaining site area is between 1-2ha, on-site open space at 30sqm per dwelling would be required, to take account of this, a 90% developable area, at 25dph has been assumed, given that it is an isolated site in a rural location. This would result in 32 dwellings gross (31 (net) given existing dwelling on the site) (on 1.29ha developable area), and 0.1ha of open space. This would be subject to Green Belt considerations. | | | | e area, at cation. g on the could be | | |
| | It is assumed that trees could be accommodated within the open space provision. Therefore, a capacity of 31 (net) dwellings (32 gross) will be included within SHELAA. | | | | | | |
| Suitability | Potentially suitable There are a number of factors which would need to be investigated and features (such as trees, including protected) would need to be retained. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development, and whether there are any exceptional circumstances to alter the existing Green | | | | d. The example, t, and | | |
| Availability | Belt boundary). Potentially available The site appears to be in single ownership, and no developer/house builder is involved. There are no disclosed legal issues which would prevent development. | | | | | | |
| Achievability | Potentially achievable The submission form indicates development within the next 15 year period and the site is in single ownership, without a Developer involved. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | of the tailed ents. | | |
| Deliverability/ Developability | Potentially developable The site is potentially av potentially suitable if var feasible that development | ailable (no develor ious issues and co | nstraints a | re addressed. It | is | | |

| Site Ref | WINK28 | Site Address | Winkfield Manor, Forest Road |
|----------|-----------|--------------|------------------------------|
| Parish | Winkfield | Ward | Ascot |



| Site area | 0.55ha | Source | Call for | Call for sites January 2016 | | | |
|------------------------------------|---|---|--------------|-----------------------------|---|--|--|
| Developer/ Landowner suggestion | Housing (C3 use): 13 units | | | | | | |
| Site description | managed by Bracknell F side (south), located with | Site: Two storey detached building in residential use (sheltered accommodatio managed by Bracknell Forest Homes) set in own grounds with parking area to side (south), located within the Green Belt. Access: Via Single track access road off Forest Road. | | | | | |
| | Levels: Appears level. Current use: Residentia | Levels: Appears level. Current use: Residential. | | | | | |
| | Character: Rural. | | | T = | | | |
| Location of site | Settlement - | Countryside | | Green Belt | Yes | | |
| PDL status of site | Previously Developed La | | Greenfield | | Yes | | |
| Key Issues/Constraints | Located outside of a Contains trees. Proximity to Ancient Part of site within high | Woodland. | ` | , | | | |
| Potential capacity | Given the extent of the trees (in particular along the boundaries), this has been discounted from the site area (c.0.2ha). It has also been assumed that the existing 8 units within the site area would be retained (0.04ha). This would result in a remaining area of 0.31ha. As the remaining area is less than 1ha, there are no on-site requirements for open space. A density of 25dph has been assumed, given that the site is a smaller site isolated site in rural location. This would result in an estimated capacity of 8 dwellings. This would be subject to Green Belt considerations. | | | | ents for ite is a nated ations. | | |
| Suitability | Therefore, a capacity of 8 dwellings will be included in the SHELAA. Potentially suitable There are a number factors which would need to be investigated and features (such as trees) would need to be retained. Any development would also need to take account of proximity to Ancient Woodlands. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development, and whether there are any | | | | features Iso need process e in the | | |
| Availability | exceptional circumstances to alter the existing Green Belt boundary). Potentially available The site appears to be in single ownership, and no developer/house builder is involved. There are no disclosed legal issues which would prevent development. | | | | | | |
| Achievability | Potentially achievable The submission form indicates development within the next 5 years, and the site is in single ownership, but without a house builder involved. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | ults of the tailed ents. | | |
| Deliverability/ Developability | Potentially developable The site is potentially available if var feasible that development | ailable (no develo ious issues and c | onstraints a | re addressed. It | is | | |

| Site Ref | WINK29 | Site Address | Land south of Forest Road and north of Rhododendron Walk (Land opposite Ascot Stud Farm) |
|----------|-----------|--------------|--|
| Parish | Winkfield | Ward | Ascot |



| Site area | 11.37ha | Sourc | e | Call fo | r sites January 2 | 016 | |
|------------------------|---|--|--------------|---|--------------------|-------------|--|
| Developer/ | Housing (C3 use) | | | 1 0 0 0 | | <u> </u> | |
| Landowner suggestion | Education (D1 us | | not spec | ified | | | |
| Site description | Site: Arable field | | | | ithin the Green E | Belt. Area | |
| one accompany | of woodland to so | , | | • | | | |
| | Walk footpath. S | | | • | | | |
| | Site also contains | • | | | (| | |
| | Access: Gated f | • | | , | oad). | | |
| | Levels: Appears | | (| | | | |
| | | Current use: Agricultural. | | | | | |
| | Character: Rural | | area on fi | inge of Nort | h Ascot. | | |
| Location of site | Settlement | | tryside | - | Green Belt | Yes | |
| PDL status of site | Previously Develo | | - | Greenfield | | Yes | |
| Key Issues/Constraints | • | de of a defined | settleme | | | | |
| | Contains prot | | | (************************************** | o 0.00 20 | | |
| | • | | arade 3 | some of wh | ich may be 'the b | nest and | |
| | most versatile | | grade o, | oomo or win | ion may be the t | oot and | |
| | | area of mineral | denosits | | | | |
| | | ncient Woodla | • | | and Garden | | |
| Potential capacity | The proposal incl | | | | | ever it is | |
| 1 Oteritial capacity | unclear whether a | • | • | • | • | | |
| | Rhododendron W | • | • | | • | | |
| | assessed. | raik) Has Hot bi | JOH SUDIII | iittea. Triere | | been | |
| | Given the extent of the trees (in particular along the boundaries), this has been | | | | | | |
| | discounted from the site area (c.1.5ha) resulting in a remaining area of 9.87ha. | | | | | | |
| | | ino ono aroa (o | . 1.011a) 10 | outing in a | romaning area c | 7 0.07 Ha. | |
| | As the remaining | area is over 2 | na. there | is a requiren | ment for on-site c | pen | |
| | space provision, | | | • | | • | |
| | | | | | | | |
| | | given that the site is an edge of settlement site in a semi-rural/transitional location. This would result in 148 dwellings (on 4.93ha developable area). This | | | | | |
| | would be subject | | | | | | |
| | be accommodate | | | | | | |
| | Therefore, a cap | acity of 148 d | wellings | will be incl | uded within SH | ELAA. | |
| Suitability | Potentially suita | ble | | | | | |
| • | There are a numb | | ch would | need to be i | nvestigated (suc | h as | |
| | agricultural land of | quality) and fea | tures (su | ch as trees) | would need to b | e retained. | |
| | Any development | would also ne | ed to take | e account of | proximity to And | ient | |
| | Woodlands, and | a Historic Park | and Gard | den. The pla | an making proce | ss will | |
| | determine the fut | | | | | | |
| | settlement bound | • | | | | e are any | |
| | exceptional circui | | er the ex | isting Green | Belt boundary). | | |
| Availability | Potentially avail | | | | | | |
| | The site appears | | | • • | • | uilder is | |
| | involved. There a | | | | | | |
| | development. Th | | | | cultural tenancy) | which | |
| | could have implic | | g of deve | lopment. | | | |
| Achievability | Potentially achie | | | | | | |
| | The submission f | | • | | • | | |
| | site is in single ov | | | | | | |
| | viability study sug | . • | | | | | |
| | viability of sites w | | | • | | | |
| | There is a reason | • | | | | tne next | |
| B. II | 15 years (provide | | covenan | ts are resolv | red). | | |
| Deliverability/ | Potentially deve | iopable | | | | | |

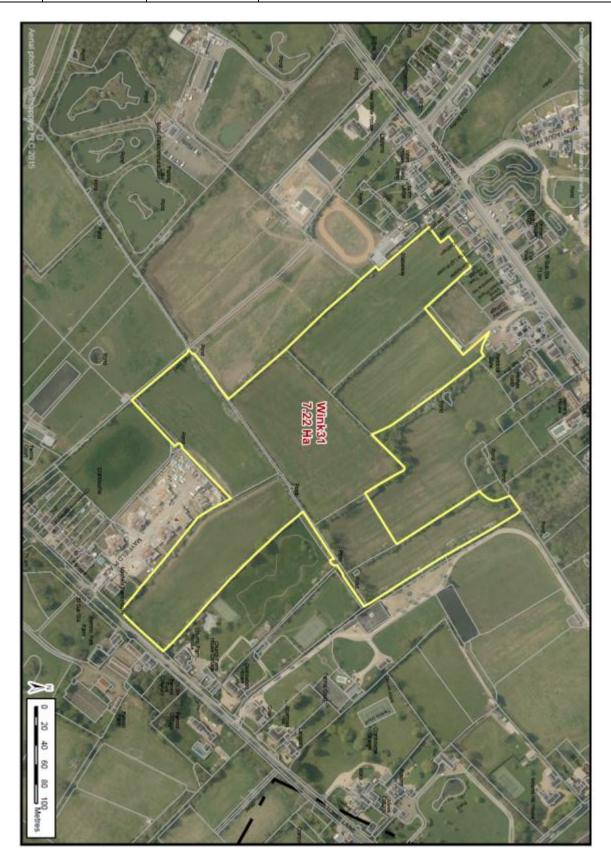
| Developability | The site is potentially available (no developer involved at present), and there is |
|----------------|--|
| | an existing tenancy. It is potentially suitable if various issues and constraints |
| | are addressed. It is feasible that development could take place within the next |
| | 6-15 year period. |

| Site Ref | WINK30 | Site Address | Land at the Rough |
|----------|-----------|--------------|-------------------|
| Parish | Winkfield | Ward | Ascot |



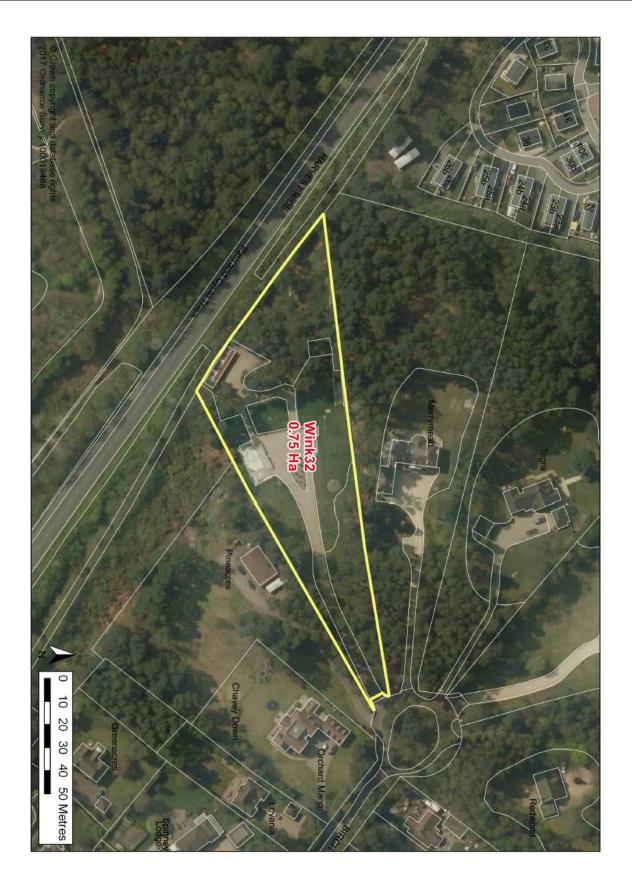
| Site area | 11.67ha | Source | Call for sites Janu | uary 2016 | |
|------------------------------------|--|--|--|----------------|--|
| Developer/ Landowner suggestion | Housing (C3 use): 300 units | | | | |
| Site description | Site: Area of woodland comprising a woodland TPO located within the Green Belt providing a backdrop to properties along Forest Road and New Road. Site also contains residential properties: • Pineways, Forest Road – a detached Chalet property • 32,34,40-46 New Road – two storey semi-detached properties. Access: Current access off of New Road (Access also proposed off of Forest Road). Levels: Appears level. Current use: Woodland and some residential uses. Character: Rural – transitional area on fringe of residential (defined settlement of North Ascot). | | | | |
| Location of site | Settlement - | Countryside | - Green Be | elt Yes | |
| PDL status of site | Previously Developed La | | Greenfield | Yes | |
| Key Issues/Constraints | Located outside of a defined settlement (within the Green Belt). Contains protected trees. Contains area at risk from flooding. Contains an area of mineral deposits. Proximity to ancient Woodland. | | | | |
| Potential capacity | The site is contains trees, including protected, and it is not clear how the site could accommodate development, whilst retaining these features. Therefore, a capacity of zero will be included in the SHELAA. | | | | |
| Suitability | Suitability unknown There are a number factors which would need to be investigated (such as minerals, flooding) and features (such as protected trees) would need to be retained. Any development would also need to take account of proximity to Ancient Woodlands. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development, and whether there are any exceptional circumstances to alter the existing Green Belt boundary). | | | | |
| Availability | Potentially available The site appears to be in single ownership, and no developer/house builder is involved. There are no disclosed legal issues which would prevent development. | | | | |
| Achievability | Potentially achievable The submission form indicates development within the next 5 years, and the site is in single ownership, but without a house builder involved. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years (provided tenancy and covenants are resolved). | | | | |
| Deliverability/ Developability | Not developable within The site is potentially avexisting environmental control within the site mean that 15 years. | ailable (no develo onstraints relatin | oper involved at preser g to tree cover (includir | ng protected) | |

| Site Ref | WINK31 | Site Address | Land between North Street and Hatchet Lane |
|----------|-----------|--------------|--|
| Parish | Winkfield | Ward | Winkfield & Cranbourne |



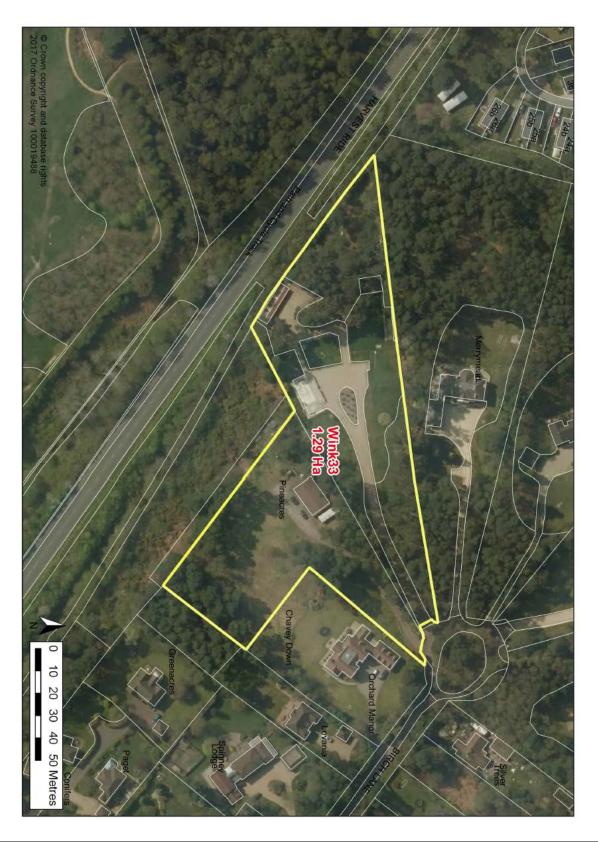
| Site area | 7.22ha | Source | Site subr | nission Sept | ember 2016 | |
|------------------------|--|--|--------------------------|-------------------|----------------------|------------|
| | | | | • | ns consultation) | |
| Developer/ | Housing (C3 use) | , and housing | for older p | people: | | |
| Landowner suggestion | 225 units | | | | | |
| Site description | Site: Extensive fie | elds marked b | by tree/hed | lgerow boun | daries – located | within the |
| | Green Belt. | | ,, | | | |
| | Access: Overgro | • | cess off, of | Hatchett La | ine, and via 'Pad | dock |
| | Gate', North Stree | | | | | |
| | Levels: appears to be level. Current use: Agriculture/field. | | | | | |
| | Character: Rural | | of North S | troot Cranh | ourne to north) | |
| Location of site | Settlement | | ntryside | LIEEL, CIAID | Green Belt | Yes |
| PDL status of site | Previously Develo | | III y SIGC | Greenfield | Orcen ben | Yes |
| Key Issues/Constraints | Located outside | | d sattlama | | e Green Relt) | 103 |
| Rey issues/Constraints | Contains trees | | u sememe | iii (witiiiii tii | e Green beil). | |
| | | | ot arada 2 | come of whi | ich may be 'the b | act and |
| | Contains agrice most versatile | | ii graue 3, | Some or will | icii illay be tile b | est and |
| | Proximity to A | | and | | | |
| Potential capacity | As the site is over | | | enendent on | the vield Howev | er |
| i otomiai oapaony | application of a yie | | | | | |
| | | | | | | |
| | , , | yield 126 dwellings whilst a yield that assumes more than 108 dwellings will (i.e. 50%) will yield 90 dwellings. Taking a precautionary approach a 50% net | | | | |
| | | developable area has been applied; given that the site is an edge of settlement | | | | |
| | site in a semi-rural/transitional location (and to allow for on-site open space | | | | | pace |
| | provision) 25dph has been applied. This would result in an estimated capacity | | | | | |
| | of 90 dwellings (o | | lopable are | ea); this wou | ıld be subject to (| Green |
| | Belt consideration | ıs. | | | | |
| | | | | | | |
| | It is assumed that | trees could b | e accomn | nodated with | in the open spac | е |
| | provision. | :4£ 00 d | بر معمدالامیر | بياموا مطالان | ded within CUF | |
| Suitability | Therefore, a capa Potentially suital | | weilings v | viii be inclu | ded within Shel | LAA. |
| Suitability | There are a numb | | ich would | nood to bo i | nvoctigated furth | or (such |
| | as agricultural lan | | | | • | • |
| | retained. Any dev | • • • • | | • | • | |
| | Ancient Woodland | • | | | · | • |
| | | • | • . | | | |
| | suitability of the site (for example, any change in the settlement boundary to accommodate development, and whether there are any exceptional | | | | | , |
| | circumstances to | alter the exis | ting Green | Belt bounda | ary). | |
| Availability | Potentially availa | able | | | | |
| | The site appears | | | | | uilder is |
| | involved. There a | ire no disclos | ed legal is: | sues which \ | would prevent | |
| | development. | | | | | |
| Achievability | Potentially achie | | | | | 1.41 |
| | The submission for | | | | | |
| | site is in single ow | • | | | | |
| | viability of sites wi | | | | | |
| | viability of sites windless windless windless windless with the viables with the viables with the viability of sites with the viability of sit | | | | | |
| | 15 years. | anie hioshec | ı ınaı ın e S | ne could be | GENVELEG WILLIIII I | TIC HCYL |
| Deliverability/ | Potentially devel | onable | | | | |
| Developability | The site is potenti | • | (no develo | oper involved | d at present) It is | s |
| | potentially suitable | | | | | |
| | feasible that deve | | | | | |
| | Jac. Jio triat dove | p | a.to piac | | | |

| Site Ref | WINK32 | Site Address | Land Between Merrymead and Pine Acres, Birch Lane, Ascot |
|----------|-----------|--------------|--|
| Parish | Winkfield | Ward | Ascot |



| Site area | 0.74ha | Source | Submitt | ed after SHELA | A | | |
|---|--|---|-----------------|------------------|---------|--|--|
| | | | consulta | ation (Dec 2016 |) | | |
| Developer/ | 5 dwellings | | | | | | |
| Landowner suggestion | | | | | | | |
| Site description | Site: Wooded with clea | | | | | | |
| | | Access: Birch Lane (private road). | | | | | |
| | | evels: Appears level. | | | | | |
| | Current use: Vacant. P | - | •••• | | | | |
| | , | Character: Rural (with surrounding residential development set within | | | | | |
| | woodland). | | | | 1 | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - | | |
| PDL status of site | Previously Developed La | | Greenfield | | Yes | | |
| Key Issues/Constraints | Site contains pro | tected trees (area | a TPO covers | s entire site). | | | |
| | Contains Charac | ter Area - East of | Bracknell St | udy Area. | | | |
| | Potential for cont | tamination from la | andfill (within | 250m buffer). | | | |
| | Ancient Woodlar | d (NE & TVERC) | 500m Buffer | r. | | | |
| | Between 400m a | Between 400m and 5km of Thames Basin Heaths SPA. | | | | | |
| | | | | | | | |
| Potential capacity | The site has an area of 0.74ha; due to constraints relating to protected trees | | | | | | |
| . , | and surface water floodi | | | | | | |
| | character of the locality | <u> </u> | • | | | | |
| | density housing, a density of 25 dph is assumed. This equates to 5 dwelling | | | | | | |
| | | | | • | · · | | |
| | Therefore, a capacity of 5 dwellings will be included in the SHELAA. | | | | | | |
| | | | | | | | |
| Suitability | Suitability unknown | | | | | | |
| | The site requires further | assessment before | ore a robust c | lecision can be | made on | | |
| | its suitability for being de | eveloped for the c | defined use. | | | | |
| Availability | Available | | | | | | |
| | Confirmation of availabil | • | • | | | | |
| | landowner and there are no known legal issues or ownership problems. | | | | | | |
| Achievability | Achievable | | | | | | |
| | The submission form inc | - | | • | | | |
| reasonable prospect that the site could be delivered within the next 15 y Results of the viability study suggest that the site would be achievable. | | | | | | | |
| | | | | | | | |
| | However, detailed viability of sites will be undertaken with subseque | | | | | | |
| | assessments. | | | | | | |
| Deliverability/ | Deliverable | | | | | | |
| Developability | The site is available for o | | | | | | |
| | use, and is achievable w | • | spect that the | e defined use wi | ill be | | |
| | delivered on the site with | nin 5 years. | | | | | |

| Site Ref | WINK33 | Site Address | Land south of Merrymead and land at Pine Acres, Birch Lane, Ascot |
|----------|-----------|--------------|---|
| Parish | Winkfield | Ward | Ascot |



| Consultation (Dec 2016) Developer/ Landowner suggestion | <u>-</u> |
|--|---|
| Site description Site: Wooded with cleared areas and stables. Access: Birch Lane (private road). Levels: Appears level. Current use: Vacant. Character: Rural (with surrounding residential development set within woodland). Location of site PDL status of site Previously Developed Land Yes Green Belt Previously Developed Land Yes Greenfield Key Issues/Constraints Site contains protected trees (area TPO covers entire site). Contains Character Area - East of Bracknell Study Area. Potential for contamination from landfill (within 250m buffer). | <u>-</u> |
| Access: Birch Lane (private road). Levels: Appears level. Current use: Vacant. Character: Rural (with surrounding residential development set within woodland). Location of site Settlement PDL status of site Previously Developed Land Fee Green Belt Previously Developed Land Fee Greenfield **Site contains protected trees (area TPO covers entire site). **Contains Character Area - East of Bracknell Study Area. **Potential for contamination from landfill (within 250m buffer). | <u>-</u> |
| Current use: Vacant. Character: Rural (with surrounding residential development set within woodland). Location of site PDL status of site Previously Developed Land Fee Green Belt Previously Developed Land Fee Greenfield Site contains protected trees (area TPO covers entire site). Contains Character Area - East of Bracknell Study Area. Potential for contamination from landfill (within 250m buffer). | <u>-</u> - |
| Character: Rural (with surrounding residential development set within woodland). Location of site Settlement PDL status of site Previously Developed Land Previously Developed Land Yes Greenfield • Site contains protected trees (area TPO covers entire site). • Contains Character Area - East of Bracknell Study Area. • Potential for contamination from landfill (within 250m buffer). | - |
| woodland). Location of site Settlement PDL status of site Previously Developed Land Yes Green Belt Yes Green Belt Yes Freviously Developed Land F | - |
| Location of site Settlement - Countryside Yes Green Belt PDL status of site Previously Developed Land Yes Greenfield Key Issues/Constraints • Site contains protected trees (area TPO covers entire site). • Contains Character Area - East of Bracknell Study Area. • Potential for contamination from landfill (within 250m buffer). | - |
| PDL status of site Rey Issues/Constraints Site contains protected trees (area TPO covers entire site). Contains Character Area - East of Bracknell Study Area. Potential for contamination from landfill (within 250m buffer). | - |
| Key Issues/Constraints Site contains protected trees (area TPO covers entire site). Contains Character Area - East of Bracknell Study Area. Potential for contamination from landfill (within 250m buffer). | |
| Contains Character Area - East of Bracknell Study Area. Potential for contamination from landfill (within 250m buffer). | |
| Potential for contamination from landfill (within 250m buffer). | |
| | |
| / incidit tree alana (ita a ita ita) ee ciii banen | |
| Part of site in high pressure gas pipeline consultation zone. | |
| Between 400m and 5km of Thames Basin Heaths SPA. | |
| Bottleon footh and onth of thamles Basin floating of the | |
| The site has an area of 1.3ha; due to constraints relating to protected to surface water flooding the assumed developable area is 0.36ha. Given character of the locality it is located within, being edge of settlement with density housing, a density of 25 dph is applicable; this equates to 9 dwo However, there are significant tree issues that would limit development potential, This appears to have been recognised by the promoter of the their suggestion of 7 dwellings. Therefore, a capacity of 7 dwellings will be included in the SHELA | n the th low ellings. : e site with |
| Suitability Suitability unknown | |
| The site requires further assessment before a robust decision can be no its suitability for being developed for the defined use. | nade on |
| Availability Available | |
| Confirmation of availability within the next 15 years has been received | |
| landowner and there are no known legal issues or ownership problems | |
| Achievability Achievable | |
| The submission form indicates development within the next 5 years. The submission form indicates development within the next 5 years. | |
| reasonable prospect that the site could be delivered within the next 15 | |
| Results of the viability study suggest that the site would be achievable. | |
| However, detailed viability of sites will be undertaken with subsequent | detalled |
| assessments. Deliverability/ Deliverable | |
| Deliverability/ Developability Deliverable The site is available for development, offers a suitable location for the offers a suitable location for the offers as a suitable location f | defined |
| use, and is achievable with a realistic prospect that the defined use will | |
| delivered on the site within 5 years. | |

| Site Ref | WINK34 | Site Address | Palm Hill Extension (SA3), London Road | | |
|----------|-----------|--------------|--|--|--|
| Parish | Winkfield | Ward | Ascot | | |



| Site area | 3.6ha | Source | Submitted after SHEL | AA | | |
|------------------------------------|--|---|--------------------------------|----------------|--|--|
| | 0.0114 | o o a i o o | consultation (Dec 201) | | | |
| Developer/ Landowner suggestion | 125 dwellings (net 123 d | wellings) (includir | ng existing allocation for 49 | | | |
| Site description | Site: Extension to existi | ing Palm Hills site | allocation to include two re | sidential | | |
| one description | | • | ed area and unused land. | Sideritiai | | |
| | Access: Long Hill Road | | d area and dridsed land. | | | |
| | | | land dins from the north to | the south | | |
| | _ | evels: Change in levels over whole site, land dips from the north to the south. Furrent use: Residential, wooded area, scrub. | | | | |
| | Character: Predominate | | Solub. | | | |
| Location of site | Settlement Yes | Countryside | - Green Belt | | | |
| PDL status of site | Previously Developed La | · · · · · · · · · · · · · · · · · · · | Greenfield | | | |
| Key Issues/Constraints | ' | | Greenileid | | | |
| Rey issues/Constraints | Level changes within City contains the | in the site. | | | | |
| | Site contains trees. | | ::: 050 D (() | | | |
| | Potential contamina | | | | | |
| | | | investigating – sand & grav | ∕el, | | |
| | bedrock, river terrac | • | | | | |
| | Gas pipeline consul | | | | | |
| Potential capacity | | | proximately 2.6ha is alloca | | | |
| | | | arcels of land form part of t | | | |
| | | | iew on Longhill Road, and | | | |
| | | | Road (with an area of 0.22h | | | |
| | | | n. The second parcel (b) ha | | | |
| | been submitted as part of site WINK20. Due to constraints relating to trees, landfill and highway safeguarding no capacity is applied to this part of the site | | | | | |
| | | | | | | |
| | | | | | | |
| | For the area of land with development potential (a) a density of 30dph is | | | | | |
| | assumed, given that the site is a smaller site isolated site on the edge of settlement. Based on a net developable area of 0.22ha this would result in an | | | | | |
| | | | | | | |
| | estimated capacity of 6 dwellings. | | | | | |
| | Therefore a conscitu | of 6 dwallings wil | l be included in the CUEL | A A | | |
| | Therefore, a capacity of 6 dwellings will be included in the SHELAA. | | | | | |
| Suitability | Potentially suitable | | | | | |
| Suitability | _ | would pood to bo | investigated and features (| cuch ac | | |
| | | | ppment would also need to | | | |
| | account of proximity to la | • | prinent would also need to | lake | | |
| Availability | Available | arium. | | | | |
| Availability | | ity within the next | 15 years has been receive | d from the | | |
| | | | r is involved) and there are | | | |
| | legal issues or ownershi | • | i is involved) and there are | IIO KIIOWII | | |
| | legal issues of ownershi | p problems. | | | | |
| Achievability | Achievable | | | | | |
| Acmevability | | dicatos dovolonmo | ent within the next 5 years; | although | | |
| | | | | | | |
| | the site is multiple ownership a house builder is involved and the wider site is allocated in the SALP. Results of the viability study suggest that the site would | | | | | |
| | be achievable. However, detailed viability of sites will be undertaken with | | | | | |
| | be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site | | | | | |
| | could be delivered within | | | iat tiilo site | | |
| | Sould be delivered within | . alo lloke to year | . . | | | |
| Deliverability/ | Deliverable | | | | | |
| Developability | | develonment offe | rs a suitable location for the | e defined | | |
| Dovolopability | The site is available for development, offers a suitable location for the defined use, and is achievable with a realistic prospect that the defined use will be | | | | | |
| | delivered on the site within 5 years. | | | | | |
| | L GOUNCION OU THE SILE WILL | mi o y c ais. | | | | |

| Site Ref | WINK35 | Site Address | Land west of Lyfords Meadows Stables, Locks Ride |
|----------|-----------|--------------|--|
| Parish | Winkfield | Ward | Winkfield & Cranbourne |



| Site area | 4.45ha | Source | | sites January 20 | | |
|---------------------------------|--|--|----------------|---------------------|------------|--|
| Dovolonori | Housing (C2 upo), 06 up |) ita | (howe\ | ver omitted in erro | or) | |
| Developer/ Landowner suggestion | Housing (C3 use): 96 ur | IIIS | | | | |
| Site description | Site: Livery business & agricultural land | | | | | |
| Site description | Access: via Locks Rid | | | | | |
| | Levels: Appears level. | G | | | | |
| | Current use: Agricultur | al with equestria | nuse reside | ential use | | |
| | _ | • | • | | lefined | |
| | | Character: Rural. Transitional area on fringe of residential to south (defined settlement of Chavey Down/ Winkfield Row) and open rural/agriculture to north | | | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - | |
| PDL status of site | Previously Developed La | | Greenfield | | Yes | |
| Key Issues/Constraints | Located outside of a | | l . | | | |
| | Contains a number of | | • | cted). | | |
| | Contains agricultural | ` • | • | • | e north of | |
| | the site. | ranta at grade e, | 7 0 | g | | |
| | | | | | | |
| Potential capacity | Given that there would a | | | | | |
| | developable area is achievable, assuming that trees on site could be included | | | | | |
| | the open space. A net de | | | | | |
| | assumed. A density of 30dph has been assumed, given that the site is an edge | | | | _ | |
| | of settlement site in a se | | | | in the | |
| | following estimated capacity/on-site infrastructure requirements: | | | | | |
| | | | | | | |
| | 94 dwellings 0.00 a of a man and a man | | | | | |
| | 0.93ha of open s | space | | | | |
| | Therefore, a capacity of 94 dwellings will be included within the SHELAA | | | | HFΙΔΔ | |
| Suitability | Potentially suitable | | | | | |
| Gartasinty | There are a number of fa | actors which wou | ld need to be | e investigated (su | ıch | |
| | agricultural land quality) | | | | | |
| | The plan making proces | | | | | |
| | example, any change in | | | | (| |
| | development). | | , | | | |
| Availability | Available | | | | | |
| • | The site is in single own | ership and a dev | eloper is invo | olved. There are i | no | |
| | disclosed legal issues which would prevent development. | | | | | |
| Achievability | Potentially achievable | | | | | |
| - | The site is in single own | | | | | |
| | viability study will be factored into the final SHELAA. There is a reasonable | | | | | |
| | prospect that the site co | uld be delivered | within the ne | xt 15 years. | | |
| Deliverability/ | Developable | | | | | |
| Developability | The site is available (wit | | | | | |
| | development if the vario | | | | feasible | |
| | that development could | take place within | the next 6-1 | 5 year period. | | |

| Site Ref | WINK 36 | Site Address | Land adjacent to the Vicarage, Winkfield Street |
|----------|-----------|--------------|---|
| Parish | Winkfield | Ward | Winkfield & Cranbourne |



| Site area | 0.44ha | Source | Post S | ept.2017 | | |
|-------------------------------|---|---------------------|----------------|----------------------|------------|--|
| Developer/ | 5 dwellings | | | | | |
| Landowner suggestion | 3 | | | | | |
| Site description | Site: Poorly managed | grassland/scrub. S | Substantial h | edge with trees a | along | |
| • | Winkfield Street. Other | | | | | |
| | density residential development to the south (Maidens Green). Substantial | | | | | |
| | houses are also locate | d on the opposite | side of Wink | field Street. Othe | r adjacent | |
| | land is in agricultural u | se. | | | | |
| | Access: Off Winkfield | Street | | | | |
| | Levels: Fairly flat. | | | | | |
| | Current use: Unused | grazing land | | | | |
| | Character: Rural | | | | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | Yes | |
| PDL status of site | Previously Developed | Land - | Greenfield | | Yes | |
| Key Issues/Constraints | Located outside of | a defined settleme | ent (within th | e Green Belt) | | |
| | Adjacent to Local V | Vildlife Site | | | | |
| | Contains agricultur | al land at grade 3, | some of wh | ich may be 'the b | est and | |
| | most versatile' (grade 3a). | | | | | |
| | Contains trees along site boundaries | | | | | |
| Potential capacity | Around 0.1ha of the sit | | es, this redu | ices the develop | able area | |
| | to 0.34ha. Given that the site has an area of under 1ha, 100% of the remaining | | | | emaining | |
| | area is included in the net developable area. A density of 25dph has been assumed, given that the site is a smaller isolated site in rural location. This | | | | | |
| | | | | | | |
| | results in an estimated capacity of 9 dwellings. Therefore, a capacity of 9 | | | | | |
| | dwellings will be included in the SHELAA. | | | | | |
| Suitability | Potentially suitable | | | | | |
| | There are a number factors which would need to be investigated further (such | | | | | |
| | as agricultural land quality), and features (such as trees) would need to be | | | | | |
| | retained. The plan ma | • . | | • | | |
| | site (for example, any | | | | | |
| | development, and whe | - | exceptional | circumstances to | aiter the | |
| Aveilability | existing Green Belt boundary). | | | | | |
| Availability | Potentially available | marabin but a daye | Japar/hauga | builder ie net ve | t involved | |
| | The site is in single ownership but a developer/house builder is not yet involved. There are no disclosed legal issues which would prevent development. | | | | | |
| Achievability | Potentially achievabl | | i would prev | ent developmen | ι. | |
| Achievability | _ | | ont within th | o novt 5 voare la | lthough a | |
| | The submission form indicates development within the next 5 years, although a | | | | | |
| | developer/house builder is not involved. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | | |
| Deliverability/ | Potentially developat | | i io years. | | | |
| Developability | The site is potentially a | | nner involve | d at nresent). It is | 3 | |
| Dovolopability | potentially suitable for | | | | | |
| | that development could | | | | Cacibio | |

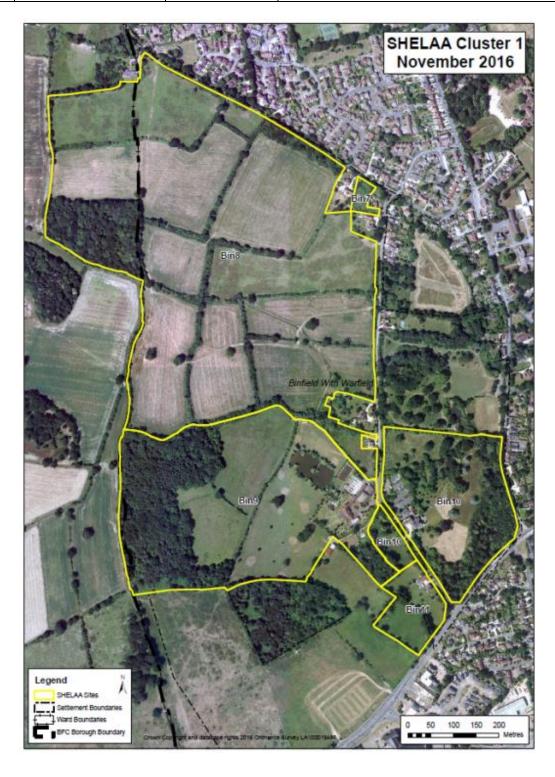
| Site Ref | WINK37 | Site Address | Land at King's Ride, Ascot |
|----------|-----------|--------------|----------------------------|
| Parish | Winkfield | Ward | Ascot |



| Site area | 1.28ha Source Post Sept 2017 | | | ept 2017 | | |
|------------------------------------|--|-----------------------|------------|------------|-----|--|
| Developer/ Landowner suggestion | Up to 3 dwellings | | | | | |
| Site description | Access: Via King's Ride Levels: Fairly flat | Current use: Woodland | | | | |
| Location of site | Settlement - | Countryside | • | Green Belt | Yes | |
| PDL status of site | Previously Developed La | and - | Greenfield | | Yes | |
| Key Issues/Constraints | Located outside of a defined settlement (within the Green Belt) Large treed areas on site Potential for noise due to adjacent railway Located within 500m of SSSI Located in 5km-7km SPA buffer Adjacent to Character Area | | | | | |
| Potential capacity | The site contains trees and it is not clear how the site could accommodate the minimum number of dwellings required to meet the criteria set out in the SHELAA methodology, whilst retaining these features. Therefore, a capacity of zero will be included in the SHELAA. | | | | | |
| Suitability | Suitability unknown There are a number of factors which need to be addressed including how features (such as trees) could be retained. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development, and whether there are any exceptional circumstances to alter the existing Green Belt boundary). | | | | | |
| Availability | Potentially available The site has been submitted by a leaseholder, although confirmation has not been received from the freeholder that the land is available. | | | | | |
| Achievability | Potentially achievable The submission form indicates development within the next 5 years, although a developer/house builder is not involved. There is a reasonable prospect that the site could be delivered within the next 15 years. | | | | | |
| Deliverability/ Developability | Not developable within the next 15 years The site is potentially available (no developer involved at present). However, existing environmental constraints relating to tree cover within the site mean that the site may be unlikely to be suitable within the next 15 years. | | | | | |

Appendix 7 – Proformas of clusters of sites

| | Site Ref | Cluster 1 | Site Address | Land west of Murrell Hill Lane, and south of |
|---|----------|---------------------|-----------------------------|--|
| | | (comprising sites: | | Foxley Lane (comprising Foxley Fields, |
| | | BIN7, BIN 8, BIN 9, | | Whitehouse Farm, Murrell Hill Grange, Popes |
| | | BIN10 and BIN 11) | | Manor and Popes Farm) |
| Ī | Parish | Binfield | Ward Binfield with Warfield | |
| | | | | |

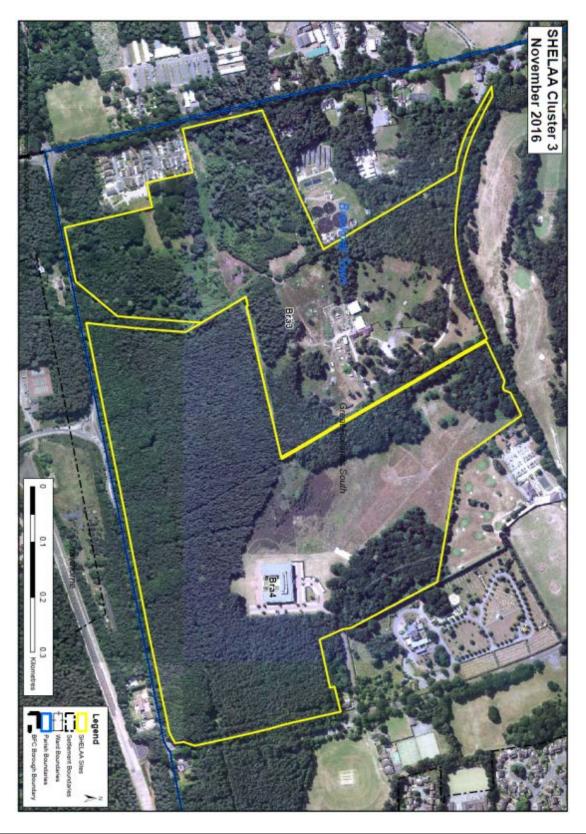


| 0.11 | | | | |
|---------------------------------|---|--|-------------------------------------|---------|
| Site area | Combined site area | ce | Call for sites January 20 | 16 |
| | (within BFC): 63.19 | | | |
| Dovoloper/ | Housing (C2 upp): 005 upito | | | |
| Developer/ Landowner suggestion | Housing (C3 use): 905 units Doctors Surgery (D1 use): 469 | Seam | | |
| Site description | | | ble pastoral and grazing | land) |
| One description | Site: extensive areas of agricultural land (arable, pastoral and grazing land), and areas of parkland. Some of the sites contain existing residential uses | | | |
| | (BIN7, BIN9 and BIN11), and | | | |
| | | and a listed building (BIN10). (Also see site description for individual sites). | | |
| | Access: Existing access points off of Foxley Lane and Murrell Hill Lane. | | | |
| | Levels: Change in levels acro | ss the wider sit | te. | |
| | Current use: Residential, office | • | • | |
| | Character: Rural with some p | | • | e of |
| | settlement location on the fring | ge of the develo | oped area of Binfield. | |
| | | | Y 0 5 " | |
| Location of site | | ntryside | Yes Green Belt | - V |
| PDL status of site | Previously Developed Land | | eenfield | Yes |
| Key Issues/Constraints | Located outside of a decoration transfer (including) | | nt. | |
| | Contains trees (includi | | a a mana af which many ha (the | a baat |
| | Contains agricultural la and most versatile' (grant properties) | | some of which may be 'th | e best |
| | · • | • | | |
| | Change in levels across the site. Contains and within proximity to Local Wildlife Sites and Ancient | | | |
| | Woodlands (including within Wokingham Borough). | | | |
| | Forms the setting of and contains a grade II listed building. | | | |
| Potential capacity | As there is an existing Local V | | | otected |
| | trees within the site (at Pockets Copse/Blackmans Copse - BIN9), this has been | | | |
| | excluded from the site area (c | 6ha), as at thi | s stage it unknown (given | the |
| | nature and sensitivity of the de | | | |
| | the on-site open space provisi | | | |
| | (containing existing Local Wild | | | • |
| | listed building, and protected t | , . | • . | |
| | assumed, so the site area of the protected trees at BIN10), this | | • | • |
| | 0.9 ha of BIN11 that is current | | • | , |
| | excluded. | | | |
| | This would result in a residual area of 47.85ha. | | | |
| | The site is within the 400m-5km SPA buffer, and as more than 108 units could | | | |
| | be achieved, including provision of on-site infrastructure, a 50% developable | | | |
| | area has been assumed at a density of 35dph (based on 47.85ha residual site | | | |
| | area within BFC). (A 45% developable area has not been used, as parkland | | | |
| | | | | |
| | setting of site BIN10 could be used as part of open space provision). This would result in the following estimated capacity/on-site infrastructure | | | |
| | requirements: | | | |
| | 874 dwellings (on 24.4ha developable area) | | | |
| | In addition conversion of existing office floor space at Popes Manor | | | |
| | would yield 20 units (see proforma BIN10 for calculations) | | | |
| | 8.7ha of open space a | nd 16.2ha of S | AING (MINIMUM) | |
| | A primary school. Noighbourhood control | and comments to | | |
| | Neighbourhood centre Dectors surgery (as pre- | | y centre also be accommodated at | Donos |
| | Doctors surgery (as property (as property) | pposeu) could i | aiso n e accommouated at | . rupes |
| | manor (1000qm) | | | |
| | i . | | | |

| | Therefore, an estimated capacity of 874 dwellings, and a 465sqm doctors surgery (D1 use) could be achieved on Cluster 1. |
|-----------------------------------|--|
| Suitability | Potentially suitable The site forms the curtilage of a listed building, so regard will need to be had to setting. There are a number of factors which need to be investigated further (agricultural land quality etc.), and features (such as trees, including protected) will need to be retained. Any development will also need to take account of levels changes, proximity to Local Wildlife Sites/Ancient Woodlands, and potential for contamination from landfill. The plan making process will determine the future suitability of the site (for example, any change in the settlement boundary to accommodate development). (NB: land within Wokingham Borough has not been assessed). |
| Availability | Potentially available The site is in multiple ownership. A house builder is not involved across the whole site (although there are some parcels with options – BIN8 and BIN11). However, owners have expressed an interest to develop. This may result in land assembly issues. There are no disclosed legal issues which would prevent development. |
| Achievability | Potentially achievable The submission forms indicate development within the next 5 years. However multiple ownership may affect land assembly/timings. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. |
| Deliverability/ Developability | Potentially developable If land ownership issues can be addressed, together with addressing various issues and constraints, it is feasible that development could take place within the next 10 year period. |

| Cluster 2 – No longer included in the SHELAA | |
|--|--|
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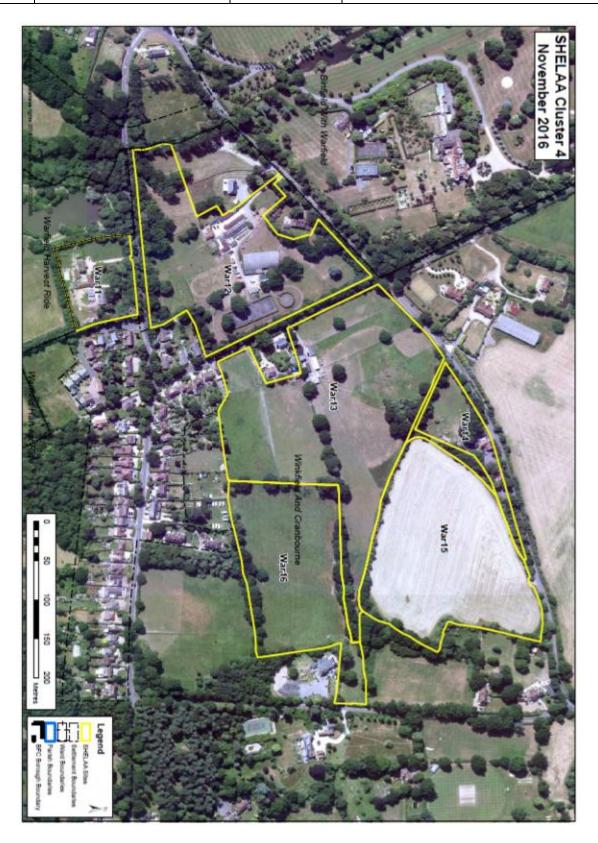
| Site Ref | Cluster 3 (comprising sites BRA3 and BRA4) | Site Address | Land at the Hideout and Beaufont Park, Nine Mile Ride |
|----------|--|-----------------|---|
| Parish | Bracknell Town | Ward | Great Hollands South |



| Site area | 56.90 | Source | Call for sites 2016 | |
|--|---|---|---|----------------------|
| Developer/ Landowner suggestion | Housing (C2 & C3 use): 412 units | | | |
| Site description | Site: Lodge and barn with 3 or 4 single storey chalet style buildings, and modern office, in heathland, and enclaves of grassland amidst woodland. Fairly enclosed. (Also see site description for individual sites). Access: Off of Nine Mile Ride and West Road (fairly narrow). Levels: Land falls to the south. Current use: Restaurant and leisure use (BRA3) and offices (BRA4) in woodland/heathland setting. Character: Rural. | | | |
| Location of site | Settlement - | Countryside | Yes Green Belt | - |
| PDL status of site | Previously Developed La | and - | Greenfield | Yes |
| Key Issues/Constraints Potential capacity | | change in levels ac treatment works. h pressure oil pipe | cross site. eline consultation zone. | |
| | Part of site within high pressure oil pipeline consultation zone. Given the extent of tree cover (c. 41ha) this has been discounted from the overall site area, leaving a remaining area of 15.8ha. C3 use and C2 use is proposed. 0.4ha is requirement to accommodate a 60-bed care home (C2 use), which would leave a residual area of 15.4ha available for C3 development. The site is within the 400m-5km SPA buffer, and as more than 108 units (but less than 600 units) could be achieved, ordinarily a 50% developable area would be assumed. A 45% developable area has not been used, it is likely that open space/SANG provision could be accommodated within the existing treed area (subject to meeting quality and quantity standards). Therefore 100% of the remaining area, at 35dph (as the site does not adjoin the settlement, but is a larger site) has been assumed. This would result in the following estimated capacity/on-site infrastructure requirements: 539 dwellings (on 15.4ha developable area) 5.35ha of open space and 10 ha of SANG (minimum) As the number of units is below 650, there is no requirement for a neighbourhood centre, community centre or primary school. However, given the potential scale of the development, this would be need to be considered further at a later stage. Therefore, an estimated capacity of 539 dwellings, and a 60-bed care home could be achieved on Cluster 3. | | | |
| Suitability | sewage treatment works Any development will als |), and features (su so need to take aco ermine the future s | to be investigated further (clark as trees) will need to be count of levels changes. The uitability of the site (for example) | retained. ie plan |
| | | incominating to account | minodate development). | |

| | The site is in multiple ownership. A house builder is not involved across the whole site (although there are some parcels with options – BRA3). However, owners have expressed an interest to develop. This may result in land assembly issues. There are no disclosed legal issues which would prevent development. |
|-----------------------------------|--|
| Achievability | Potentially achievable The submission form indicates development within the next 5 years, and the site appears to be single ownership, but without a house builder involved. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years. |
| Deliverability/ Developability | Potentially developable If land ownership issues can be addressed, together with addressing various issues and constraints, it is feasible that development could take place within the next 10 year period. |

| Site Ref | Cluster 4 | Site Address | Land south of Bracknell Road, north of |
|----------|---------------------------|--------------|--|
| | (Comprising sites: WAR11, | | Forest Road, and west of Cricketers |
| | WAR12,WAR13, WAR14, | | Lane, Hayley Green |
| | WAR15 and WAR16) | | |
| Parish | Warfield | Ward | Winkfield & Cranbourne |
| | | | |



| Site area | 18.75ha | Source | Call for sites January 2016 | |
|------------------------|--|--|---|--|
| - I | Housing (C3 use): WAR 12 and WAR 13 not specified | | | |
| Site description | Site: Open fields comprising agricultural and equestrian uses containing detached buildings and fields/paddocks. Fields demarcated by post-rail fencing, trees and hedging. Trees and hedging along boundaries and within site (some of which are protected). Also residential and pre-school uses set in own grounds. Overhead wire crosses parts of the site. (Also see site description for individual sites). Access: Existing access points to individual sites from Hayley Green, Bracknell Road, Forest Road and Cricketers Lane. Levels: Appears level. Current use: Various, including residential uses, education (nursery), equestrian, agricultural and grazing. Character: Rural, with some parts of site transitional edge of settlement areas on the fringe of village of Hayley Green. | | | |
| | Settlement - | Countryside | Yes Green Belt - | |
| | Previously Developed La | | Greenfield Yes | |
| Key Issues/Constraints | Located outside of a defined settlement. Contains trees, including protected. Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a). Contains an area of mineral deposits. Contains area of landfill/landfill buffer. Setting of adjacent listed buildings. Contains area of land liable to flooding. | | | |
| | and liable to flooding (c. part of the SANG/OSPV The site is within the 400 pe achieved, including parea has been assumed 328 dwellings (or 327 (net) due to 6 3.4ha of OSPV 6.3ha of SANG | 0.32ha). However requirements. Om-5km SPA bufferovision of on-site at a density of 35 at 2.38ha developed existing dwelling at 3.38ha developed existing dwelling dwelling at 3.38ha developed existing dwelling | · | |
| | as areas of setting of an contamination from landf and features (such as tre The plan making process | adjacent listed bu fill, land liable to f ees, including pro s will determine th | need to be investigated further (such uilding, minerals, potential looding, and agricultural land quality), tected) would need to be retained. The future suitability of the site (for bundary to accommodate | |
| | Potentially available | | | |

| The site is in multiple ownership. A house builder is not involved across the whole site (although there are some parcels with options – WAR15). However, owners have expressed an interest to develop. This may result in land assembly issues. There are no disclosed legal issues which would prevent development. |
|---|
| Potentially achievable |
| The submission forms indicate development within the next 1-15 years. |
| However multiple ownership may affect land assembly/timings. Results of the viability study suggest that the site would be achievable. However, detailed |
| viability of sites will be undertaken with subsequent detailed assessments. |
| There is a reasonable prospect that the site could be delivered within the next |
| 15 years (provided tenancy and covenants are resolved). |
| Potentially developable |
| If land ownership issues can be addressed, together with addressing various issues and constraints, it is feasible that development could take place within the next 1-15 year period. |
| |

| Site Ref | Cluster 5 | Site Address | Land at Winkfield Row |
|----------|-----------------------------------|-----------------|------------------------|
| | Comprising sites WINK13 & WINK14) | | |
| Parish | Winkfield | Ward | Winkfield & Cranbourne |



| Site area | 59.88ha | Source | Call fo | r sites January 20 |)6 |
|------------------------------------|--|---|---|--|---|
| Developer/ Landowner suggestion | Housing (C3 use), plus associated infrastructure: | | | | |
| Site description | Site: Extensive agricultural/grazing land – sub-divided into fields with boundaries marked by hedgerows and mature trees, with some residential uses. Some views of properties along Winkfield Row/Forest Road from Footpath 10 which crosses the site west to east. Limited views of properties in Chavey Down Road from Locks Ride. (Also see site description for individual sites). Access: Various field/property accesses along road and footpath access Footpath 10 (Ramblers Route) in northern part of site. Levels: Appears level. Current use: Agricultural grazing/equestrian with some residential uses. Character: Rural. Transitional area on fringe of residential to south (defined settlement of Chavey Down/ Winkfield Row) and open rural/agriculture to north. (Small part of site within defined settlement). | | | | |
| Location of site | Settlement - | Countryside | Yes | Green Belt | - |
| PDL status of site | Previously Developed La | | Greenfield | | Yes |
| Key Issues/Constraints | Located outside of a and east. Potential to impact u buildings and Winkfie Contains a number of Small landfill area in Contains agricultural most versatile' (grad Area of flooding local | upon the setting of eld Row Conserv of trees (including western part of s I land at grade 3, le 3a). | f heritage as ration Area). g some protesite (east of wheelest of | esets (various liste ected). Chavey Down Ro | ed ad). |
| Potential capacity | Approximately half of the 2ha. As more than 108 infrastructure, a 45% de 35dph. This would resu infrastructure requireme • 943 dwellings (or 9.7ha of open spont Aprimary school Neighbourhood of the sassumed that trees accommodated within the capacity of 943 dwelling that the sassumed that trees accommodated within the capacity of 943 dwelling that the sassumed that trees accommodated within the capacity of 943 dwelling that the sassumed that trees accommodated within the capacity of 943 dwelling that the same that | units could be ac velopable area h It in the following nts: n 26.95ha develo pace and 18.1ha centre and comm and areas of floone open space pr | chieved, incluses been assestimated compable area) of SANG (minunity centreding and trepovision. The | uding provision of umed at a density apacity/on-site inimum) es could be erefore, an estim | on-site / of |
| Suitability | Potentially suitable There are a number fact minerals and agricultura to be retained. Any deve of listed buildings (included landfill, proximity to Anci making process will detect change in the settlement | Il land quality) an elopment would a ding Somerton Ho ient Woodland, a ermine the future | d features (salso need to buse), poten nd area at risuitability of | such as trees) wor take account of the tial for contamina sk from flooding. the site (for exan | uld need he setting tion from The plan |

| Availability | Potentially available The site is in multiple ownership (the larger site comprises smaller sites WINK: 8, 9, 10, 11, 12 & 13). A house builder is not involved across the whole site (although there are some options), with owners expressing an interest to develop. This may result in land assembly issues. There are no disclosed legal issues which would prevent development. |
|-----------------------------------|--|
| Achievability | Potentially achievable The submission forms indicate development within the next 5 years. However multiple ownership, may affect land assembly/timings. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. |
| Deliverability/ Developability | Potentially developable If land ownership issues can be addressed, together with addressing various issues and constraints, it is feasible that development could take place within the next 10 year period. |

Addendum: Cluster 6 - this cluster no longer exists as WINK21 is no longer being promoted through the SHELAA, so has been removed, and will not be subject to further assessment. Cluster 6 - No longer included in the SHELAA

| Site Ref | Cluster 7 (Pre-Submission Warfield Neighbourhood Plan Hayley Green Cluster) | Site Address | Land south of Bracknell Road, north of Forest Road, and west of Cricketers Lane, Hayley Green |
|----------|---|-----------------|---|
| Parish | Warfield | Ward | Winkfield and Cranbourne |



| Landowner suggestion Site description Site: Open fi detached bui fencing, trees site (some of own grounds) | Idings and fields/paddocks and hedging. Trees and I which are protected). Also or individual sites). | Pre-Submission Ward Neighbourhood Plan I and equestrian uses conta Fields demarcated by posthedging along boundaries and pre-school parts of the site. (Also see sitely lightly ligh | ining t-rail nd within uses set in | | |
|--|--|---|---|--|--|
| Site description Site description Site: Open fi detached bui fencing, trees site (some of own grounds) | elds comprising agricultura ldings and fields/paddocks s and hedging. Trees and I which are protected). Also . Overhead wire crosses p or individual sites). sting access points to indivi | . Fields demarcated by pos- hedging along boundaries a presidential and pre-school parts of the site. (Also see si | t-rail nd within uses set in | | |
| Site description Site: Open fi detached bui fencing, trees site (some of own grounds | Idings and fields/paddocks and hedging. Trees and I which are protected). Also or individual sites). | . Fields demarcated by pos- hedging along boundaries a presidential and pre-school parts of the site. (Also see si | t-rail nd within uses set in | | |
| detached bui fencing, trees site (some of own grounds | Idings and fields/paddocks and hedging. Trees and I which are protected). Also or individual sites). | . Fields demarcated by pos- hedging along boundaries a presidential and pre-school parts of the site. (Also see si | t-rail nd within uses set in | | |
| fencing, trees site (some of own grounds | s and hedging. Trees and I which are protected). Also . Overhead wire crosses por individual sites). sting access points to indivi | hedging along boundaries a presidential and pre-school parts of the site. (Also see si | nd within uses set in | | |
| site (some of own grounds | which are protected). Also . Overhead wire crosses por individual sites). sting access points to indivi | o residential and pre-school parts of the site. (Also see site.) | uses set in | | |
| own grounds | Overhead wire crosses por individual sites). sting access points to individual | earts of the site. (Also see si | | | |
| | or individual sites). sting access points to indivi | • | ite | | |
| description for | sting access points to indivi | idual sites from Haylov Gree | | | |
| · · | | idual citae from Hayloy Grac | | | |
| | Pood and Crickatore Land | | en, Bracknell | | |
| · | Road, Forest Road and Cricketers Lane. | | | | |
| Levels: Appe | | | | | |
| | Current use: Various, including residential uses, education (nursery), | | | | |
| | equestrian, agricultural and grazing. | | | | |
| | Character: Rural, with some parts of site transitional edge of settlement areas | | | | |
| | of village of Hayley Green. | | | | |
| Location of site Settlement | - Countryside | Yes Green Belt | - | | |
| | eveloped Land - | Greenfield | Yes | | |
| Key Issues/Constraints • Locat | ed outside of a defined set | tlement. | | | |
| • Site o | ontains trees (including pro | otected). | | | |
| Settir | g of adjacent listed building | gs. | | | |
| Poter | itial for contamination from | nearby landfill site. | | | |
| Conta | ains area of land liable to flo | ooding. | | | |
| Conta | ains an area of mineral dep | osits. | | | |
| Conta | ins agricultural land at grad | de 3, some of which may be | grade 3a | | |
| | | ling (c. 0.02ha) and an area | | | |
| | | iscounting these from the si | | | |
| a remaining a | area of 14.95ha. As more th | nan 108 dwellings, a 50% de | evelopable | | |
| area has bee | n assumed at a density of | 35dph. This would result in | the following | | |
| | pacity/on-site infrastructure | | • | | |
| • 262 d | wellings (on 7.48ha develo | pable area) | | | |
| • 2.6ha | of open space | | | | |
| | | | | | |
| It is assumed | I that trees and areas at ris | k of flooding could be accon | nmodated | | |
| within the op | en space provision. An off- | -site bespoke SANG would I | be required, | | |
| given the pot | ential capacity. Therefore | , a capacity of 262 dwellin | gs will be | | |
| | hin the SHELAA. | | | | |
| Suitability Potentially s | | | | | |
| | | d need to be investigated fur | | | |
| | , | building, minerals, potential | | | |
| | | oflooding, and agricultural la | | | |
| | | rotected) would need to be r | | | |
| | | the future suitability of the s | site (for | | |
| example, any | \prime change in the settlement ${\sf I}$ | boundary to accommodate | | | |
| development | | | | | |
| Availability Potentially a | | | | | |
| | | use builder is not involved a | | | |
| | | cels with options – WAR15) | | | |
| | | evelop. This may result in la | | | |
| l | | d legal issues which would բ | prevent | | |
| development | | | | | |
| Achievability Potentially a | chievable | | | | |

| | The submission forms indicate development within the next 1-15 years. However, multiple ownerships may affect land assembly/timings. Results of the viability study will be factored into the final SHELAA. There is a reasonable prospect that the site could be delivered within the next 15 years (provided tenancy and covenants are resolved). | |
|-----------------|---|--|
| Deliverability/ | Potentially developable | |
| Developability | If land ownership issues can be addressed, together with addressing various issues and constraints, it is feasible that development could take place within the next 1-15 year period. | |