

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:

¹ Local Plan evidence base:

<https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/draft-bracknell-forest-local-plan/evidence-base>

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: <ul style="list-style-type: none">• 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 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/planning-policy/monitoring-and-background-information/housing-monitoring>

³ Employment Commitments available to view: <https://www.bracknell-forest.gov.uk/monitoring-and-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 meet 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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)	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> 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

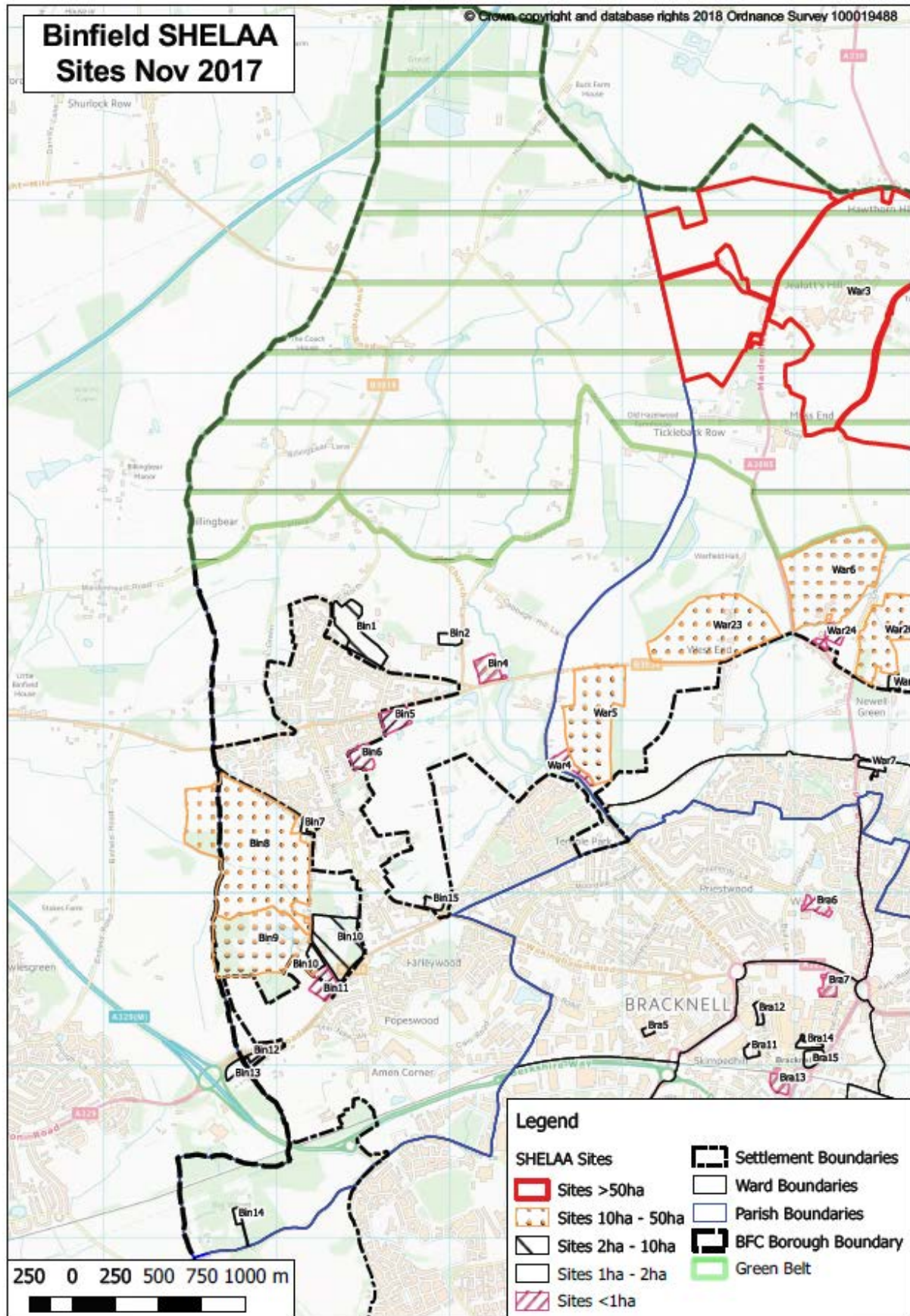


Figure 2 – Bracknell Town Map of SHELAA Sites

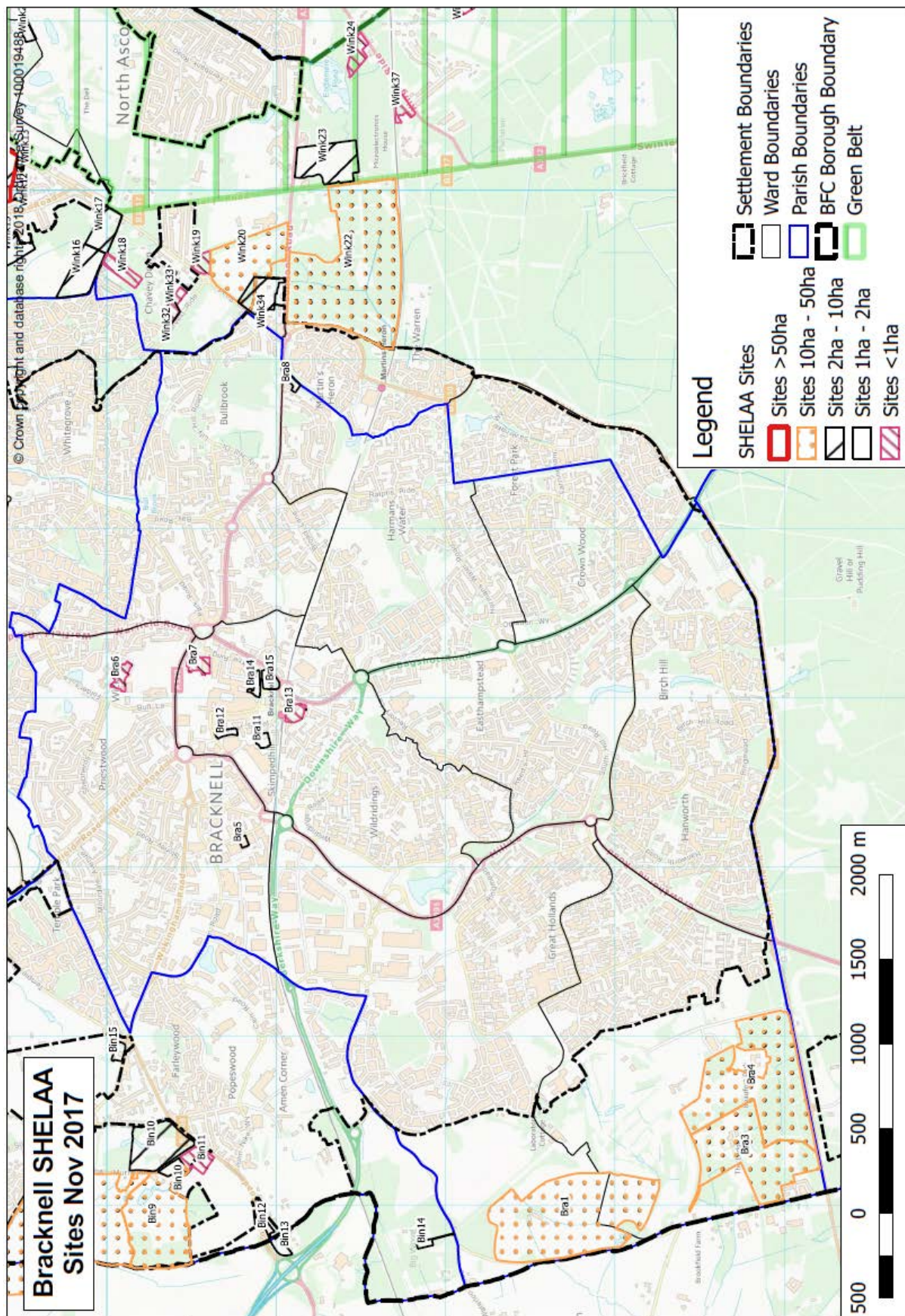


Figure 3 – Crowthorne Parish and Sandhurst Town Map of SHELAA Sites

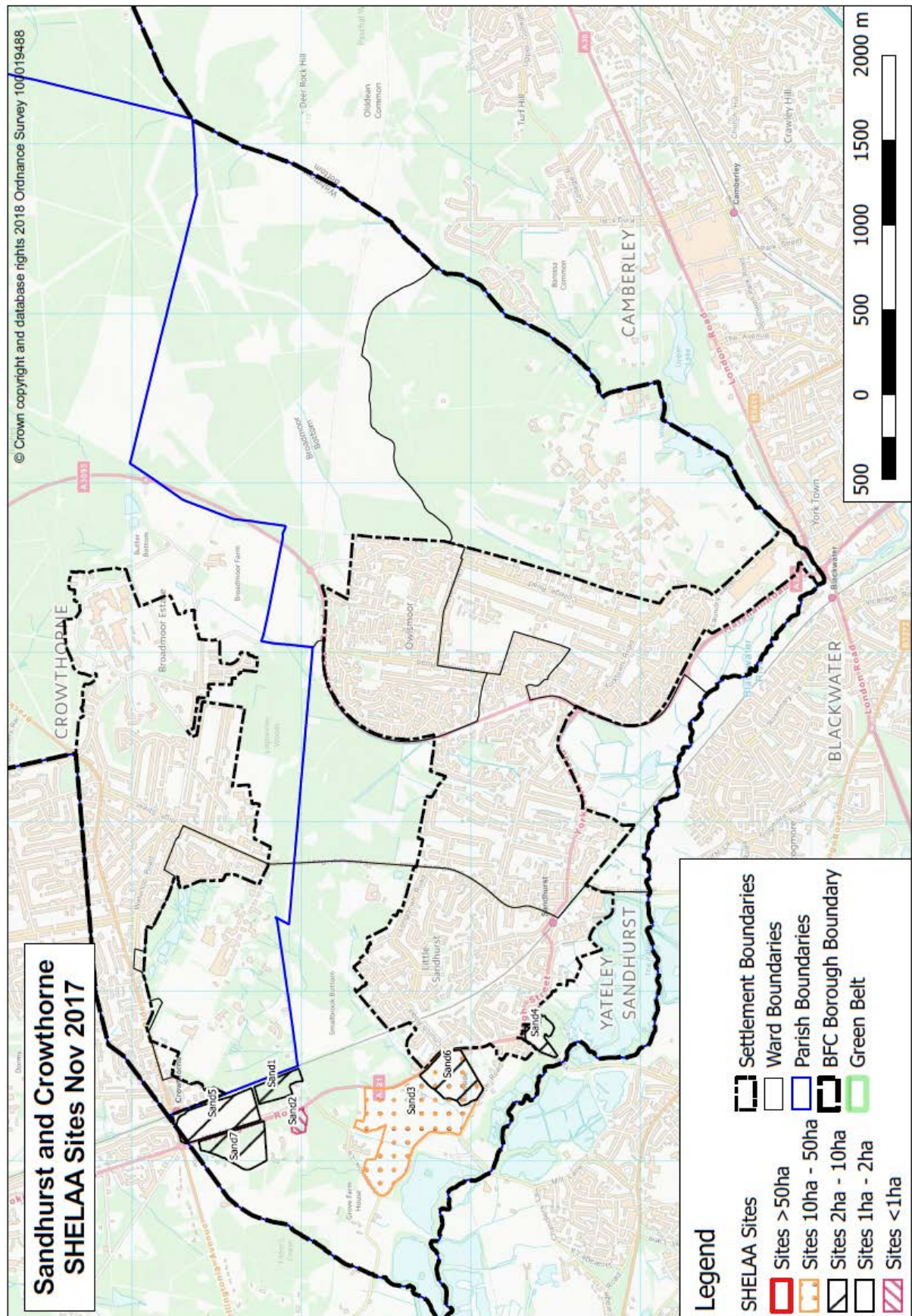


Figure 4 – Warfield Parish Map of SHELAA Sites

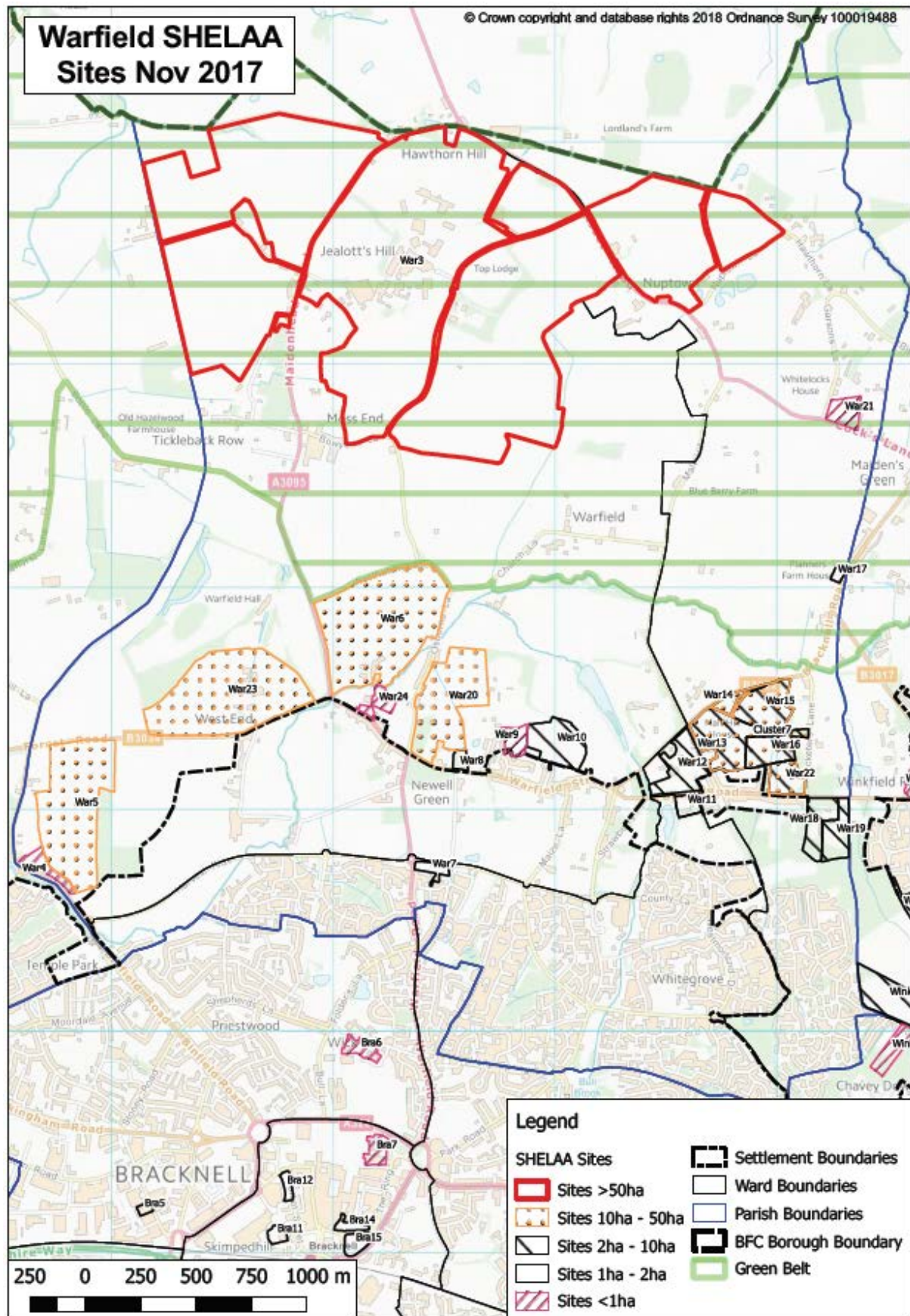
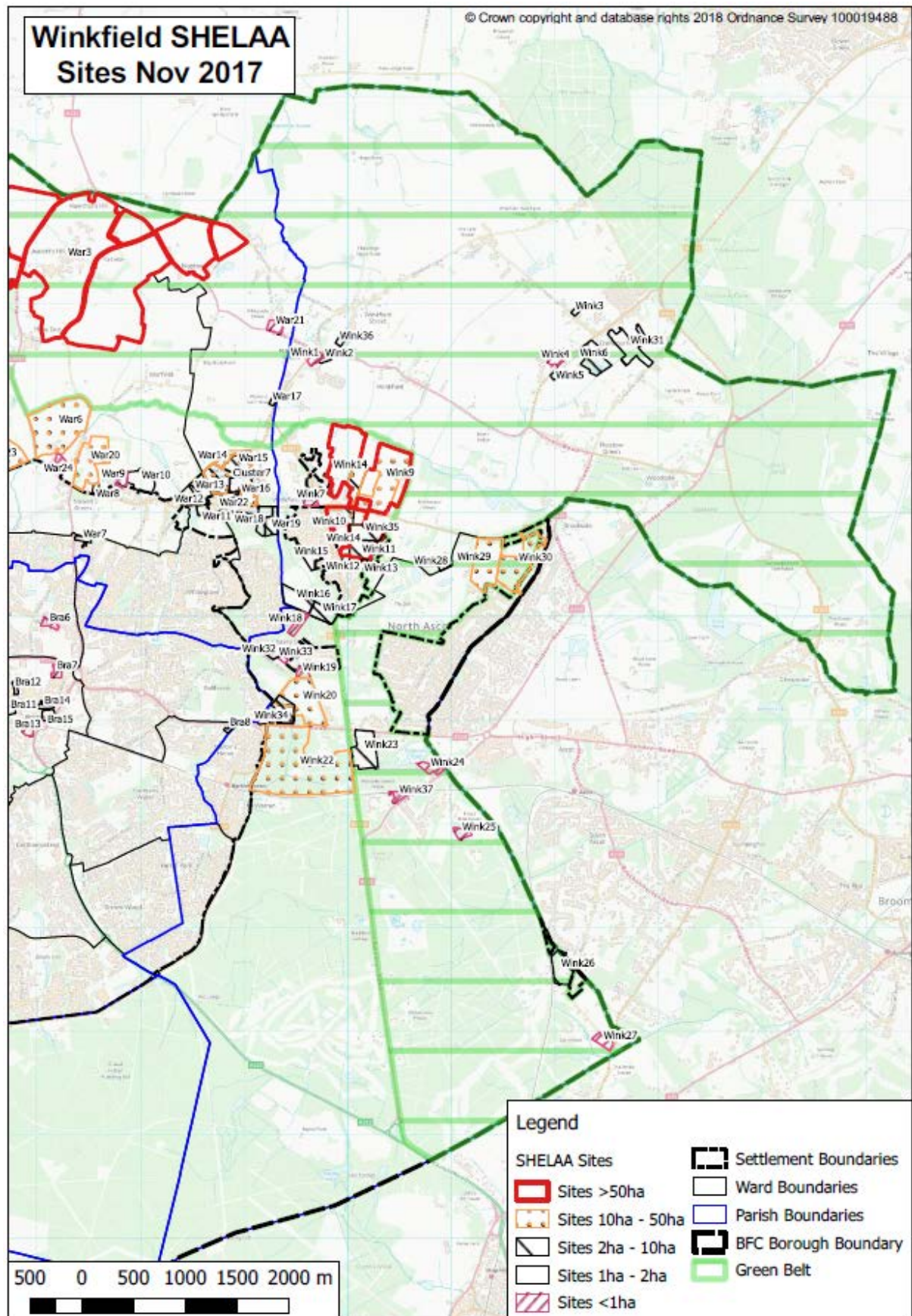


Figure 5 – Winkfield Parish Map of SHELAA Sites



Housing (C3 use)

- 2.5 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 be 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)

- 2.9 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 sites)
Cluster 4	WAR11, 12, 13, 14, 15 & 16	Housing (C3 use): 328 units (compared with 304 units, based on the individual sites)
Cluster 5	WINK13 & 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 (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 Cluster 4)	28	3,028	3,056
Warfield (including Cluster 7)	28	3,023	3,051
Winkfield	25	2,567	2,592
TOTAL (including Cluster 4)	811	8,730	9,541
TOTAL (including Cluster 7)	811	8,725	9,536

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 Cluster 4)	23	1,790	1,243	3,056
Warfield (including Cluster 7)	23	1,785	1,243	3,051
Winkfield	13	2,009	570	2,592
TOTAL (including Cluster 4)	904	6,824	1,813	9,541
TOTAL (including cluster 7)	904	6,819	1,813	9,536

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

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)

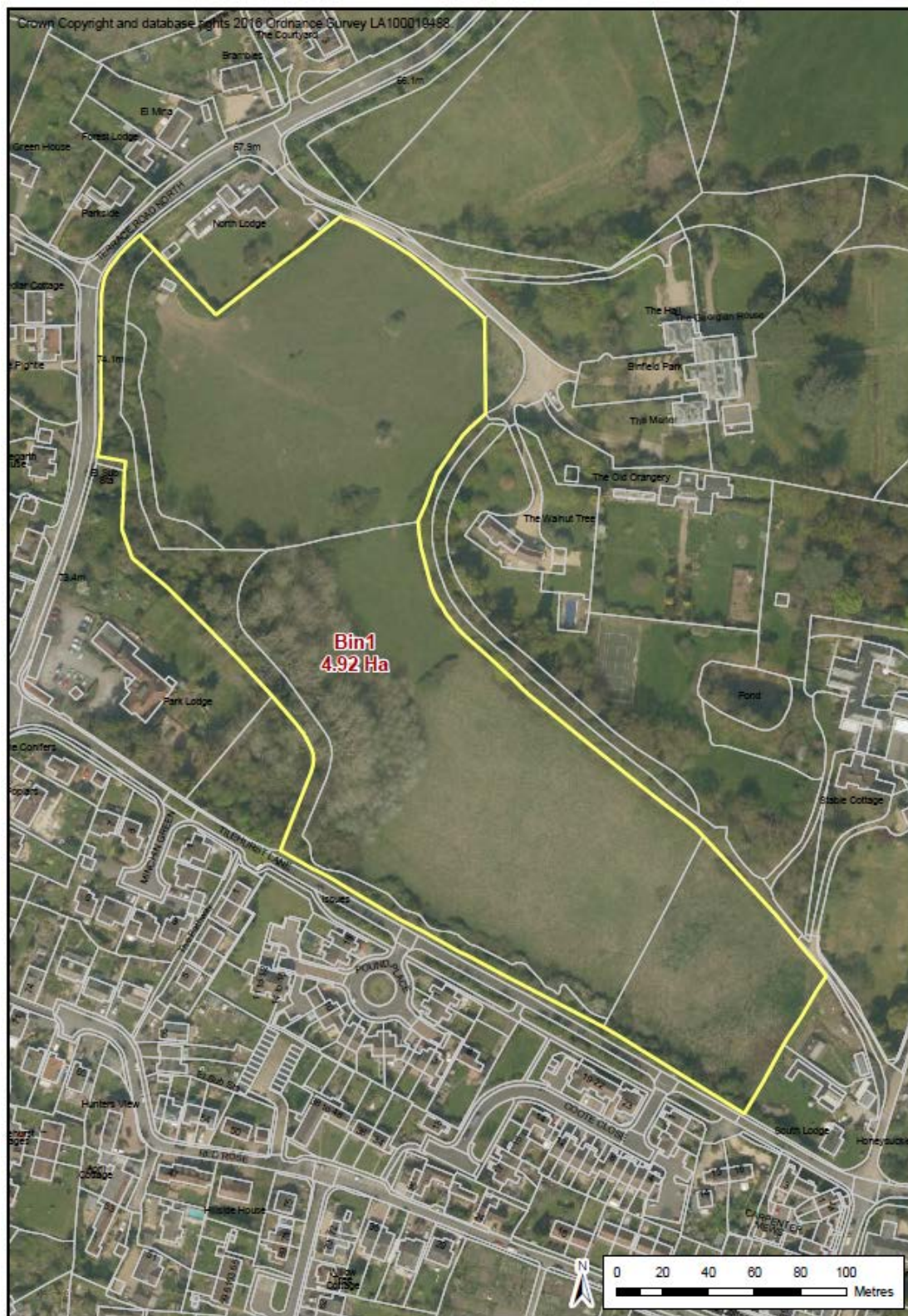
MEDIUM (less than 1ha; 10+ dwellings)	Total net completions	Net number of completions involving infill on residential gardens	Total Net Figure, following deduction of completions involving infill on residential gardens
2007-08	54	33	21
2008-09	95	27	68
2009-10	12	12	0
2010-11	42	42	0
2011-12	9	11	-2
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 Ref	BIN1	Site Address	Land north of Tilehurst Lane and east of Terrace Road North
Parish	Binfield	Ward	Binfield with Warfield



Site area	4.92ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use). 40 units at 30-35dph.					
Site description	Site: Field enclosed by trees – substantial tree belt in places. Distant views to Bracknell from western end of Tilehurst Lane. Access: via entrance to Binfield Park and off Tilehurst Lane. Levels: Some level changes from road into site (Terrace Road North) and change in level along Tilehurst Lane (rises south east – north–west). Current use: agricultural field. Character: Semi-rural. Transitional edge of settlement area, on the fringe of the developed area of Binfield (settlement to south and west containing detached houses).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside a defined settlement.• Potential to impact upon the setting of heritage assets (Grade II* listed building nearby).• Contains trees along boundaries.• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).					
Potential capacity	<p>As the site is over 2ha, on-site open space will be required. Given the extent of the tree cover, this has been discounted from the site area (c.1.3ha) resulting in a remaining area of 3.26ha (although it is noted 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 site is a smaller edge of settlement site in a semi-rural/transitional location. This would result in the following estimated capacity/on-site infrastructure requirements:</p> <ul style="list-style-type: none">• 98 dwellings (on 3.26ha developable area)• 0.97ha of open space <p>The site submission form indicates a capacity of 40 dwellings – 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 to where development would be best located within the site. Therefore, a capacity of 98 dwellings will be included within SHELAA.</p>					
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. Any development would also need to take account of the setting of listed buildings. 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 Site is in single ownership and Persimmon Homes have an option. 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 single ownership with 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	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 year period.
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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 for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use) 26 units at 30dph.					
Site description	Site: Field used for grazing (goats present) north of access lane serving Ryslip Kennels, some outbuildings – sheds etc. Access: Off of Church Lane. Levels: Some increase in levels to north. Current use: Agricultural/grazing. Character: Rural.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Contains trees along boundaries.• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).• Site is above an archaeological asset.					
Potential capacity	The site is less than 1ha therefore, there would be no requirements for on-site provision of open space. Therefore 100% of the site area is potentially developable, minus an area of trees along the southern boundary (c.0.1ha). This results in a 0.74ha developable area. 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 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 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/ Developability	Potentially developable 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	BIN4	Site Address	Wyevale Garden Centre, Forest Road
Parish	Binfield	Ward	Binfield with Warfield



Site area	1.87ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing C3 use or Residential Institution (C2 use): Maximum 50 units at 26dph Or economic development (A1, B1, B8, C1 - to reflect existing on site)					
Site description	Site: Garden Centre containing extensive areas of hard standing (and aquatics shop, parking, car wash and outdoor plant area). Covered area containing café, pet shop and sale of other goods (not limited to gardening, children's toys, DVDs clothes etc. Access: Off of Forest Road. Levels: Appears level. Current use: Garden Centre. Character: Rural.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		Yes	Greenfield		-
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Partly located within flood zones 2 and 3.• Potential to impact upon the setting of listed building (Binfield Manor).					
Potential capacity	<p>Housing (C3 use): Part of the site (c.0.47ha) is within flood zones 2-3. This has been discounted from the site area, resulting in a residual area of 1.4ha. The site is between 1-2ha, therefore on-site open space at 30sqm per dwelling would be required, which could likely be accommodated within the area at risk of flooding. 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 35 dwellings, and 0.11ha of on-site open space. This is lower than that proposed (maximum of 50), but is considered to be more realistic taking account of site constraints.</p> <p>Commercial use: Commercial uses are also promoted. A site ratio of 0.4 has been applied to the residual area. This would give an estimated floor space of around 5,600sqm of floor space, for example B1 use (as an alternative to housing).</p> <p>Therefore, a capacity of 35 dwellings or commercial floor space of 5,600sqm (B1 or B8 use) will be included in the SHELAA.</p>					
Suitability	Potentially suitable There are a number of factors which would need to be investigated further (such as areas of flood risk). Any development would also need to take account of the setting of listed buildings. The site is PDL, so would involve site clearance. 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 2 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.
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Site Ref	BIN5	Site Address	Land south of Forest Road and east of Cheney Close
Parish	Binfield	Ward	Binfield with Warfield



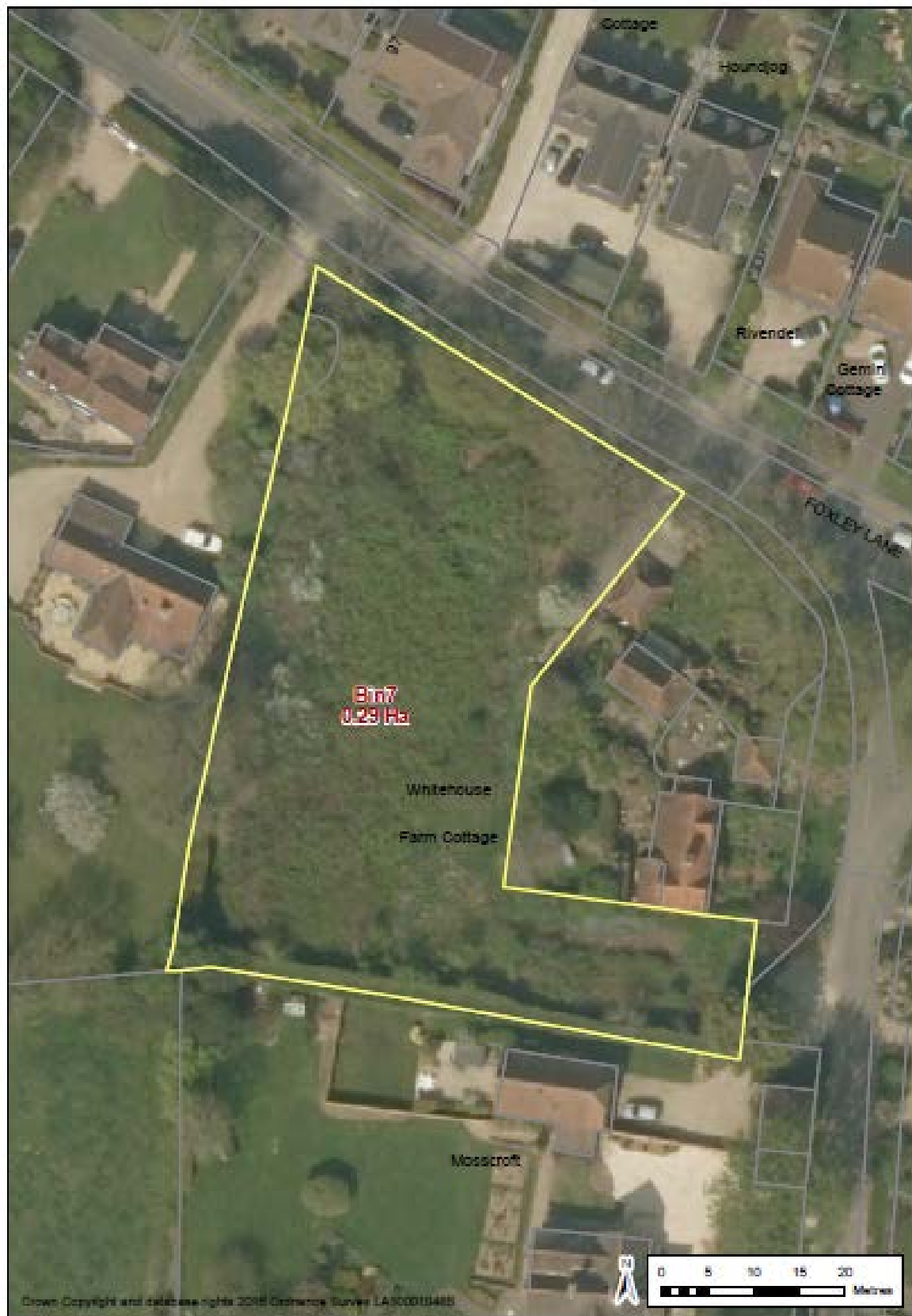
Site area	1.85ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use) 42 units at 25dph.					
Site description	Site: Field (appears unmanaged in parts) used for grazing (ponies present). Large tree by access and trees along boundaries. (NB: Forms part of Blue Mountain allocation – SALP Policy SA7). Houses with Cheney Close are visible across site from Forest Road. Access: Gated access off Forest Road. Levels: Site is level but lower level than road. Land around rises (to south). Current use: Agricultural field (separate from golf course). Character: Semi-rural. Transitional edge of settlement area on the fringe of the developed area of Binfield (settlement to north and west containing detached and semi-detached houses).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement. Also within SALP Policy SA7 allocation.• Contains trees along boundaries (including protected).• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).					
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 (1.67ha). 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 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 process, as would any change in the settlement boundary.					
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/ Developability	Potentially developable 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	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 sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use) 40 units at 25dph.					
Site description	Site: Unmanaged field, enclosed by trees. Properties at Emmetts Park and Cressex Close visible from within site. (NB: Forms part of Blue Mountain allocation-SALP Policy SA7) Access: Gated access off of cul-de-sac within Emmetts Park. Levels: Land rises north to south. Current use: Agricultural field (separate from golf course). Character: Semi-rural. Transitional edge of settlement area on the fringe of the developed area of Binfield (settlement to north and west containing detached and link-detached houses).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement. Also within SALP Policy SA7 allocation.• Contains trees along boundaries (including protected).• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).					
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 (1.41ha). A density of 30dph has been assumed, given that the site is a smaller edge of settlement site in a semi-rural/transitional location (25dph is reflective of the density of surrounding developments (at Emmets 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 land quality), and features (such as trees, including protected) would need to be retained. This could affect whether a suitable access can be achieved (as the existing access is adjacent to protected trees). Its status within the allocation of SALP Policy SA7 would need to be reviewed through the plan making process, as would any change in the settlement boundary.					
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/ Developability	Potentially developable 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	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 sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use) 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. Current use: Unmanaged land, not clear whether it forms part of residential curtilage or is a separate planning unit and possibly originally agricultural/paddock. (Site submission form refers to uncultivated scrub land). Character: Transitional edge of settlement location, on the fringe of developed area of Binfield (settlement to north and east containing detached houses).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Contains trees along boundaries.• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).• Setting of adjacent listed building.					
Potential capacity	The site is less than 1ha, so there would be no requirements for on-site open space provision. However the site contains trees, particularly along the Foxley Lane frontage (c. 0.05ha), which would reduce the developable area to 0.24ha. A density of 25dph has been assumed, given that the site is a smaller edge of settlement site in a transitional location, and being adjacent to listed building. This would yield 6 dwellings. Therefore, a capacity of 6 dwellings will be included in the SHELAA.					
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 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).					
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/ Developability	Potentially developable 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	BIN8	Site Address	Land south of Foxley Lane and west of Murrell Hill Lane (Foxley Fields)
Parish	Binfield	Ward	Binfield with Warfield



Site area	41.59ha (total site area) 34.29ha (land within BFC)	Source	Call for Sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 350 units					
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 the site (east-west). (NB part of the site is located within Wokingham Borough). Access: A couple of gated farm access points. No current access via Foxley Lane. Levels: Land rises to the north, with valley towards southern part of site. Distant views to the west. Current use: Agricultural. Character: Rural (with fringe of developed area of Binfield located to the north).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Contains trees along boundaries (including protected).• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).• Change in levels across the site.• Proximity to Local Wildlife Site.• Adjacent to Ancient Woodlands (including within WBC).					
Potential capacity	<p>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 (based on 34.29ha site area within BFC). This would result in the following estimated capacity/on-site infrastructure requirements:</p> <ul style="list-style-type: none">• 540 dwellings (on 15.43ha developable area)• 5.36ha of open space and 10ha of SANG (minimum)• 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, this needs to be considered further through the site selection process. <p>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, 35dph is applied to strategic sized edge of settlement sites (and is comparable to the Amen Corner North allocation, located south of the site). Therefore, a capacity of 540 dwellings will be included within SHELAA.</p>					
Suitability	Potentially suitable There are a number of factors which need to be investigated further (agricultural land quality etc.), and features (such as trees) will need to be retained. Any development will also need to take account of levels changes and proximity to Local Wildlife Sites/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). (NB: land within WBC has not been assessed).					
Availability	Available The site appears to be in single ownership, and Willson Developments Ltd have an option on the land. There are no disclosed legal issues which would prevent development.					

Achievability	<p>Achievable</p> <p>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.</p>
Deliverability/ Developability	<p>Developable</p> <p>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.</p>

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 2016			
Developer/ Landowner suggestion	Housing (C3 use): 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 the south/south west. Pond located on lower land and the north east. Rural views in northern direction. Development in Binfield is not evident. Current use: Residential/agricultural/parkland. Character: Rural.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Green Field		Yes
Key Issues/Constraints	<ul style="list-style-type: none">Located outside of a defined settlement.Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a).Site contains Local Wildlife Site, Ancient Woodland and protected trees (also adjacent to an Ancient Woodland).					
Potential capacity	<p>As there is an existing Local Wildlife Site/Ancient Woodland/area of protected trees within the site (at Pockets Copse/Blackmans Copse), this has been excluded from the site area (c. 6ha), as at this stage it unknown (given the nature and sensitivity of the designations) whether this could be used as part of the on-site open space provision. This would leave residual area of c. 12.3ha.</p> <p>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:</p> <ul style="list-style-type: none">215 dwellings (on 6.15ha developable area)2.13ha of open space and 3.97ha of SANG (minimum) <p>At this stage, this is considered to be more realistic than that promoted (400 units). Therefore, a capacity of 215 dwellings will be included within SHELAA.</p>					
Suitability	Potentially suitable There are a number of factors which need to be investigated further (agricultural land quality etc.), and features (such as trees, Local Wildlife Site and Ancient Woodland) 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 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/ Developability	Potentially developable 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/ Landowner suggestion	Housing (C3 use) – 85 units 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	<ul style="list-style-type: none">• 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, bedrock, river terrace deposits.					
Potential capacity	<p>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:</p> <ul style="list-style-type: none">• 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. <p>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.</p>					
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					

	<p>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.</p>
Deliverability/Developability	<p>Potentially developable</p> <p>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.</p>

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 2016			
Developer/ Landowner suggestion	Housing (C3 use): 65 units at 30dph					
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. 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 allocation).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Part of site located outside of a defined settlement.• Contains trees along boundaries.• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).• Adjacent to an Ancient Woodland.• Possible minerals issues which need investigating – sand & gravel, bedrock, river terrace deposits.					
Potential capacity	<p>Although the overall site area is 1.9ha, 0.9ha forms part of SALP allocation 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).</p> <p>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.</p>					
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/ Developability	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.
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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 2016			
Developer/ Landowner suggestion	Housing (C3 use) or residential institution (C2 use) Amount not specified.					
Site description	Site: Field/grazing located between two roads (didn't appear in use). Noise from London Road/A329 apparent. Access: Existing gated access off of London Road (cul-de-sac). Levels: Site level, but higher than London Road dual carriageway (also slopes down south to north towards cul-de-sac). Current use: Agricultural/grazing. Character: Transitional edge of settlement area (settlement to north/east/south – detached properties immediately south, and adjacent to residential mixed-use allocation at Amen Corner South and residential allocation on northern side of London Road at Amen Corner North).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a).• Contains mineral deposits.• Noise from A329/London Road dual carriageway.					
Potential capacity	<p>The site is less than 1ha, therefore there are no on-site requirements for open space. 100% of the site could be developed (as trees along the boundaries appear to be largely located outside of the site. At 30dph, this would result in an estimated capacity of 9 dwellings.</p> <p>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 be able to accommodate such a use.</p> <p>Therefore, a capacity of 9 dwellings will be included within SHELAA.</p>					
Suitability	Potentially suitable There are a number of factors which need to be investigated further (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 development).					
Availability	Available The site is single ownership, a developer (Willson Developments Ltd) owns the site. 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 is owned by a developer. 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 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	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 for sites January 2016		
Developer/ Landowner suggestion	Housing (C3 use) or residential institution (C2 use) Amount not specified					
Site description	Site: Field/grazing located between two roads. Horses present. Site also contains a small wooden building. Noise from London Road/A329 apparent. (NB: Majority of site is located within Wokingham Borough). Access: Off London Road - Cul-de-sac. Levels: Site level – but higher than cul-de-sac and London Road dual carriage way. Current use: Agricultural/grazing. Character: Transitional edge of settlement area (settlement to north/east/south – detached properties immediately south, and adjacent to residential mixed-use allocation at Amen Corner South and residential allocation on northern side of London Road at Amen Corner North).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).• Contains mineral deposits.• Noise from A329/London Road dual carriageway.					
Potential capacity	The majority of the site is located within Wokingham Borough. It is unlikely due to the size and shape of the land within Bracknell Forest that this portion of the site could yield any dwellings. Therefore, a capacity of zero dwellings will be included within SHELAA.					
Suitability	Potentially suitable There are a number of factors which need to be investigated further (agricultural land quality, minerals etc.), and features (such as trees) will need to be retained. This would also need to take account of any designations within Wokingham Borough. 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 WBC has not been assessed).					
Availability	Available The site is single ownership, a developer (Willson Developments Ltd) owns the site. 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 is owned by a developer. 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 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	BIN14	Site Address	Land at Bigwood, Peacock Lane
Parish	Binfield	Ward	Binfield with Warfield



Site area	0.4ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Storage and distribution (B8 use): 0.27ha					
Site description	Site: Area of protected woodland (with some cleared areas). Access: Existing appears to be via access to storage business/kennels. Proposed access is through woodland. Levels: Appears level. Current use: Woodland. Character: Rural.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside a defined settlement.• Within Ancient woodland buffer, partly within Ancient Woodland.• Site contains protected trees.					
Potential capacity	<p>The site is covered by an area TPO, however the aerial photo indicates cleared parts of the site which amounts to c. 0.12ha.</p> <p>The site is proposed for B8 use. Applying a plot ratio of 0.4 to the residual area would yield c.480sqm of floor space.</p> <p>Therefore, a capacity of 480sqm of B8 floor space will be included within the SHELAA.</p>					
Suitability	Potentially suitable There are a number factors which would need to be investigated further (such as access into the site through woodland), and features (such as protected trees,) would need to be retained. Any development will 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).					
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 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/ Developability	Potentially developable 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.					

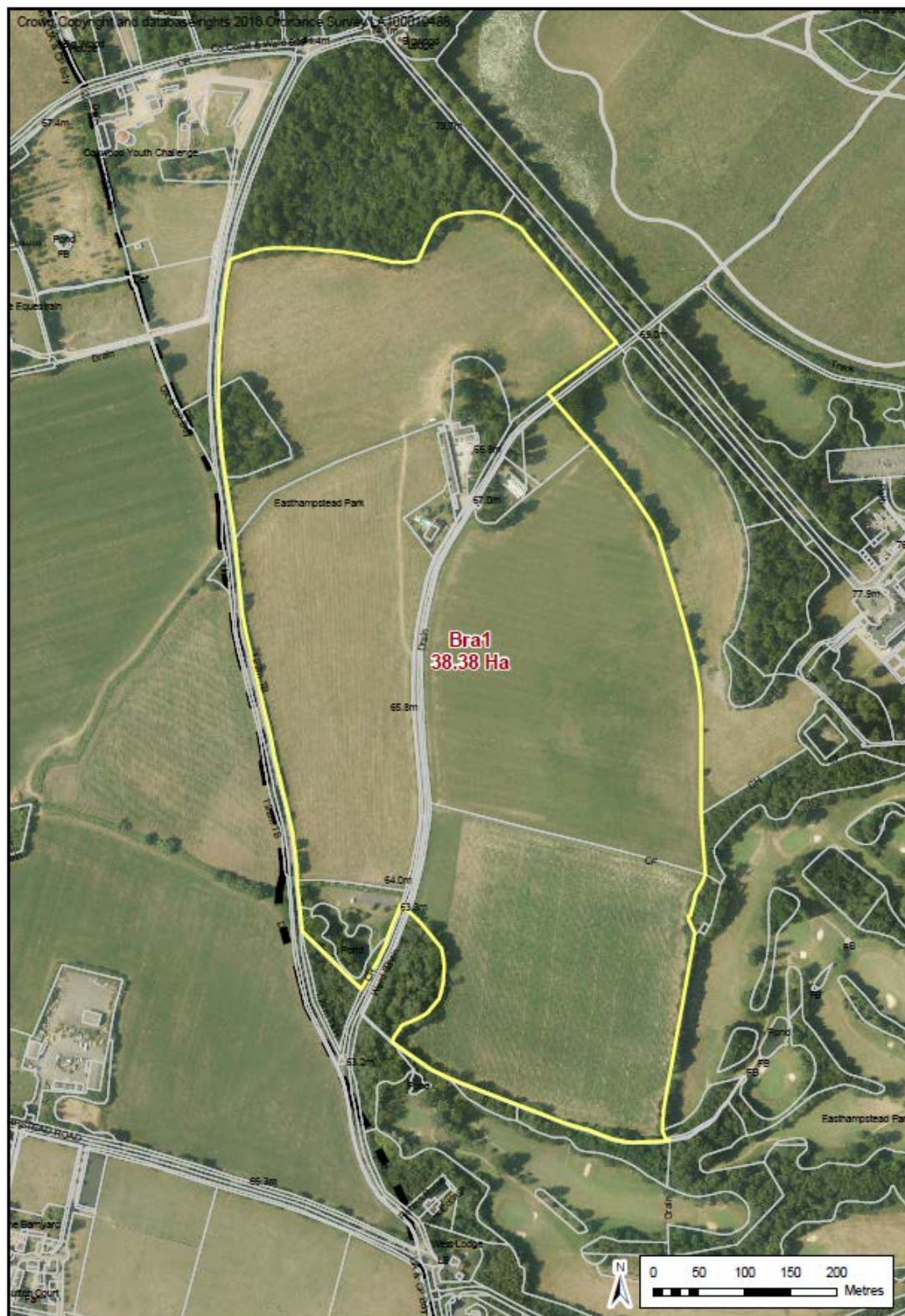
Site Ref	BIN15	Site Address	Popeswood Lodge, Popeswood Road
Parish	Binfield	Ward	Binfield with Warfield



Site area	0.62ha	Source	Focused call for sites May 2016			
Developer/ Landowner suggestion	Housing (C3 use): 15 units at 24dph.					
Site description	Site: Corner plot along Popeswood Road/Temple Way (at Popeswood roundabout) containing substantial detached two/three storey building (containing flats) set in grounds with large detached out building. Site contains lawn/garden area and trees (including protected). Access: Two off Popeswood Road (one with a closed wooden gate). Levels: Appears level. Current use: Residential. Character: Sub-urban. Transitional edge of settlement area on the fringe of the developed area of Binfield (settlement to west and south, predominantly residential in character with detached dwellings and flats, and allocation at Blue Mountain beyond to north-east. Grounds of Newbold College to north).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Green Field		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside a defined settlement.• Potential to impact upon the setting of heritage assets (various listed buildings and historic park and garden).• Contains protected trees.• Adjacent to Ancient Woodland (to north west: Deans Coppice)					
Potential capacity	<p>The site is less than 1ha, therefore there are no on-site requirements for open space. However, the site contains a large area of protected trees (c. 0.19ha), which would reduce the developable area to around 0.43ha.</p> <p>A density of 30dph has been assumed, given that the site is a smaller edge 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 more realistic than that promoted (15 units).</p> <p>Therefore, a capacity of 7 net dwellings (13 gross) will be included within SHELAA.</p>					
Suitability	Potentially suitable 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 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 Site is in single ownership and Millgate have an option. There are no disclosed legal issues which would prevent development.					
Achievability	Potentially achievable The submission form indicates development within the next 5 years, and a developer has an option on the site. 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 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.					

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



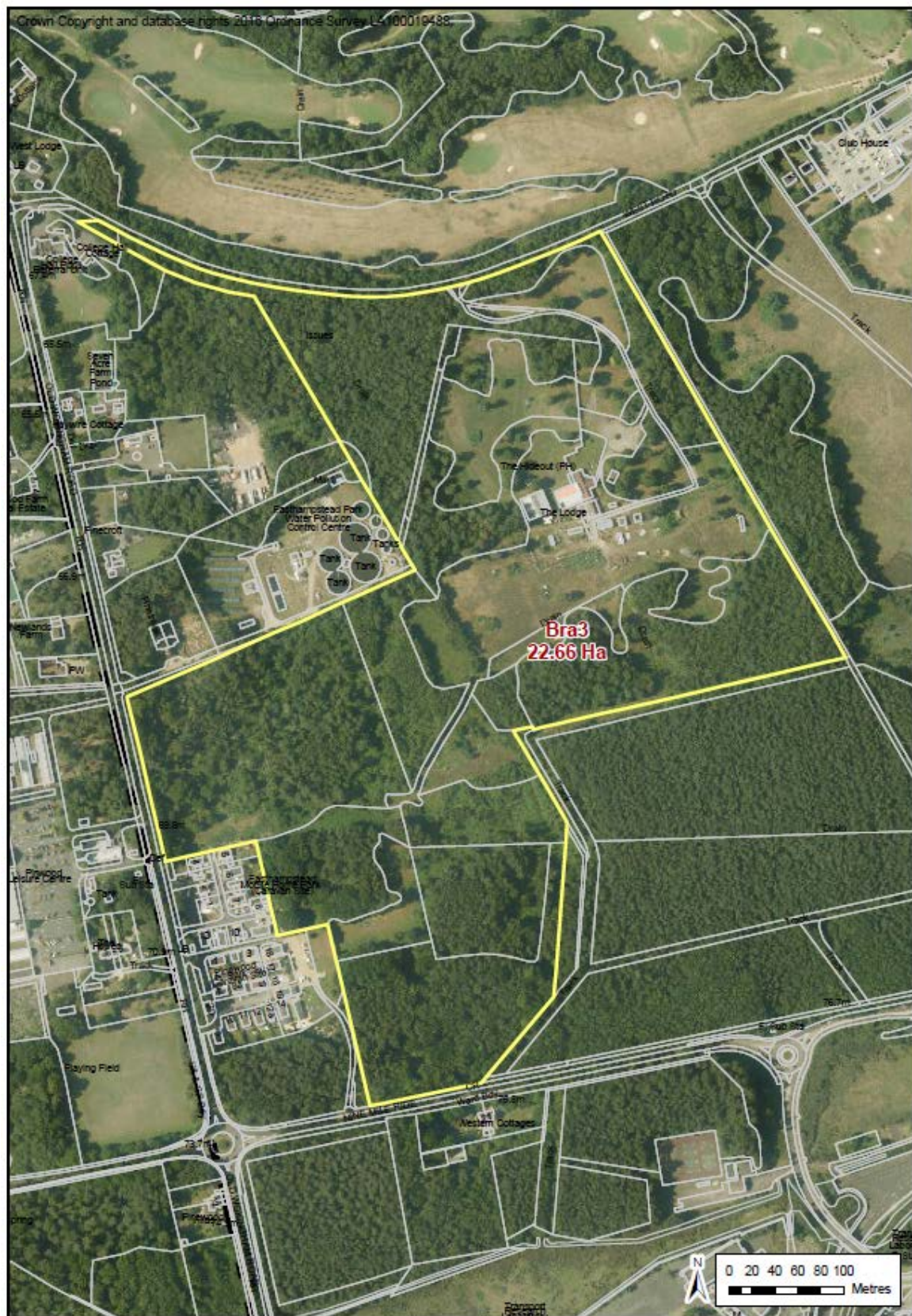
Site area	38.38ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 650 units					
Site description	Site: Arable farmland with 2 storey house and barns. Field boundaries marked by hedges and trees. Site dissected by footpath that follows access road to house and barns for much of its length. Access: Off Old Wokingham Road (poor visibility). Levels: Land falls to the north west. Current use: Agricultural including farmhouse and barns; some used for small commercial uses e.g. car repairs. Character: Rural.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Contains trees along boundaries, and change in levels across site.• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).• Partly contains/adjacent to Local Wildlife Site, Ancient Woodland, and area of land liable to flooding.• Setting of adjacent listed building (Easthampstead Park College).• Site is above and within setting of an archaeological asset.					
Potential capacity	<p>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 would result in the following estimated capacity/on-site infrastructure requirements:</p> <ul style="list-style-type: none">• 605 dwellings (on 17.27ha developable area)• 6ha of open space and 11.2ha of SANG (minimum)• A primary school <p>This is less than the proposed capacity (650 dwellings), however 35dph is appropriate for a strategic sized edge of settlement site (instead of the proposed 35-40dph). As the number of units is below 650, there is no requirement for a neighbourhood or community centre, however, given the potential scale of the development, this would be need to be considered further through the site allocation process/IDP assessment.</p> <p>It is assumed that trees, Local Wildlife Site and area of flood zone could be accommodated within the open space provision.</p> <p>Therefore, a capacity of 605 dwellings will be included within SHELAA.</p>					
Suitability	Potentially suitable There are a number of factors which need to be investigated further (agricultural land quality etc.), and features (such as trees) will need to be retained. Any development will also need to take account of levels changes, Local Wildlife Sites/Ancient Woodlands, setting of an adjacent listed building (plus carriageway), and area of flood zone on the southern part of the site. 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 Berkeley Strategic Land Ltd have an option on the land. There are disclosed legal issues (tenancies and covenants on the land) which could have implications for timing of development.					
Achievability	Potentially achievable The submission form indicates development within the next 6-15 years, and 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 (provided tenancy and covenants are resolved).
Deliverability/ Developability	<p>Potentially developable</p> <p>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.</p>

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

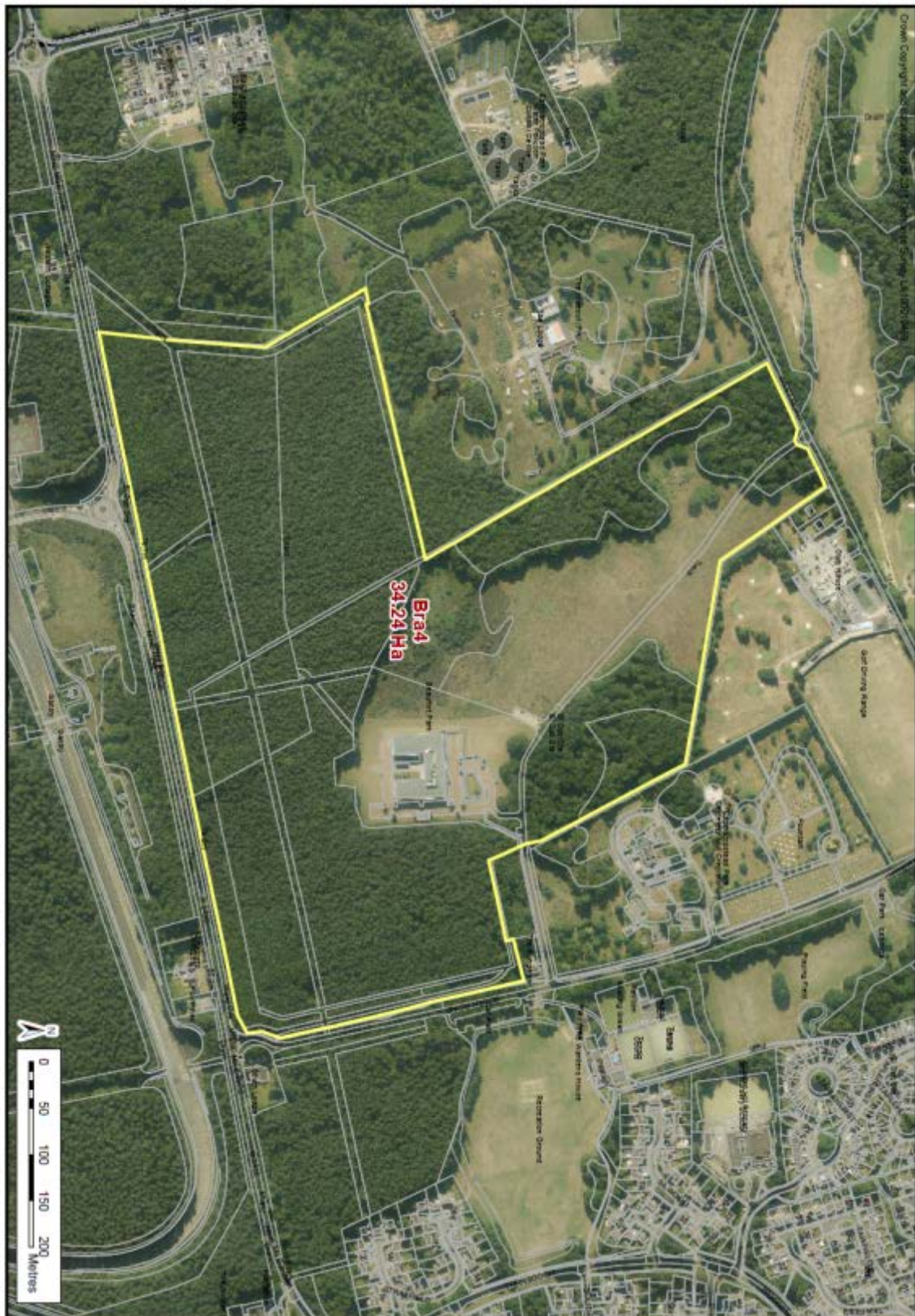
Site Ref	BRA3	Site Address	The Hideout, Old Wokingham Road (West Road)
Parish	Bracknell Town	Ward	Great Hollands South



Site area	22.66ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use) and residential institution (C2 use): 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	<ul style="list-style-type: none">• 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.					
Potential capacity	<p>Given the extent of tree cover, this has been discounted from the site area, leaving a remaining area of 7.2ha.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none">• 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). <p>Therefore, a capacity of 204 dwellings, and a 60-bed care home will be included within SHELAA.</p>					
Suitability	Potentially suitable There are a number of factors which need to be investigated further (odour from sewage treatment works, implications of oil pipeline buffer), and features (such as trees) will need to be retained. Any development will also need to take account of level changes. 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. 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. 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 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.
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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 2016			
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.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Contains trees, and change in levels across site.• Part of site within high pressure oil pipeline consultation zone.					
Potential capacity	<p>Given the extent of tree cover, this has been discounted from the site area, leaving a remaining area of 8.6ha.</p> <p>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:</p> <ul style="list-style-type: none">• 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). <p>Therefore, a capacity of 258 dwellings will be included within SHELAA.</p>					
Suitability	Potentially suitable There are a number of factors which need to be investigated further and features (such as trees) will need to be retained. Any development will also need to take account of level changes. 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; 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.					
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 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.
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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 for sites January 2016		
Developer/ Landowner suggestion	Housing (C3 use): 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 plus supporting uses (e.g. Physio treatments). Character: commercial.					
Location of site	Settlement	Yes	Countryside	-	Green Belt	-
PDL status of site	Previously Developed Land		Yes	Greenfield		-
Key Issues/Constraints	• Potential contamination from landfill.					
Potential capacity	<p>It is not clear whether the proposal would involve conversion of the existing building, or redevelopment.</p> <ul style="list-style-type: none">For conversion, of existing 1,270sqm. Using the Government's nationally described space standards (2015) for a 1-bed unit, at 39sqm (given the site is located in a town centre location), conversion of the existing building would yield approximately 33 flats.For redevelopment of the site (at 70dph given the site is in a town centre location), this would yield (on a 0.27ha site): 19 dwellings. <p>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.</p>					
Suitability	Potentially suitable 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 The site is in single ownership, but no developer/house builder is involved. There are existing tenancies which could have implications for timing of 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 (provided tenancy issues are resolved).					
Deliverability/ Developability	Potentially developable The site is potentially available (no developer involved at present), however, 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	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 2016			
Developer/ Landowner suggestion	Housing (C3 use): 65 units					
Site description	Site: 1950s/60s educational buildings, 3 storey and single storey flat roofed structures. Car Park on western side of site, boundaries being marked by mature trees in places. Access: Off Sandy Lane. Levels: Site falls significantly to the west. Current use: College and nursery and hard standing parking area. Character: Transitional residential/educational.					
Location of site	Settlement	Yes	Countryside	-	Green Belt	-
PDL status of site	Previously Developed Land		Yes	Greenfield		-
Key Issues/Constraints	<ul style="list-style-type: none">• Potential contamination from landfill.• Site contains protected trees.• Setting of adjacent listed building.• Level changes within the site.					
Potential capacity	The site contains protected trees (c. 0.1), which has been discounted from the site area, resulting in a remaining area of 1.07ha. The residual area is between 1-2ha, therefore on-site open space at 30sqm per dwelling would be required. Therefore a 90% developable area is assumed (0.96ha developable area). Given the site is located on the fringe of a sustainable town centre, a density of 70dph is appropriate. This would result in an estimated capacity of 67 dwellings, and 0.2ha of on-site open space (which is assumed could be partly accommodated within existing area of trees). Therefore, a capacity of 67 dwellings will be included within SHELAA.					
Suitability	Potentially suitable There are a number of factors which need to be investigated further (such as potential for contamination from landfill), and features (such as trees) will need to be retained. Any development will also need to take account of level changes, and the setting of an adjacent listed building. The plan making process will determine the future suitability of the site.					
Availability	Available Site is in single ownership and Cala Homes have an option. 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 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	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	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 2016			
Developer/ Landowner suggestion	Housing (C3 use): 900 units (this was based on a site area of 36ha, at 25dph – which does not reflect area of site map submitted)					
Site description	Site: <ul style="list-style-type: none">• Police Station: two and three storey pitched roof buildings within a walled compound area containing parking. Front of building faces Town Square.• Magistrates Court – Two-storey flat roof building joined onto Police Station, not currently in use. Hoarded off due to Town Centre redevelopment.• Library: Three storey building accessed via decked area.• Easthampstead House: Five storey detached offices with parking area to rear. Also contains portacabin buildings. Various grassed/treed areas along east and north boundary. Front of building faces Town Square.• Town Square: paved pedestrian area with planters and trees. Access: Vehicular access from the Ring, pedestrian access via subway and cycle track/path from main part of Town Centre. Levels: Falls north to south. Also internal level changes i.e. steps up to decked pedestrian area to library. Current use: Police Station, Magistrates Court, Library and Council offices/parking. Character: Within boundary of Bracknell Town Centre. Mixed commercial and retail.					
Location of site	Settlement	Yes	Countryside	-	Green Belt	-
PDL status of site	Previously Developed Land		Yes	Greenfield		-
Key Issues/Constraints	• Levels changes within the site.					
Potential capacity	The site area is between 1-2ha, therefore on-site open space at 30sqm per dwelling would be required. The site is located in a sustainable town centre location. Whilst the SHELAA methodology sets out 70dph for such locations, in the vicinity of this site, higher density residential schemes have been permitted – for example, Kelvin Gate (former Met Office site, permission 05/00380/FUL) at a density of around 150dph, which is considered appropriate for this location. A 70% developable area has been assumed in order to be able to accommodate development and open space requirements. An off-site bespoke SANG would be required, given the potential capacity. Given the location of the site in Bracknell Town Centre a mixed use development comprising two floors of employment use is assumed. This would result in an estimated capacity of: <ul style="list-style-type: none">• 120 dwellings (on a 0.8ha developable area).• 11,600m² of employment floor space.• 0.36ha of on-site open space. Therefore, a capacity of 120 units and 11,600m² of employment floor space will be included within the SHELAA.					
Suitability	Potentially suitable 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 suitability of the site.					
Availability	Potentially available The site is in single ownership, but no developer/house builder is involved.					
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.					

	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/ Developability	Potentially developable 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 2016			
Developer/ Landowner suggestion	Housing (C3 use): 7 units					
Site description	Site: Area of land containing various shrubs and trees (protected) bound by Allsmoor Lane to East and Old Tollgate Close to west (site is visible from cul-de-sac within Old Tollgate Close). Access: No obvious access at present (proposed is off London Road) Levels: Lower than London Road (land slopes down North to South) Current use: Area containing trees and vegetation Character: Predominantly residential.					
Location of site	Settlement	Yes	Countryside	-	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Site contains protected trees.• 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 unknown There are a number of factors which need to be investigated further (such as levels), and addressing how features (such as trees, including protected) could to be retained, which would require further assessment. The plan making process will determine the future suitability of the site.					
Availability	Potentially available The site is in single ownership, with an option holder, but no developer/house builder is involved.					
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 (provided tenancy issues are resolved).					
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 (including protected) within the site mean that the site may be unlikely to be 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 June 2016			
Developer/ Landowner suggestion	Housing (C3 use): 300 units					
Site description	Site: Two-storey detached office building with extensive hard standing area for parking and vehicle washing facilities. Some trees within site. Access: From Market Street (includes pavements). Levels: Site appears level – although surrounding uses at different levels (i.e. Time Square). Current use: Bus Depot. Character: Within boundary of Bracknell Town Centre. Mixed retail (warehousing) and commercial offices.					
Location of site	Settlement	Yes	Countryside	-	Green Belt	-
PDL status of site	Previously Developed Land		Yes	Greenfield		-
Key Issues/Constraints	<ul style="list-style-type: none">• Potential for contamination from existing use on site.• Site contains trees, including protected.					
Potential capacity	<p>The site area is under 1ha, therefore no reduction in site area to accommodate on-site infrastructure (such as open space is required).</p> <p>The site is located in a sustainable town centre location. Whilst the SHELAA methodology sets out 70dph for such locations, in the vicinity of this site, higher density residential schemes have been permitted – for example, Amber House (15/01035/FUL) has a resolution to grant permission, and would result in 193 units on a 0.5ha site (i.e. a density of 386dph). Applying this density to the current site (0.61ha) would result in an estimated capacity of 236 dwellings. An off-site bespoke SANG would also be required, given the potential capacity. Given the location of the site in Bracknell Town Centre a mixed use development comprising one floor of employment use is assumed, based on a 50% developable footprint this would provide 3,050m² of employment floor space.</p> <p>Therefore, a capacity of 236 units and 3,050m² of employment floor space will be included within the SHELAA.</p>					
Suitability	Potentially suitable There are a number of factors which need to be investigated further such as potential for contamination from existing use, and features (such as trees, including protected) will need to be retained. The plan making process will determine the future suitability of the site.					
Availability	Potentially available The site is in single ownership, but no developer/house builder is involved.					
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. 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.					
Deliverability/ Developability	Potentially developable 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	BRA12	Site Address	Former Bus Depot, Market Street, Bracknell
Parish	Bracknell Town	Ward	Wildridings and Central



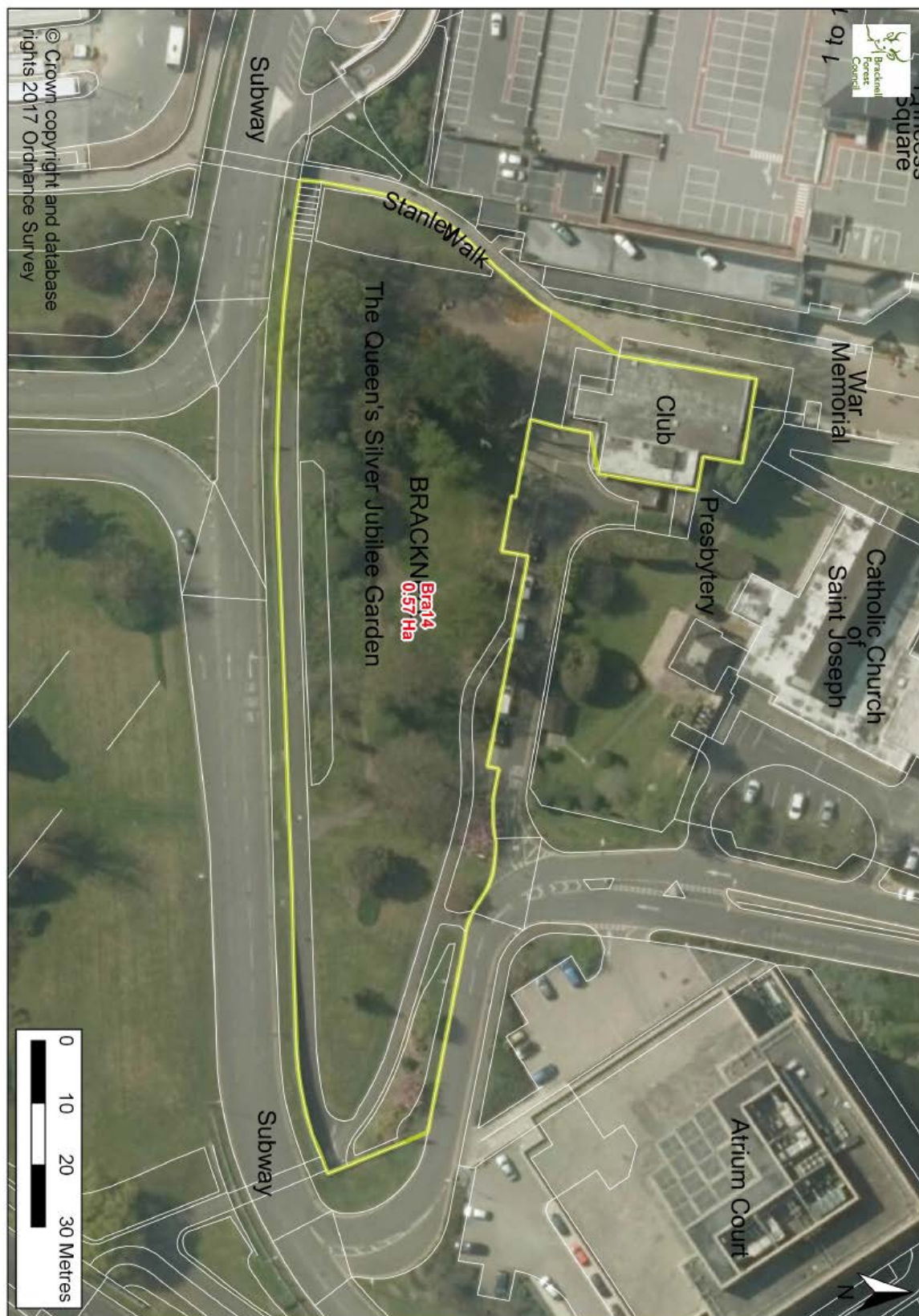
Site area	0.47ha	Source	Post Nov/Dec 2016 site & methodology consultation			
Developer/ Landowner suggestion	Housing (C3 use): None given					
Site description	Site: The site is relatively flat and currently forms a compound for a highways contractor. It does not have any existing buildings on site and adjoins 'The Point' a town centre leisure complex. Access: Vehicular from Market Street. Levels: Fairly Level Current use: Compound for highways maintenance contractor. Character: Within boundary of Bracknell Town Centre. Mixed commercial and retail.					
Location of site	Settlement	Yes	Countryside	-	Green Belt	-
PDL status of site	Previously Developed Land		Yes	Greenfield		-
Key Issues/Constraints	<ul style="list-style-type: none">Given the existing use there is a risk of contamination.Possible impact on setting of listed building.					
Potential capacity	The site area is 0.47ha, therefore no discount needs to be applied. The site is in a sustainable town centre location; whilst the SHELAA methodology sets out 70dph for such locations, higher density residential schemes have been permitted around the town centre. For example, Kelvin 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 70 dwellings. Given the location of the site in Bracknell Town Centre a mixed use development comprising one floor of employment use is assumed, based on a 50% developable footprint this would provide 2,350m ² of employment floor space. Therefore, a capacity of 70 units and 2,350m² of employment floor space will be included within the SHELAA.					
Suitability	Potentially suitable There are a number of factors which need to be investigated further such as contamination. The plan making process will determine the future suitability of the site.					
Availability	Potentially available The site is in single ownership, but no developer/house builder is involved.					
Achievability	Potentially achievable The site is in single ownership, but without a house builder involved. The site is currently used as a compound, although 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.					
Deliverability/ Developability	Developable 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	BRA13	Site Address	Cooper's Hill, Crowthorne Road North, Bracknell
Parish	Bracknell Town	Ward	Wildridings and Central



Site area	1.06ha	Source	Post Nov/Dec 2016 site & methodology consultation			
Developer/ Landowner suggestion	Housing (C3 use): None given					
Site description	Site: Cooper's Hill, Crowthorne Road North, Bracknell Access: Vehicular from Bagshot Road. Levels: Land slopes from east to west, but not of sufficient significance to affect development of the site. Current use: Youth & Community Centre Character: Within close proximity to Bracknell Town Centre - the site is bounded by Bracknell train station to the north.					
Location of site	Settlement	Yes	Countryside	-	Green Belt	-
PDL status of site	Previously Developed Land		Yes	Greenfield		-
Key Issues/Constraints	<ul style="list-style-type: none">• The site includes a number of mature trees.• Potential for noise from adjacent railway line.• Within proximity to Air Quality Management Area (AQMA)					
Potential capacity	<p>The site area is between 1-2ha, therefore on-site open space at 30sqm per dwelling would be required. The site is located in a sustainable town centre location. Whilst the SHELAA methodology sets out 70dph for such locations, in this area higher density residential schemes have been permitted, for example, Kelvin Gate (former Met Office site, application 05/00380/FUL) at a density of around 150dph, which is considered appropriate for this location. A 70% developable area has been assumed in order to be able to accommodate development and open space requirements. An off-site bespoke SANG would be required, given the potential capacity. Given the location of the site in Bracknell Town Centre a mixed use development comprising one floor of employment use is assumed, based on a 50% developable footprint.</p> <p>This would result in an estimated capacity of:</p> <ul style="list-style-type: none">• 111 dwellings (on a 0.74ha developable area).• 5,300m² of employment floor space.• 0.36ha of on-site open space. <p>Therefore, a capacity of 111 units and 5,300m2 of employment floor space will be included within the SHELAA.</p>					
Suitability	Potentially suitable There are a number of factors which need to be investigated further such as levels changes within the site. The plan making process will determine the future suitability of the site.					
Availability	Potentially available The site is in single ownership, but no developer/house builder is involved.					
Achievability	Potentially achievable 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/ Developability	Potentially developable 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	BRA14	Site Address	Jubilee Gardens & British Legion, The Ring, Bracknell
Parish	Bracknell Town	Ward	Wildridings and Central



Site area	0.57ha Jubilee Gardens & British Legion	Source	Post Nov/Dec 2016 site & methodology consultation			
Developer/ Landowner suggestion	Housing (C3 use): None given					
Site description	Site: Jubilee Gardens & British Legion, The Ring, Bracknell Access: Vehicular from The Ring Levels: Jubilee Gardens & British Legion are level. Current use: Community building, gardens. Character: Within close proximity of Bracknell Town Centre.					
Location of site	Settlement	Yes	Countryside	-	Green Belt	-
PDL status of site	Previously Developed Land		Yes	Greenfield		
Key Issues/Constraints	<ul style="list-style-type: none">Existing mature trees.Potential impact on the setting of a listed building.					
Potential capacity	<p>The site area is 0.57ha, therefore no discounting needs to be applied. The site is in a sustainable town centre location; whilst the SHELAA methodology sets out 70dph for such locations, higher density residential schemes have been permitted around the town centre. For example, Kelvin 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 86 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 5,700m² of employment floor space.</p> <p>Therefore, a capacity of 86 units and 5,700m² of employment floor space will be included within the SHELAA.</p>					
Suitability	Potentially suitable There are a number of factors which need to be investigated further such as relocation of the existing use. The plan making process will determine the future suitability of the site.					
Availability	Potentially available The site is in single ownership, but no developer/house builder is involved.					
Achievability	Potentially achievable Demolition of existing building, relocation of existing use 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/ Developability	Potentially developable 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	BRA15	Site Address	Southern Gateway, The Ring, Bracknell
Parish	Bracknell Town	Ward	Wildridings and Central



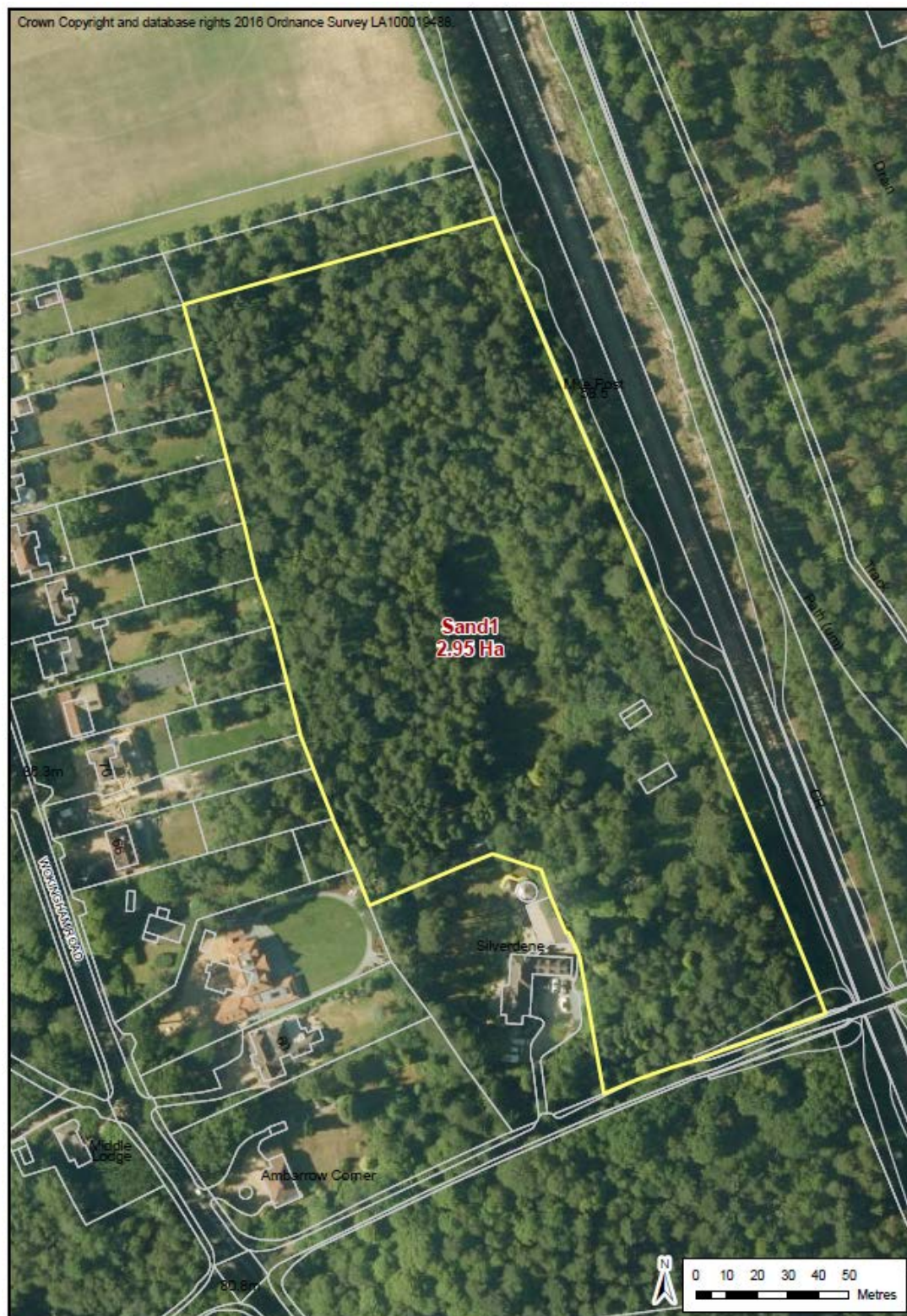
Site area	0.94ha Southern Gateway	Source		Post Nov/Dec 2016 site & methodology consultation		
Developer/ Landowner suggestion	Housing (C3 use): None given.					
Site description	Site: Southern Gateway, The Ring, Bracknell Access: Vehicular access from The Ring Levels: Site is undulating. Current use: Public open space. Character: Within close proximity of Bracknell Town Centre.					
Location of site	Settlement	Yes	Countryside	-	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">Public footpath runs through the site.Public open space.					
Potential capacity	The site area is less than 1ha, therefore no discounting needs to be applied. The site is in a sustainable town centre location; whilst the SHELAA methodology sets out 70dph for such locations, higher density residential schemes have been permitted around the town centre. For example, Kelvin 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. Therefore, a capacity of 145 units and 9,400m² employment floor space will be included within the SHELAA.					
Suitability	Potentially suitable 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 suitability of the site.					
Availability	Potentially available The site is in single ownership, but no developer/house builder is involved.					
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 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 if various issues and constraints are addressed. It is feasible that development could take place within the next 6-15 year period.					

Appendix 3 – Proformas of individual sites: Crowthorne

No sites remain to be considered in Crowthorne.

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/ Landowner suggestion	Housing (C3 use): 3 units					
Site description	Site: Dense woodland, containing a mix of evergreen/deciduous. Coniferous along southern boundary. Access: Single track, unmade road, accessed from Wokingham Road (no pavements), turning into a footpath access/bridge over Reading/Gatwick railway line. Levels: Falls towards railway line. Current use: Woodland. Character: Rural – predominantly wooded area, with some residential.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Site contains protected trees.• 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 unknown There are a number of factors which need to be investigated further (such as levels, and potential for noise from the adjacent railway line), and addressing how features (such as trees, including protected) could to be retained, which would require further assessment. The plan making process will determine the future suitability of the site.					
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/ 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 (including protected) within the site mean that the site may be unlikely to be suitable 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 sites January 2016		
Developer/ Landowner suggestion	Housing (C3 use): 25-50 units					
Site description	Site: Largely mature deciduous wooded area, surrounding a central area of grass. Access: single track gravel road, access from Wokingham Road (A321). Levels: land falls north to south. Current use: Woodland, grassland, and dog exercise/agility. Character: Rural with residential uses.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Site contains protected trees.• Levels change within the site.• Site is wholly within a biodiversity opportunity area.					
Potential capacity	Given the extent of the tree cover (included protected), this has been discounted from the site area (c.0.86ha) resulting in a remaining area of 0.29ha. 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 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 will be included in the SHELAA.					
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 ownership, a developer/house builder is involved, but details have not been provided. 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 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.					
Deliverability/ Developability	Potentially developable 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	SAND3	Site Address	Land south of Ambarrow Lane, west of Wokingham Road, and east of Lower Sandhurst Road
Parish	Sandhurst Town	Ward	Little Wellington & Sandhurst



Site area	30.3ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 650 units					
Site description	Site: undulating land (grassland, farmland, grazed by horses), with isolated residential properties and farm buildings. Hedgerows divide the site. Pockets of trees (including along road boundaries). Pylons cross the site. Access: Site bound by A321 (Wokingham Road) to east, Ambarrow Lane (single) to north, and Lower Sandhurst Road/Lower Church Road to west (none of the roads include pavements). A public footpath crosses the north western part of the site. Existing access point to Perry Bridge Farm (to east), and agricultural buildings along Lower Church Road. Levels: undulating, some high ground (especially to the north and east) with distant views. Current use: agriculture, grassland and grazing (horsiculture), some individual residential properties. Character: Rural.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Levels changes within the site.• Contains the 'best and most versatile' agricultural land.• Site contains protected trees.• Adjacent to an Ancient Woodland.• Potential contamination from landfill.• Part of site within high pressure gas pipeline consultation zone.• Electricity pylons and overhead cables run through the southern end of the site from east to west.• Possible minerals issues which need investigating – sand & gravel, bedrock, river terrace deposits.					
Potential capacity	<p>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:</p> <ul style="list-style-type: none">• 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). <p>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 included within SHELAA.</p>					
Suitability	Potentially suitable There are a number of factors which need to be investigated further (agricultural land quality etc.), and features (such as trees) will need to be retained. Regard would also need to be had to level changes within the site. 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, and whether it is appropriate to use the 'best and most versatile' agricultural land for development).					

Availability	<p>Available</p> <p>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.</p>
Achievability	<p>Achievable</p> <p>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.</p>
Deliverability/ Developability	<p>Developable</p> <p>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.</p>

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 2016			
Developer/ Landowner suggestion	Housing (C3 use): 15 units					
Site description	Site: Woodland/scrub of varying condition, and disused pumping station. Access: Bound by High Street (which includes a pavement) to north, and Yateley Road (pavement on opposite side of the road to the site) to west. Existing dropped kerb (from High Street) providing access to pumping station building. Levels: drop from roads into the site. Current use: Deciduous woodland, and disused pumping station. Character: Rural. Transitional edge of settlement area on the fringe of Sandhurst (settlement to north - residential/some commercial, south more rural).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Site contains trees, Local Wildlife Site and area at risk of flooding.• Levels change within the site.• 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 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 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 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 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.					
Deliverability/ Developability	Not developable within the next 15 years The site is potentially available (no developer involved at present and one land owner yet to confirm availability). However, existing environmental constraints relating to tree cover, and Local Wildlife Site mean that the site may be unlikely to be suitable within the next 15 years.					

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 I&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 pavilion buildings. Various hedging and trees along boundaries – along with single mature trees. (NB: north western part of site is located within Wokingham Borough). Access: Off Dukes Ride (with station access). Levels: Level. Current use: Open space – playing field. Character: Transitional edge of settlement area on the fringe Crowthorne (settlement to east - commercial uses and residential, countryside to west/south).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Site contains trees.• Potential for noise from adjacent railway line.• Loss of existing playing field.					
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 estimated capacity/on-site infrastructure requirements: <ul style="list-style-type: none">• 155 dwellings (on 4.44ha developable area).• Open space of public value of 1.54ha. 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 (such as potential for noise from 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 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/ Developability	Potentially developable 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 Town	Ward	Little Wellington & Sandhurst



Site area	7.28ha	Source	Submitted after SHELAA consultation (Dec 2016)			
Developer/ Landowner suggestion	Housing (C3 use): 220 units					
Site description	Site: pasture undulating land (grassland, farmland, grazed by horses). Pylons 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 Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Levels changes within the site.• Contains agricultural land grade 3b.• Adjacent to an Ancient Woodland & protected trees.• Part of site within high pressure gas pipe consultation zone.• Potential contamination from landfill (site within 250m of landfill site).• Between 400m and 5km of Thames Basin Heaths SPA.• Electricity pylons and overhead cables run through the southern end of the site from east to west.• 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 (as on-site open space/SANG provision is required). This would result in the following estimated capacity/on-site infrastructure requirements: <ul style="list-style-type: none">• 127 dwellings (on 3.64ha developable area)• 1.24ha of open space and 2.4ha 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). 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 provide both on- site open space and SANG. Therefore, a capacity of 127 dwellings will be included within 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) will need to be retained. Regard would also need to be had to level changes within the site. Regard would also need to be had to the proximity of the site to Ancient Woodlands.					
Availability	Available The site appears to be in single ownership					
Achievability	Achievable The submission form indicates development within the next 5 years. There is a reasonable prospect that the site could be delivered within the next 15 years. 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	Developable The site is available. 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 5-15 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 Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• 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 dwellings will be included in the SHELAA.					
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 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.

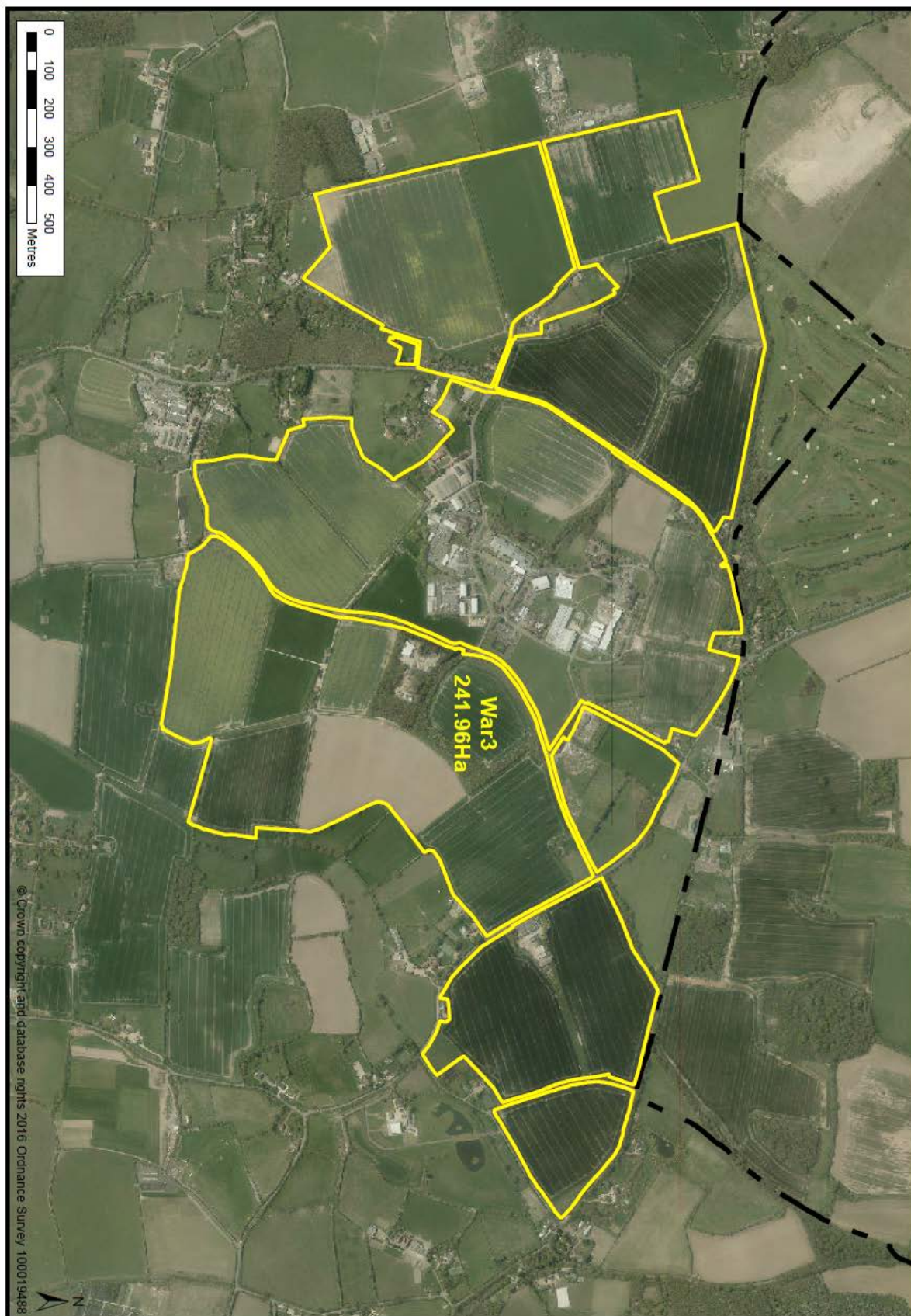
WAR1 – no longer included in the SHELAA as a separate site

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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 2016			
Developer/ Landowner suggestion	Housing (C3 use): 1,200 units (Existing business uses associated with Syngenta to be retained: B1, D1 & D2)					
Site description	Site: Extensive agricultural land (mixed arable/pastoral) with some farm buildings, located within the Green Belt. Trees/hedging along fringes of site and field boundaries; various roads/paths cross the site. Long distance views around site. Also contains community allotments. Site also contains various buildings (to be retained) for Syngenta's Jealott's Hill International Research Centre for agrochemical research and development. Includes 4,000m ² glass house research complex. Business uses are located within a major developed site within the Green Belt (BFBLP Policy GB5, although not now consistent with NPPF). Access: Various (including Wellers Lane, Gough's Barn Lane). Main access (gated) to Syngenta off A3095 (Maidenhead Road). Residential properties 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 Jealott's Hill International Research Centre (to be retained) and agricultural land. Character: Rural (wider site).					
Location of site	Settlement	-	Countryside	-	Green Belt	Yes
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement (within the Green Belt).• 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 best and most versatile' (grade 3a).• 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 end of the site from east to west.					
Potential capacity	As the site (agricultural land) could achieve over 600 units, and is over 2ha, a 45% developable area is appropriate, which would relate to a developable area of 99ha. Applying 25dph (as this site does not adjoin the settlement), the 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 employment floor space. Therefore it is proposed to use the capacity suggested on the site submission form of 1,200 dwellings. This would yield the following associated on-site infrastructure requirements: <ul style="list-style-type: none">• 11.9ha of open space and 22.2ha of SANG (minimum)• A primary school• Neighbourhood centre and community centre This would be subject to Green Belt considerations. Therefore, a capacity of 1,200 dwellings will be included within SHELAA.					
Suitability	Potentially suitable There are a number factors which would need to be investigated further (such as agricultural land quality, and minerals), and features (such as trees) would need to be retained. Any development will also need to take account of level changes and 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 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/ Developability	Potentially developable 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 sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 50-50 units Residential Institution (C2 use): 80-bed nursing home					
Site description	Site: Area of grass and scrub with some trees (some of which are Ancient Woodland and have been felled). Tree screening along Binfield Road). (NB: forms part of Warfield allocation – SALP Policy SA9/Core Strategy Policy CS5). Access: Access off of Binfield Road. Levels: Mainly level. Current use: open area trees and scrub. Character: Semi-rural. Transitional edge of settlement area on the fringe of the developed area of Bracknell, Temple Park (settlement to south containing detached and terraced housing).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside a defined settlement. Forms part of land allocated within SALP Policy SA9• Contains trees, including Ancient Woodland.• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).• Partly located within flood zones 2 and 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, resulting in a residual area of 0.84ha. As the remaining area is less than 1ha, there are no on-site requirements for open space. Housing C3 use only: 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 25 dwellings on the residual site area. Housing C2 use only: 0.4ha is requirement to accommodate a 60-bed care home (C2 use), this could be accommodated within the residual site area. Therefore, a capacity of 25 dwellings or residential institution (C2 use): 60 bed will be included in the SHELAA.					
Suitability	Potentially suitable There are a number factors which would need to be investigated further (such as areas of flood risk and agricultural land quality), and features (such as trees, including Ancient Woodland) would need to be retained. The plan making process will determine the future suitability of the site, for example, the implications of the site falling within land allocated through SALP Policy SA9 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/ Developability	Potentially developable 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 2016			
Developer/ Landowner suggestion	Housing (C3 use): 120 units					
Site description	Site: Large managed field located between Binfield Road and Forest Road, bordered by trees. Pylon crosses site north-south. Also distant views to south. (NB: forms part of Warfield allocation – SALP Policy SA9/Core Strategy Policy CS5). Access: Gated field access off of Forest Road. Levels: Rises east towards 'long copse'. Current use: Agricultural. Character: Semi-rural. Transitional edge of settlement area on the fringe of the developed area of Bracknell/Warfield (housing construction taking place to east of site as part of Warfield development).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement. Site falls within land allocated through SALP Policy SA9.• Contains trees.• Proximity to Local Wildlife Site and Ancient Woodland.• Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a).• Contains an area of mineral deposits.• Change in levels across the site.					
Potential capacity	<p>The majority of the site is within 400m to 5km of the SPA and as the site is over 2ha, there is a requirement for on-site open space provision, a net developable area of 50% at 30dph has been assumed. This would result in the following estimated capacity/on-site infrastructure requirements:</p> <ul style="list-style-type: none">• 251 dwellings (on 8.4ha developable area).• 2.49ha of open space of public value.• (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 need to be considered further at a later stage). <p>It is assumed that trees could be accommodated within the open space provision. Therefore, a capacity of 251 dwellings will be included within the SHELAA.</p>					
Suitability	Potentially suitable There are a number factors which would need to be investigated further (such as areas of minerals and agricultural land quality), and features (such as trees) would need to be retained. Any development will also need to take account of levels changes and proximity to Local Wildlife Sites/Ancient Woodland (Long Copse). The plan making process will determine the future suitability of the site, for example, the implications of allocation through SALP Policy SA9 and any change in the settlement boundary to accommodate development.					
Availability	Available The site is in single ownership, a developer (Persimmon Homes PLC) owns the site. 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 is owned by a developer. 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	<p>Potentially Developable</p> <p>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.</p>

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



Site area	23.11ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): Number of units not specified.					
Site description	Site: Farm buildings and extensive fields and some paddocks with post-rail fencing/trees within site. Animals within site (Alpacas?). Long distance views to south. Pylon crosses the site (east-west, Osbourne Lane side). Access: Two gated access points/tracks off of Westhatch Lane. Main access of A3095 (Forest Road). Levels: Level in parts, but undulating. Current use: Agriculture. Character: Rural.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Contains trees.• Proximity to an Ancient Woodland.• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).• Contains an area of mineral deposits.• Change in levels across the site.• Contains land liable to flooding.					
Potential capacity	<p>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:</p> <ul style="list-style-type: none">• 405 dwellings (on 11.56ha developable area)• 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, given the potential scale of the development, this would need to be considered further at a later stage). <p>It is assumed that trees and area at risk of flooding could be accommodated within the open space provision. Therefore, a capacity of 405 dwellings will be included within SHELAA.</p>					
Suitability	Potentially suitable There are a number of factors which would need to be investigated further (such as areas of minerals and agricultural land quality), and features (such as trees) would need to be retained. Any development will also need to take account of level changes, areas of land liable to flooding, and proximity to an Ancient Woodland (Westhatch Corner). 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 11-15 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					

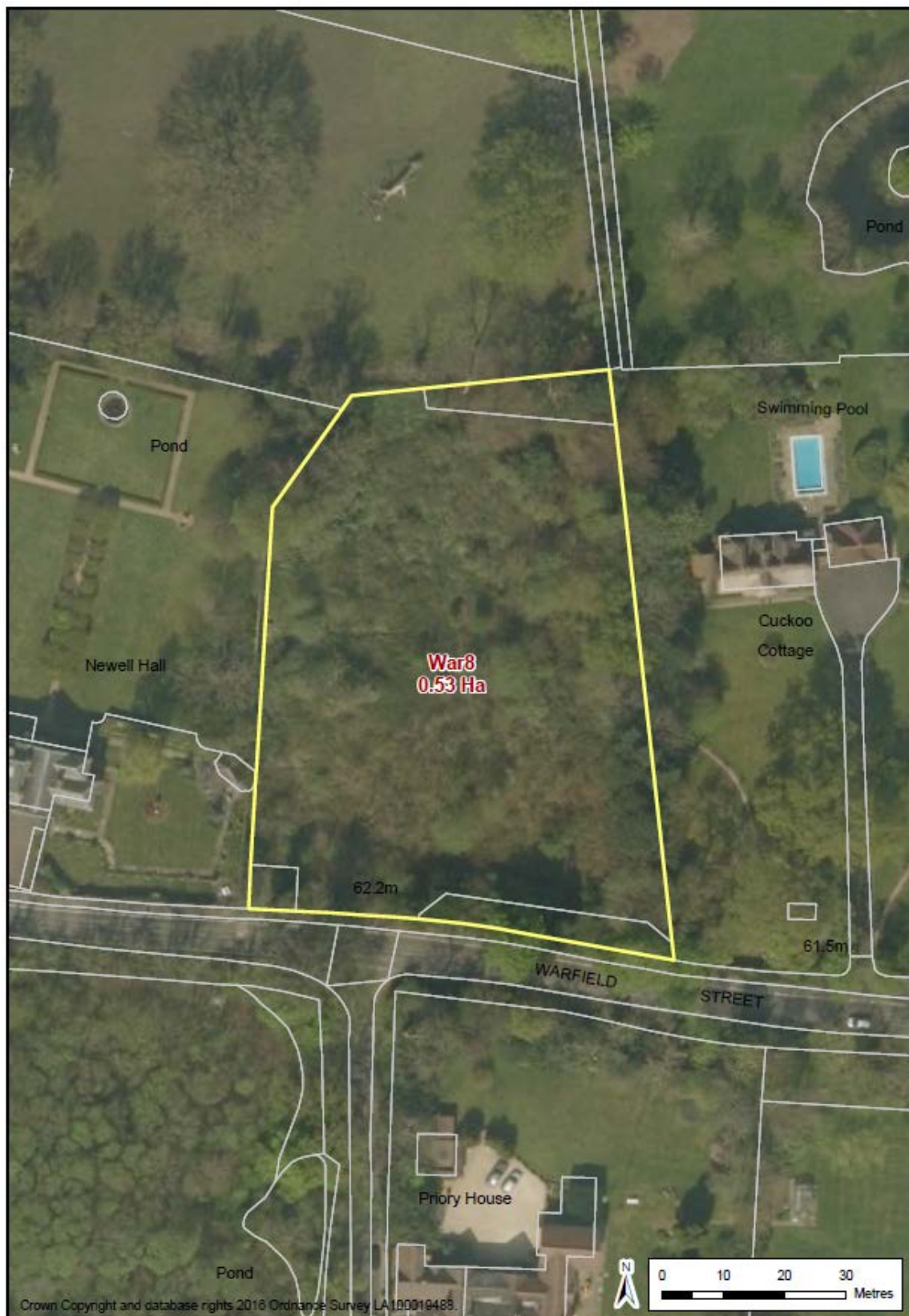
Developability	The site is potentially available (no developer involved at present). It is potentially suitable if various issues and constraints are addressed. It is feasible that development could take place within the next 6-15 year period.
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Site 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 2016		
Developer/ Landowner suggestion	Housing (C3 use): 14 units					
Site description	Site: Unmanaged/overgrown area fronting Harvest Ride, with woodland behind, within a residential area (located within defined settlement). Access: Via Shorland Oaks. Levels: Appears level. Current use: Open space/woodland. Character: Predominantly residential with recreation uses to north (and Warfield allocation Policies CS5/SA9).					
Location of site	Settlement	Yes	Countryside	-	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Site contains trees, including protected.• Loss of existing open space.• Potential contamination from landfill.					
Potential capacity	Given the extent of the protected trees, this has been discounted from the site area (c.0.12ha) resulting in a remaining area of 0.66ha. As the remaining area is less than 1ha, therefore there are no on-site requirements for open space. A density of 35dph has been assumed, given that the site is located within a defined settlement. This would result in an estimated capacity of 23 dwellings. Therefore, a capacity of 23 dwellings will be included in the SHELAA.					
Suitability	Potentially suitable There are a number of factors which need to be investigated further such as 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 development.					
Achievability	Potentially achievable The submission form indicates development within the next 5 years. A developer owns part of the site, but the other land owner has not confirmed availability. Results of the viability study suggest that the site would be achievable. However, detailed viability of sites will be undertaken with subsequent detailed assessments. If available, 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, and one land owner yet to confirm availability). It is potentially suitable if various issues and constraints are addressed, and availability is confirmed. It is feasible that development could take place within the next 6-15 year period.					

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 for sites January 2016		
Developer/ Landowner suggestion	Housing (C3 use): 10-20 units					
Site description	Site: Plot of land fronting Warfield Street covered by trees. Access: No obvious access (although two gates along frontage – no dropped kerbs. Levels: Parts appear lower than road. Current use: Woodland. Character: Rural (Warfield allocation Policies CS9/SA9 to south).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Site contains trees.• Setting of adjacent listed building.• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).					
Potential capacity	Given the extent of the trees (in particular along the boundaries), this has been discounted from the site area (c.0.19ha) resulting in a remaining area of 0.34ha. As the remaining area is less than 1ha, therefore 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 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 setting of the listed building (Newell Hall) 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	Available The site is in single ownership, a developer (Harrison Housing) owns the site. 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 is owned by a developer. 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 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	WAR9	Site Address	Land north of Herschel Grange
Parish	Warfield	Ward	Binfield with Warfield



Site area	1.29ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 25 units					
Site description	Site: Field surrounded by trees plus existing two storey detached property (6 Herschel Grange). Access: via Herschel Grange. Levels: Appears level. Current use: Agricultural /grazing. Character: Rural. Transitional edge of settlement area on the fringe of village of Warfield Street (settlement to south).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside a defined settlement.• Contains trees along boundaries (including protected).• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).					
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 (1.16ha). 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 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	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).					
Availability	Available The site appears to be in single ownership, and Brookstone Ltd 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/ Developability	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	WAR10	Site Address	Land north of Newhurst Gardens
Parish	Warfield	Ward	Binfield with Warfield



Site area	4.43ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 50 units					
Site description	Site: Unmanaged field with tree belt along boundaries. Access: Gated access (5-bar metal gate) off Newhurst Gardens. Levels: Appears level with slight dip to the north. Current use: Agricultural. Character: Rural. Transitional edge of settlement area on the fringe of village of Warfield Street (settlement to south).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Contains trees.• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).• Contains an area of mineral deposits.					
Potential capacity	<p>The site contains protected trees (c. 1ha) which has been discounted from the site area, resulting in a remaining area of 3.43ha.</p> <p>As the remaining site area is over 2ha, on-site OSPV will be required. A 70% developable area at 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 the following estimated capacity/on-site infrastructure requirements:</p> <ul style="list-style-type: none">• 72 dwellings (on 2.4ha developable area)• 0.72ha of open space <p>It is assumed that trees could be accommodated within the open space provision. Therefore, a capacity of 72 dwellings will be included within SHELAA.</p>					
Suitability	Potentially suitable There are a number factors which would need to be investigated further (such as areas of minerals 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 is in multiple ownerships 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 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 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	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 property set in lawn, plus other uses, with trees along road frontage and boundaries. Access: Two access points off of Forest Road. Levels: Appears level. Current use: Mixed residential and business. (Business use established through application: 10/00485/FUL). Character: Rural. Transitional edge of settlement area on the fringe of village of Hayley Green (settlement to east).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		Yes	Greenfield		-
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside a defined settlement.• Contains trees.• Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a).• Contains an area of mineral deposits.• Potential contamination from landfill.					
Potential capacity	As the site area is less than 1ha, there are no on-site requirements for open 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 There are a number of factors which would need to be investigated further (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 to accommodate development).					
Availability	Potentially available The site is in single ownership, a developer/house builder is indicated, but no specific details have been provided. 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 in single ownership, but no specific details of house builder 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.					
Deliverability/ Developability	Potentially developable The site is potentially available (no disclosed house builder 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	WAR12	Site Address	Brookfield Farm, Bracknell Road
Parish	Warfield	Ward	Winkfield & Cranbourne



Site area	4.13ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): Number of units not specified					
Site description	Site: Equestrian use – various buildings and equestrian facilities with paddocks/grazing (demarcated by post-rail fencing, trees and hedging), and areas of trees. Access: Gated field access from Hayley Green, gated vehicular access from Bracknell Road. Levels: Appears level. Current use: Equestrian and agricultural. Character: Rural. Transitional edge of settlement area on the fringe of village of Hayley Green (settlement to south).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Contains protected trees.• 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.• Setting of adjacent listed building (Warfield House).• Contains area of land liable to flooding.					
Potential capacity	<p>The site contains an extensive area of protected trees (c. 0.7ha) and an area of flooding (c. 0.3ha) which have been discounted from the site area, resulting in a remaining area of 3.13ha. 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 (and that part of the site area has been 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 capacity/on-site infrastructure requirements:</p> <ul style="list-style-type: none">• 85 dwellings (on 2.82ha developable area)• 0.84ha of OSPV <p>Therefore, a capacity of 85 dwellings will be included within SHELAA.</p>					
Suitability	Potentially suitable There are a number factors which would need to be investigated further (such as areas of setting of an adjacent listed building, minerals, potential contamination from landfill, land liable to flooding and agricultural land quality), 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).					
Availability	Potentially available There is an option on the site, but no developer/house builder has been specified. 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	<p>Potentially developable</p> <p>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.</p>

Site area	5.71ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	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. Character: Rural.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• 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.• Within 5km of the SPA.					
Potential capacity	<p>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:</p> <ul style="list-style-type: none">• An estimated capacity of 85 dwellings (on 2.85ha developable area).• 0.84ha of OSPV <p>It is assumed that trees could be accommodated within the open space provision. Therefore, a capacity of 85 dwellings will be included within SHELAA.</p>					
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 single ownership, but there is no 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 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.
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Site Ref	WAR14	Site Address	Meadowbrook, Montessori pre-school, Bracknell Road
Parish	Warfield	Ward	Winkfield & Cranbourne



Site area	0.8ha	Source		Call for sites January 2016		
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 Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Contains protected trees.• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).• Contains an area of mineral deposits.• Setting of adjacent listed buildings.					
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 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	WAR15	Site Address	Land east of Meadowbrook and south of Bracknell Road
Parish	Warfield	Ward	Winkfield & Cranbourne



Site area	4.12ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 140 units					
Site description	Site: Open field surrounded by mature deciduous trees. Access: Gated access off of Bracknell Road. Levels: Appears Level. Current use: Agricultural. Character: Rural.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Contains trees.• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).• Contains an area of mineral deposits.• Setting of Listed Buildings					
Potential capacity	<p>The site contains trees (c. 0.38ha) and an area of land liable to flooding (c. 0.02ha) which have been discounted from the site area, resulting in a remaining area of 3.72ha.</p> <p>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, given that the site is an isolated site in a rural location. This would result in the following estimated capacity/on-site infrastructure requirements:</p> <ul style="list-style-type: none">• 65 dwellings (on 2.6ha developable area)• 0.65ha of open space <p>Therefore, a capacity of 65 dwellings will be included within SHELAA.</p>					
Suitability	Potentially suitable There are a number of factors which would need to be investigated further (such as areas of setting of an adjacent listed buildings, minerals, 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	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 (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	WAR16	Site Address	Land to rear of The Cricketers, Cricketers Lane
Parish	Warfield	Ward	Winkfield & Cranbourne



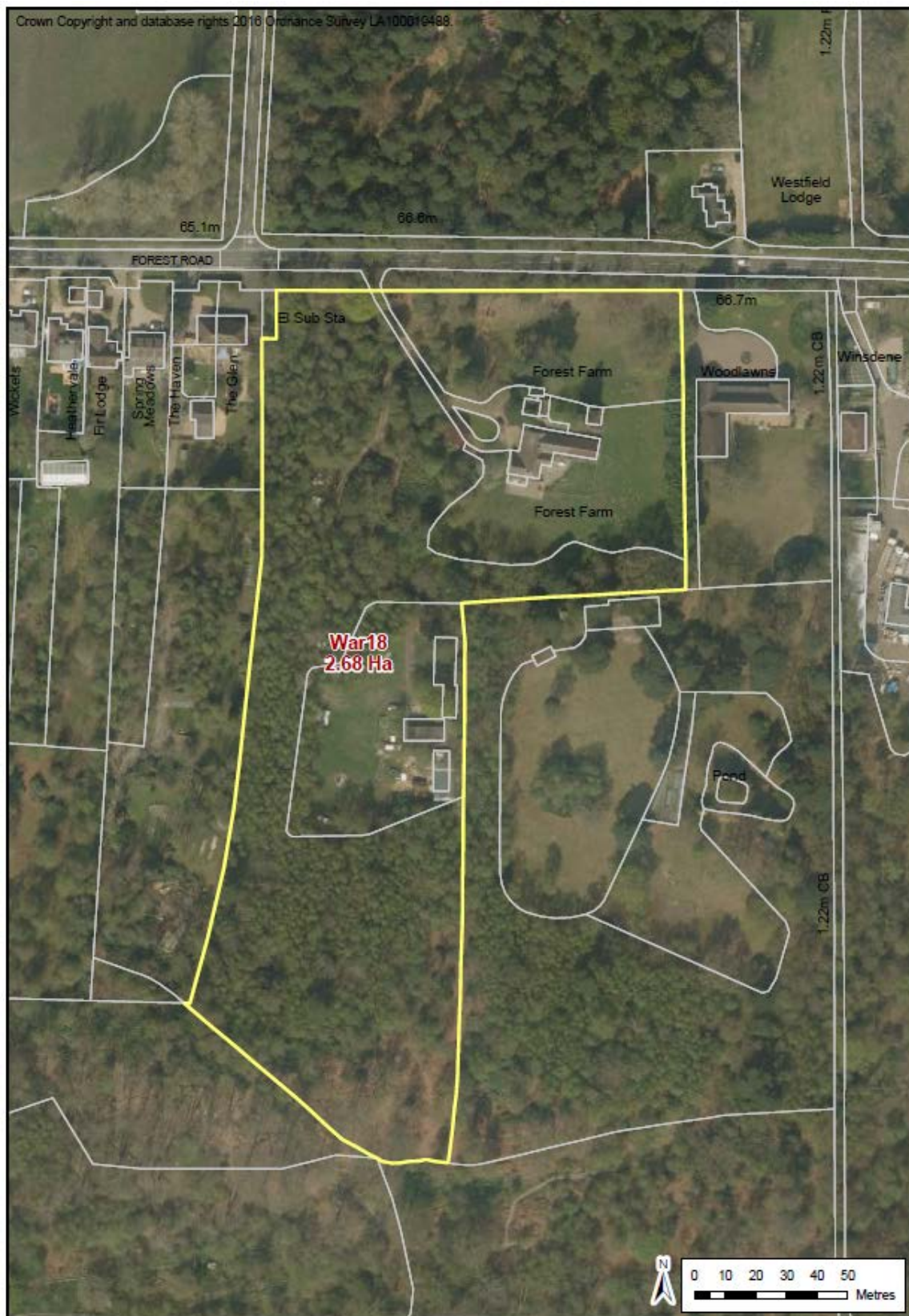
Site area	3.03ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 30 units					
Site description	Site: Field to rear of Cricketers Pub, surrounded by trees (including protected). Access: via Cricketers Lane (this area also contained protected trees). Levels: Mainly level – slight rise to east. Current use: Agricultural. Character: Rural.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Contains trees.• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).• Contains an area of mineral deposits.					
Potential capacity	<p>The site contains trees (c. 0.68ha) which have been discounted from the site area, resulting in a remaining area of 2.35ha.</p> <p>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, given that the site is an isolated site in a rural location. This would result in the following estimated capacity/on-site infrastructure requirements:</p> <ul style="list-style-type: none">• 41 dwellings (on 1.65ha developable area)• 0.41ha of open space <p>Therefore, a capacity of 41 dwellings will be included within SHELAA.</p>					
Suitability	Potentially suitable There are a number of factors which would need to be investigated further (such as 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 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



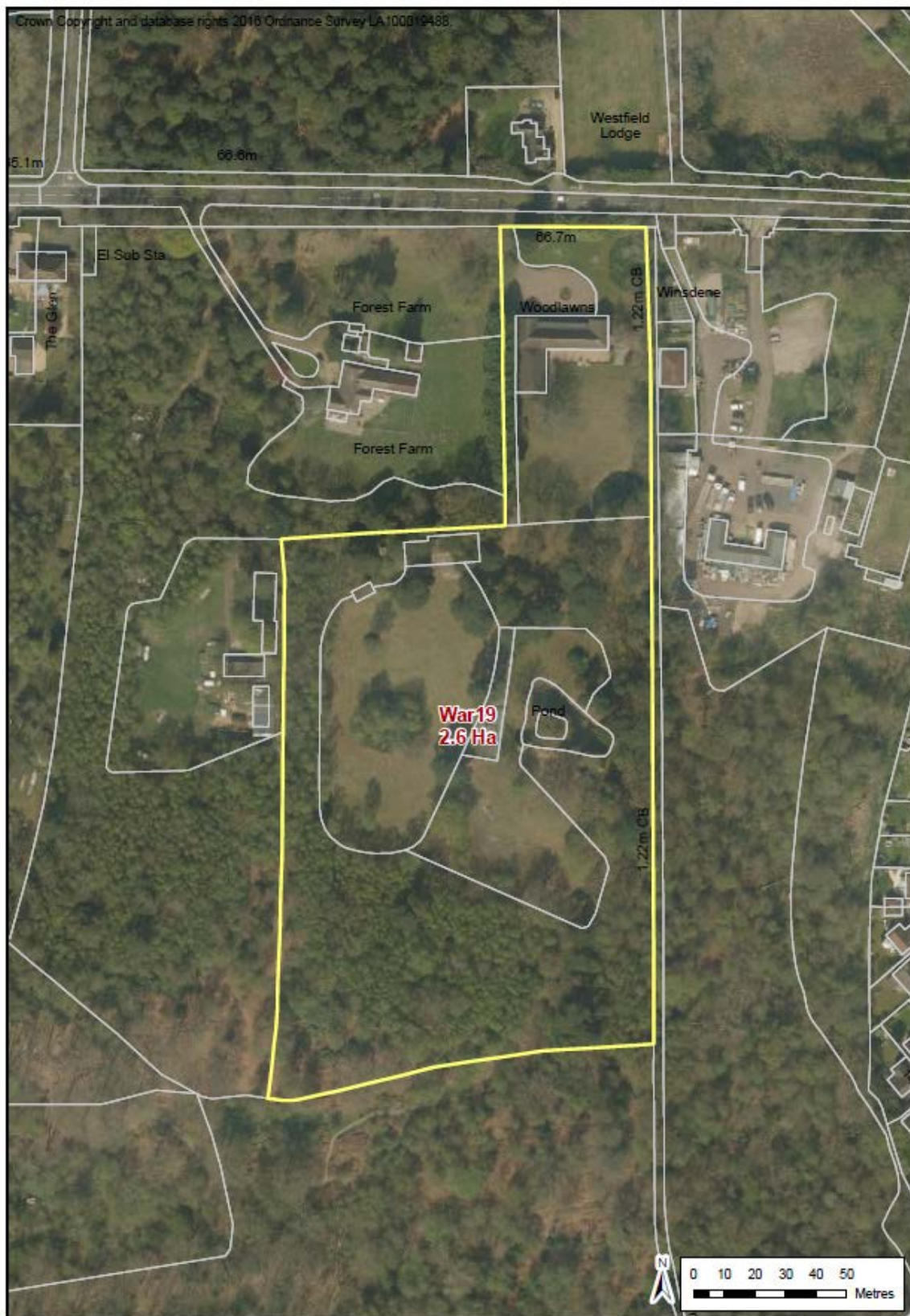
Site area	0.29ha	Source		Call for sites January 2016		
Developer/ Landowner suggestion	Housing (C3 use): 6 units					
Site description	Site: Unmanaged field (some hard core visible) scrub located within the Green Belt, with trees along boundaries. Access: Gated access off of footpath 5 to north of site (accessed off B3022, Bracknell Road). Levels: Appears level. Current use: Agriculture/field. Character: Rural on fringe of rural hamlet (Brock Hill).					
Location of site	Settlement	-	Countryside	-	Green Belt	Yes
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">Located outside of 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	Given the extent of the trees (in particular along the boundaries), they have been discounted from the site area (c.0.12ha) resulting in a remaining area of 0.17ha. 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 5 dwellings. This would be subject to Green Belt considerations. 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 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 (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	WAR18	Site Address	Forest Farm, Forest Road, Hayley Green
Parish	Warfield	Ward	Winkfield & Cranbourne



Site area	2.68ha	Source		Call for sites January 2016		
Developer/ Landowner suggestion	Housing (C3 use): 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. Character: Rural. Transitional edge of settlement area on the fringe of village of Hayley Green (settlement to west).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Contains protected trees.• Contains an area of mineral deposits.					
Potential capacity	<p>The site contains protected trees (c. 1.3ha) which have been discounted from the site area, resulting in a remaining area of 1.38ha.</p> <p>The site is between 1-2ha, therefore on-site open space at 30sqm per dwelling would be required.</p> <p>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.</p> <p>Therefore, a capacity of 34 (net) dwellings (35 gross) will be included in the SHELAA.</p>					
Suitability	Potentially suitable There are a number 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 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 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	WAR19	Site Address	Woodlawns, Forest Road, Hayley Green
Parish	Warfield	Ward	Winkfield & Cranbourne



Site area	2.6ha	Source	Call for sites January 2016			
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. Current use: Residential with extensive area of trees to rear. Character: Rural. Transitional edge of (village of Hayley Green is west of the site, separated by Forest Farm).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside a defined settlement.• Contains protected trees.• Contains an area of mineral deposits.					
Potential capacity	<p>The site contains protected trees (c. 2.2ha) which has been discounted from the site area, resulting in a remaining area of 0.4ha.</p> <p>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).</p> <p>Therefore, a capacity of 9 (net) dwellings (10 gross) will be included in the SHELAA.</p>					
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 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 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 area	Various options (1ha to 11.26ha)	Source	Submitted after SHELAA consultation (Dec 2016)			
Developer/ Landowner suggestion	Housing (C3 Use)					
Site description	Site: Fields surrounded by trees with Grade 2 listed residential building, stables and farm buildings. Access: via Warfield Street and Osborne Lane. Levels: Level in parts, but undulating. 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 Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside a defined settlement.• Contains grade II listed buildings (St Michaels Grange, Osborne Lane and Barn and Cottage adjacent to St Michaels Grange, Osborne Lane).• Setting of adjacent grade II listed buildings (Newell Hall, Warfield Street)• Contains area of woodland in south west corner, trees along boundaries and isolated specimens, including veteran tree.• Part of site is within flood risk zone 2.• Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a).• Southern half of the site lies within 5km of the TBHSPA.					
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: <ul style="list-style-type: none">• An estimated capacity of 137 dwellings.• 1.4ha of OSPV.• 2.6ha SANG. Therefore, a capacity of 137 dwellings will be included within SHELAA.					
Suitability	Potentially suitable There are a number factors which would need to be investigated further (such as agricultural land quality, setting of listed buildings, flooding), 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 appears to be in single ownership. There are no disclosed legal issues which would prevent development.					
Achievability	Potentially achievable The submission form indicates development within the next 5-15 years, and the site appears to be 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 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	WAR21	Site Address	Garson Lane & Cock's Lane, Warfield
Parish	Warfield	Ward	Winkfield & Cranbourne



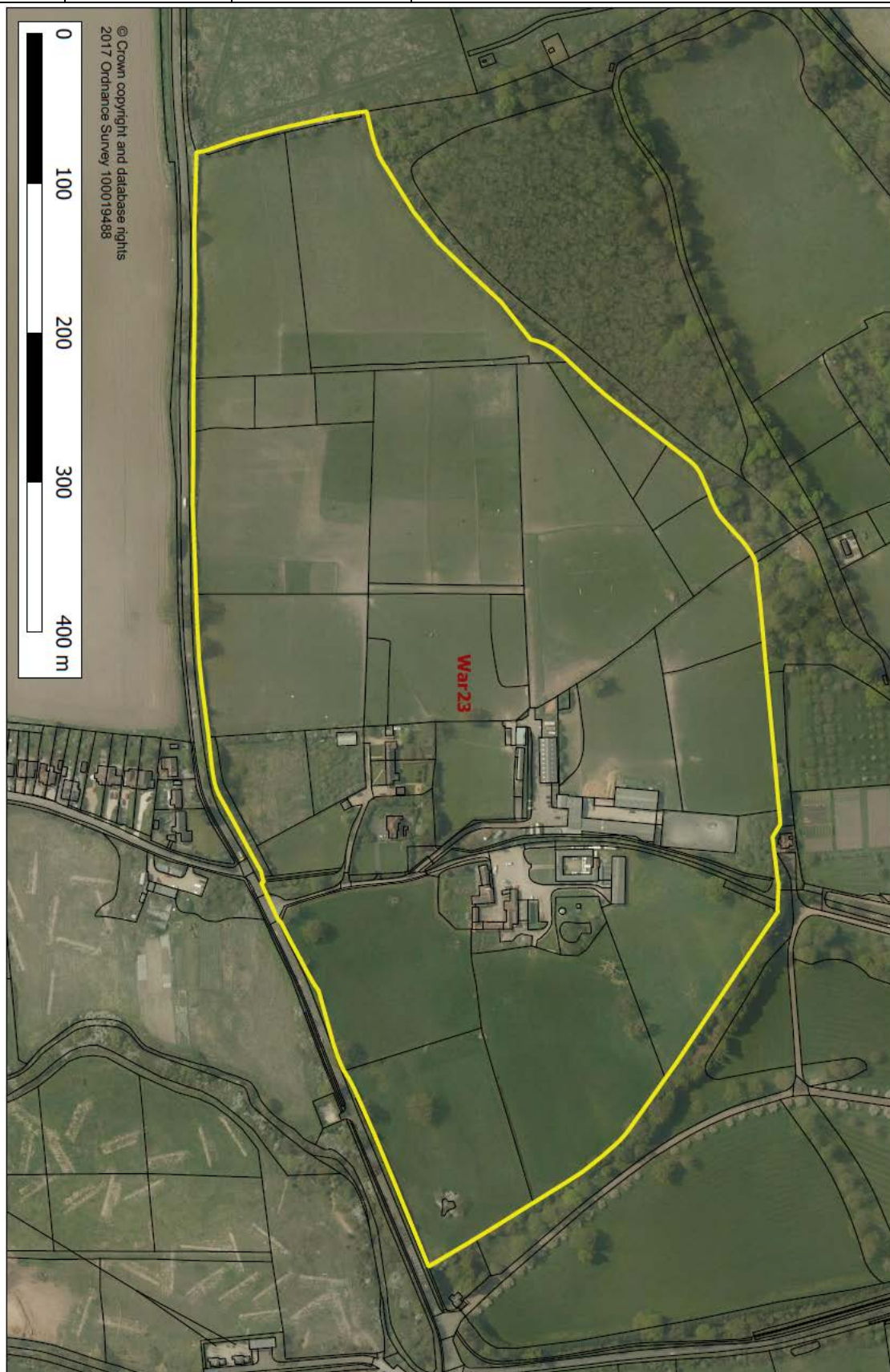
Site area	1.7ha (note: stated as 1.75ha by the promoter)	Source	Submitted after SHELAA consultation (Dec 2016)			
Developer/ Landowner suggestion	Housing C3 use, or residential institution (C2 use) or gypsy and traveller use: 42 units.					
Site description	Site: Grazing land subdivided by post and rail 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 buildings. Access: From the south of the site via Cock's Lane. Levels: The site is relatively flat. Current use: Agricultural. Character: Rural.					
Location of site	Settlement	-	Countryside	-	Green Belt	Yes
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside a defined settlement in the Green Belt.• Ancient Woodland 500m buffer.• Contains agricultural land at grade 3, some of which may be 'the best and most versatile' (grade 3a).• SSSI 500m buffer.• SPA 5k to 7km buffer.					
Potential capacity	<p>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.</p> <p>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.</p> <p>Therefore, a capacity of 38 dwellings will be included within SHELAA.</p>					
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. 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 The site appears to be in single ownership and the owner has indicated that a 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, the site is in single ownership and the owner has indicated that a house builder 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/ Developability	Potentially 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	WAR22	Site Address	Land to rear of The Cricketers, Cricketers Lane
Parish	Warfield	Ward	Winkfield & Cranbourne



Site area	2.1ha	Source	Post Sept 2017			
Developer/ Landowner suggestion	Housing (C3 use): Refers to emerging Warfield Neighbourhood Plan					
Site description	Site: Fields on the corner of Forest Road and Cricketers Lane. A strip of woodland adjoins the north eastern and western boundaries of the site. There is also a small area of woodland in the south eastern corner of the site. Other boundaries comprise hedges with substantial trees. Settlement of Hayley Green to the west of site and south of Forest Road. Access: Off Forest Road. Levels: Fairly flat Current use: Agricultural – grazing land. Character: Rural.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement• Within 5km of Thames Basin Heath SPA• Contains trees, including along site boundaries					
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: <ul style="list-style-type: none">• 37 dwellings (on 1.47ha developable area)• 0.37ha of open space Therefore, a capacity of 37 dwellings will be included within SHELAA.					
Suitability	Potentially suitable There are a number factors which would need to be investigated further 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 which would prevent development.					
Achievability	Potentially achievable 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.					
Deliverability/ Developability	Potentially 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	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 Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• 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: <ul style="list-style-type: none">• 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	Potentially suitable There are a number factors which would need to be investigated (such as the risk of flooding) and features (such as trees and a listed building) 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 single ownership, since dwellings on site which are under separate ownership are to be retained. There are no disclosed legal issues which would prevent development. A developer/house builder is not involved.					
Achievability	Achievable The submission form indicates development within the next 5 years. 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/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.
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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	<p>Site:</p> <p>(i) Land to the west of access lane: This parcel of land primarily comprises part of the garden of Scotlands House and is under grass with a few trees and a wooden outbuilding. The boundaries to Forest Road and the access lane are delineated by substantial hedges/wooden fencing with trees</p> <p>(ii) Land to the east of access lane: This parcel of land comprises a field with a small single storey outbuilding. All boundaries are delineated by hedges with trees. A post and rail fence is also evident along the eastern boundary of the site with the adjacent play area/recreation ground (Warfield Memorial Ground).</p> <p>Access: Via lane off Warfield Street</p> <p>Levels: Land falls to the west</p> <p>Current use: Land to the east of access comprises a field that is being used as a campsite. Land to the west of access forms part of the garden of Scotlands House.</p> <p>Character: Rural</p>					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement• Partially within Flood Zone 2 and 3• Contains trees along site boundaries• 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	Around 0.5ha is located within Flood Zones 2 and 3 and 0.05ha is covered by trees. Taking account of these deductions the remaining area is 0.58ha. 100% of the remaining area is included within the developable area as it is assumed that open space could be provided in the discounted area. 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 17 dwellings. Therefore, a capacity of 17 dwellings will be included in the SHELAA.					
Suitability	Potentially suitable There are a number factors which would need to be investigated (such as the risk of flooding) 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 appears to be in single ownership and a 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, 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 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 for sites January 2016		
Developer/ Landowner suggestion	Housing (C3 use): 12-18 units					
Site description	Site: Field on edge of hamlet of Maidens Green at junction of B3022 (Bracknell Road) with A330 (Cook Lane), located within the Green Belt. Access: Existing gate off Bracknell Road (B3022). Levels: Flat. Current use: Agricultural/grazing land. Character: Rural on fringe of rural village (Maidens Green).					
Location of site	Settlement	-	Countryside	-	Green Belt	Yes
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• 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 impact on setting of a listed building.					
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. Therefore, a capacity of 27 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 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 (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	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					
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 Land		Yes	Greenfield		-
Key Issues/Constraints	<ul style="list-style-type: none">• 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	As the site 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 14 dwellings (12 net, to take account of two existing dwellings). This would be subject to Green Belt considerations. Therefore, a capacity of 12 (net) dwellings (14 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 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 (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	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 sites January 2016		
Developer/ Landowner suggestion	Housing C3 use, or residential institution (C2 use) or gypsy and traveller use: up to 12 units					
Site description	Site: Grazing land on periphery of low density residential development along Crouch Lane. Fairly open to the north, located within the Green Belt Access: Gate off Crouch Lane. Levels: Fairly flat. Current use: Grazing land. Character: Rural. Transitional (residential to rural) area on fringe of rural village (North Street, Cranbourne).					
Location of site	Settlement	-	Countryside	-	Green Belt	Yes
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• 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 within high pressure gas pipeline consultation zone.					
Potential capacity	<p>As the site 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 a rural location. This would result in an estimated capacity of 9 dwellings. This would be subject to Green Belt considerations.</p> <p>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 0.36ha, so is unlikely to be able to accommodate such a use.</p> <p>Therefore, a capacity of 9 dwellings will be included in the SHELAA.</p>					
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 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 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.					
Deliverability/ Developability	Potentially developable 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	WINK4	Site Address	Chilston Mews, North Street
Parish	Winkfield	Ward	Winkfield & Cranbourne



Site area	1.07ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 8-32 units					
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 Chilston Mews off North Street. Levels: Fairly flat. Current use: Field (grazing land) and part residential (garden of Chilston Mews) 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 Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of 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	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 (0.96ha). 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 24 dwellings (23 net to take account of an existing dwelling), and 0.07ha of on-site open space. This would be subject to Green Belt considerations. Therefore, a capacity of 23 (net) dwellings (24 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 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 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.					
Deliverability/ Developability	Potentially developable 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	WINK5	Site Address	Land to south west of Elm Lodge, North Street
Parish	Winkfield	Ward	Winkfield & Cranbourne



Site area	0.6ha	Source		Call for sites January 2016		
Developer/ Landowner suggestion	Housing (C3 use): 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 Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of 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	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 existing Green Belt boundary).					
Availability	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 development.					
Achievability	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 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	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/ Landowner suggestion	All Housing (C3 use) or a combination of C3, A3, B8, D2: Number of units/floor space not specified.					
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, fishery 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	<ul style="list-style-type: none">• 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. <u>Housing (C3 use):</u> 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. <u>Employment uses (B8):</u> 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/ Developability	<p>Potentially developable</p> <p>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.</p>

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



Site area	1.35ha	Source		Call for sites January 2016		
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 Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• 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).• Setting of Conservation Area (Winkfield Row).					
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 15 years.					
Deliverability/ Developability	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 2016			
Developer/ Landowner suggestion	Housing (C3 use): 105 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 Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside 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• 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 net developable area of 50% of the remaining site 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: <ul style="list-style-type: none">• 125 dwellings (on 4.17ha developable area).• 1.24ha of open space of public value. It is assumed that trees could be accommodated within the open space provision. Therefore, a capacity of 125 dwellings will be included within SHELAA.					
Suitability	Potentially suitable There are a number of 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 WINK10.					
Availability	Available The site is in multiple ownership, a developer (Persimmon Homes Ltd) 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	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 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 Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• 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	<p>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:</p> <ul style="list-style-type: none">• 216 dwellings (on 8.65ha developable area).• 2.14ha of open space of public value. <p>It is assumed that trees and land liable to flooding could be accommodated within the open space provision.</p> <p>Therefore, a capacity of 216 dwellings will be included within SHELAA.</p>					
Suitability	Potentially suitable There are a number factors which would need to be investigated (such as agricultural land quality) and features (such as trees, including protected) would need to be retained. Any development would also need to take account of the setting of listed buildings (Somerton House), proximity to Ancient Woodland, and area of land liable to 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	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	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 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	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 Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• 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: <ul style="list-style-type: none">• 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	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	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 2016			
Developer/ Landowner suggestion	Housing (C3 use): 88 units					
Site description	Site: Agricultural field with trees/hedging along boundaries. Access: Existing gated field access from Locks Ride. Levels: Appears level. 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 Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of 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 contamination from landfill.					
Potential capacity	<p>The site contains trees (c. 0.4ha) which has been discounted from the site area, resulting in a remaining area of 3.85ha.</p> <p>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:</p> <ul style="list-style-type: none">• 81 dwellings (on 2.7ha developable area)• 0.8ha of open space <p>Therefore, a capacity of 81 dwellings will be included within SHELAA.</p>					
Suitability	Potentially suitable There are a number of factors which would need to be investigated (such as agricultural land quality, and potential contamination from landfill) and features (such as trees) would need to be retained. Any development would also need to take account of 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 multiple ownership, a developer (Gladman Developments Ltd) 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	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	WINK12 (forms part of WINK14)	Site Address	Land to rear of 89 Locks Ride
Parish	Winkfield	Ward	Winkfield & Cranbourne



Site area	0.53ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 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 Chavey Down) 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	<ul style="list-style-type: none">• Located outside of 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 capacity	Given the extent of the trees (in particular along the boundaries), this has been discounted from the site area (c.0.24ha) resulting in a remaining area of 0.29ha. As the remaining 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 an edge of settlement site in a semi-rural/transitional location. This would result 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 of factors which would need to be investigated (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).					
Availability	Available The site is in single ownership, a developer (Spitfire Properties LLP) 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 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	WINK13	Site Address	89 Locks Ride
Parish	Winkfield	Ward	Winkfield & Cranbourne



Site area	0.28ha	Source		Call for sites January 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	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">Site contains trees					
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 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.					
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 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	WINK14	Site Address	Land west of Braziers Lane/Locks Ride and north and south of Forest Road (Winkfield Row)
Parish	Winkfield	Ward	Winkfield & Cranbourne

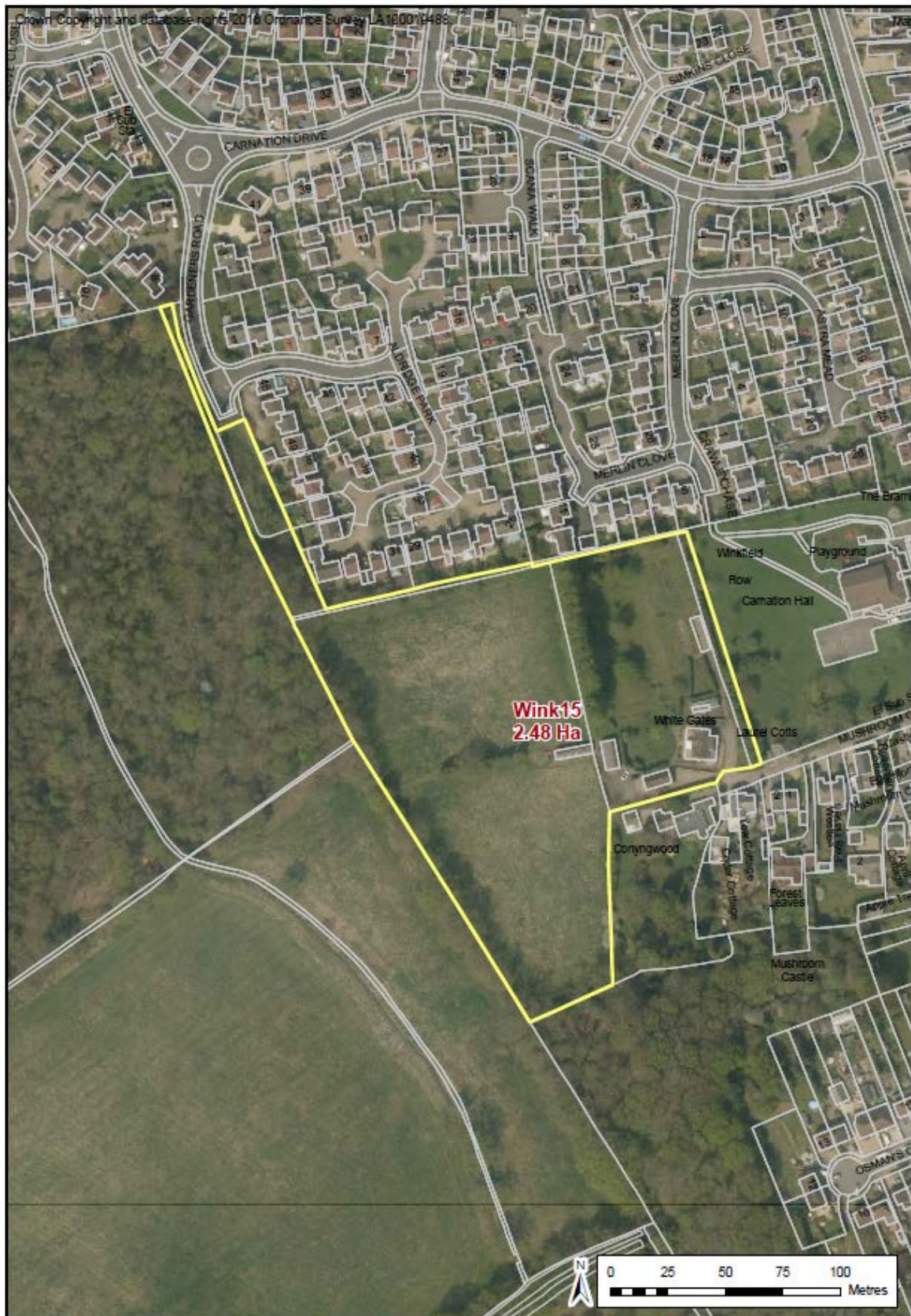


Site area	59.6ha	Source	Call for sites January 2016
Developer/ Landowner suggestion	Housing (C3 use) & associated infrastructure (c. 1,000sqm): 1,389-2,317 units (depending on density)		
Site description	Site: Extensive agricultural/grazing land – sub-divided into fields with boundaries marked by hedgerows and mature trees. 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. 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 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	<ul style="list-style-type: none">• 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).• Area of flooding located in the north of the site.					
Potential capacity	<p>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:</p> <ul style="list-style-type: none">• 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. <p>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.</p>					
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), 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/ 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.
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Site Ref	WINK15	Site Address	Whitegates, Mushroom Castle, Winkfield Row
Parish	Winkfield	Ward	Winkfield & Cranbourne



Site area	2.48ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 50 units					
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 Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Contains trees.• Potential for contamination from landfill.• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).• Adjacent to a Local Wildlife Site					
Potential capacity	<p>The site contains trees (c. 0.3ha) which has been discounted from the site area, resulting in a remaining area of 2.18ha.</p> <p>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:</p> <ul style="list-style-type: none">• 46 dwellings (45 net taking account of existing dwelling) (on 1.53ha developable area)• 0.46ha of open space <p>Therefore, a capacity of 45 (net) dwellings (46 gross) will be included in the SHELAA.</p>					
Suitability	Potentially suitable There are a number factors which would need to be investigated (such as agricultural land quality, and proximity to a Local Wildlife Site) and features (such as trees) would need to be retained. Any development would also need to take account of 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 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	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	WINK16	Site Address	Land to rear of Chavey Down Farm, Longhill Road
Parish	Winkfield	Ward	Winkfield & Cranbourne



Site area	4.63ha	Source		Call for sites January 2016		
Developer/ 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 divides site into paddocks. Access: Access taken from existing caravan park. Levels: Some level change west-east. Current use: Grazing of horses. Character: Rural (although adjoins Warfield Park – this is not within the defined settlements and mobile homes not visible across site).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Site contains trees• Site is wholly within a Local Wildlife Site.• Levels change within the site.• Potential for contamination from landfill.					
Potential capacity	The site contains trees, and a Local Wildlife Site, 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 further (such as agricultural land quality), and features (such as trees) would need to be retained. Any development will also need to take account of levels changes potential contamination from landfill, and proximity to Ancient Woodland, and 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 settlement boundary to accommodate development).					
Availability	Available The site is in single ownership, owned by Warfield Park Homes Ltd, who would develop 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	Not developable within the next 15 years The site is potentially available (developer involved). However, existing environmental constraints relating to tree cover, and Local Wildlife Site mean that the site may be unlikely to be suitable within the next 15 years.					

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



Site area	3.16ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): Number of units not specified.					
Site description	Site: Two residential properties (Mill Cottage and Chavey Down Farm) to east of site, equestrian uses/to west (including barns/stables and manège). Site contains protected trees. Access: Gated access off of access to Warfield Park and main gated access off of Long Hill Road. Levels: change in levels across the site. Current use: Residential, agriculture, grazing and equestrian. Character: Semi-rural. Transitional edge of settlement area, on the fringe of the developed area of Chavey Down).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Site contains trees• Levels change within the site.• Potential for contamination from landfill.• Part of site within gas pipeline consultation zone.• Possible minerals issues which need investigating – sand & gravel, bedrock, river terrace deposits					
Potential capacity	<p>The site contains trees, including protected (c. 0.88ha) which has been discounted from the site area, resulting in a remaining area of 2.28ha. 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:</p> <ul style="list-style-type: none">• 48 dwellings (46 net, taking account of 2 existing dwellings) (on 1.6ha developable area)• 0.48ha of open space <p>Therefore, a capacity of 46 (net) dwellings (48 gross) will be included in the SHELAA.</p>					
Suitability	Potentially suitable There are a number factors which would need to be investigated further (agricultural land quality), and features (such as trees) would need to be retained. Any development will also need to take account of level changes and 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, but no developer involved. There are no disclosed legal issues which would prevent 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 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 if various issues and constraints are addressed. It is feasible that development could take place within the next 6-15 year period.					

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 TPO to rear of site (woodland). Access: Gated access from access road to Warfield Park. Levels: Appears level. Current use: Residential. Character: Rural.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Site contains trees (including protected)• Potential for contamination from landfill.					
Potential capacity	<p>The site contains trees, including protected (c. 1.16ha) which has been discounted from the site area, resulting in a remaining area of 0.55ha.</p> <p>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).</p> <p>(An appeal for 14 net dwellings was dismissed on 24th March 2017.)</p> <p>Therefore, a capacity of 13 (net) dwellings (14 gross) will be included in the SHELAA.</p>					
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/ Developability	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	WINK19	Site Address	Land between London Road and Longhill Road
Parish	Winkfield	Ward	Ascot



Site area	1.12ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 28 units					
Site description	Site: Wooded area comprising an area of protected and established mixed native species (coniferous and deciduous). Access: No apparent vehicular access. Pedestrian footpath runs from south-east corner of site to London Road. Levels: Raised in the region of 6-8 foot above Long Hill Road. Current use: Woodland. Character: Rural – transitional area on fringe of residential to north (defined settlement of Chavey Down: Church Road/North Road).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Site contains protected trees• Levels change within the site.• Potential for contamination from landfill.• Gas pipeline consultation zone.• Possible minerals issues which need investigating – sand & gravel, bedrock, river terrace deposits.					
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 unknown There are a number factors which would need to be investigated further (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 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/ 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 (including protected) within the site mean that the site may be unlikely to be suitable within the next 15 years.					

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



Site area	13.02ha	Source		Call for sites January 2016		
Developer/ Landowner suggestion	Housing (C3 use): 650 units					
Site description	Site: Former tip – raised (capped) grassed area with mature trees along boundaries (including protected). (NB: the site also falls within an area safeguard for a road line – BFBLP Policy M2). Access: Vehicular access from London Road. Pedestrian access (footpath) around periphery of site. Levels: Substantial levels change – raised above Long Hill Road and London Road - with capped area higher still. Current use: Former tip, with tree buffer. Character: Rural – transitional area just beyond defined settlement of Bracknell, with educational/commercial and residential uses surrounding.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside a defined settlement.• Site contains protected trees.• Levels change within the site.• Potential contamination from landfill.• Site contained safeguarded road line.• Gas pipeline consultation zone.• Possible minerals issues which need investigating – sand & gravel, bedrock, river terrace deposits.					
Potential capacity	<p>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.</p> <p>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% developable area at a density of 35dph has been assumed. This would result in the following estimated capacity/on-site infrastructure requirements:</p> <ul style="list-style-type: none">• 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. <p>Therefore, a capacity of 228 will be included in the SHELAA.</p>					
Suitability	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	Achievability unknown The submission form indicates development within the next 5 years, and the site appears to be single ownership, but without a specific house builder involved. It is unclear whether the site would be viable to develop, given it is an					

	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/ Developability	Developable 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

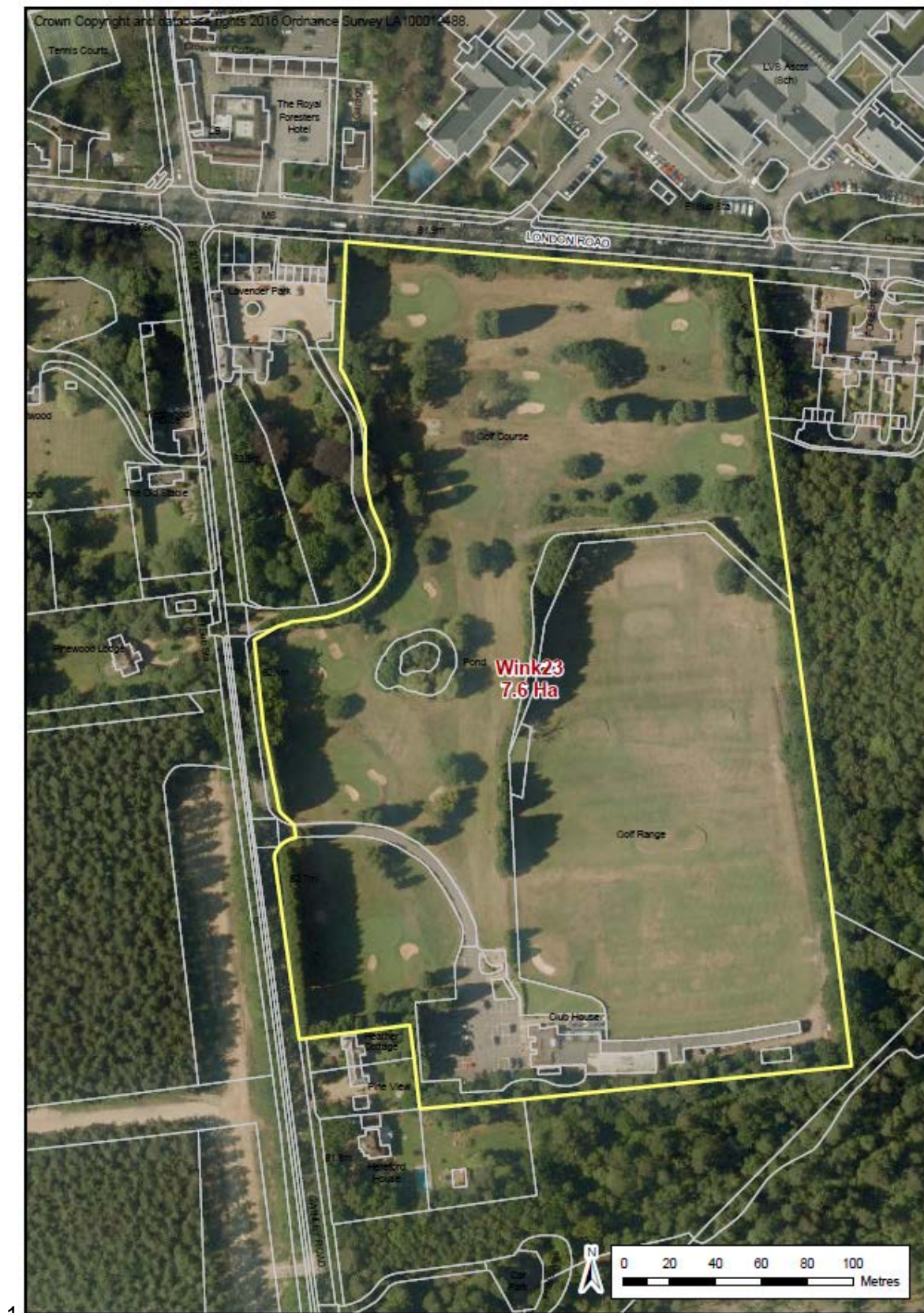
Site Ref	WINK22	Site Address	Land to south of London Road, east of Bog Lane and west of Swinley Road (Whitmoor Forest)
Parish	Winkfield	Ward	Ascot



Site area	45.78ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 1,100-1,300 units (based on whole site coverage) 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 properties. Lapland UK also has permission for seasonal use on eastern part of site. Character: Rural – transitional area on fringe of defined settlement of Bracknell (Martin's Heron), with commercial and residential uses surrounding.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• 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 would result in the following estimated capacity/on-site infrastructure requirements: <ul style="list-style-type: none">• 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 contamination from landfill and proximity to a Site of Special Scientific Interest. 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 disclosed legal issues (covenants on the land) – which could have implications for timing of development.					

Achievability	<p>Potentially achievable</p> <p>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).</p>
Deliverability/ Developability	<p>Potentially developable</p> <p>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.</p>

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



Site area	7.6ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 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 around driving range). Current use: Golf Course. Character: Rural (with surrounding educational and commercial/leisure uses).					
Location of site	Settlement	-	Countryside	-	Green Belt	Yes
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement (within the Green Belt).• Site contains protected trees• Levels change within the site.• Site wholly within a Biodiversity Opportunity Area.• Within buffer of (adjacent to) a Site of Special Scientific Interest.• Loss of existing golf course.					
Potential capacity	<p>Given the extent of the trees (in particular along the boundaries), this has been discounted from the site area (c.1.2ha) resulting in a remaining area of 6.4ha.</p> <p>As the site is over 2ha the net developable area will be dependent on the yield. However, application of a yield that assumes less than 109 dwellings (i.e. 70%) would yield 112 dwellings whilst a yield that assumes more than 108 dwellings (i.e. 50%) will yield 80 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 provision) 25dph has been applied. This would result in an estimated capacity of 80 dwellings (on 3.2ha developable area); this would be subject to Green Belt considerations.</p> <p>It is assumed that trees could be accommodated within the open space provision. Therefore, a capacity of 80 dwellings will be included within SHELAA.</p>					
Suitability	Potentially suitable There are a number factors which would need to be investigated (such as opportunities for biodiversity) and addressing how features (such as trees, including protected) could be retained, together with justification for the loss of an existing golf course. Any development would also need to take account of proximity to a Site of Special Scientific Interest, and levels changes within the site. 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 disclosed legal issues (existing tenancy) 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/ Developability	<p>Potentially developable</p> <p>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.</p>

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



Site area	1.68ha	Source		Call for sites January 2016		
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: 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	<ul style="list-style-type: none">• Located outside of a defined settlement (within the Green Belt).• Site contains protected trees• Levels change within the site.• Within a Biodiversity Opportunity Area.• Within buffer of a Site of Special Scientific Interest.					
Potential capacity	<p>Given the extent of the trees (in particular along the boundaries), this has been discounted from the site area (c.0.6ha) resulting in a remaining area of 1.08ha.</p> <p>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 24 dwellings gross (23 (net) given existing dwelling on the site) (on 0.97ha developable area), and 0.07ha of open space. This would be subject to Green Belt considerations.</p> <p>It is assumed that trees could be accommodated within the open space provision. Therefore, a capacity of 23 (net) dwellings (24 gross) will be included within SHELAA.</p>					
Suitability	Potentially suitable There are a number of factors which would need to be investigated (such as opportunities for biodiversity) and features (such as trees, including protected) would need to be retained. Any development would also need to take account of proximity to a Site of Special Scientific Interest. 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 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.					
Deliverability/ Developability	Potentially developable 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	WINK25	Site Address	Highbury, Prince Albert Drive
Parish	Winkfield	Ward	Ascot



Site area	1.35ha	Source		Call for sites January 2016		
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: 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	<ul style="list-style-type: none">• Located outside of a defined settlement (within the Green Belt).• Site contains protected trees• Levels change within the site.• Within a Biodiversity Opportunity Area.					
Potential capacity	<p>Given the extent of the trees (in particular along the boundaries), this has been discounted from the site area (c.0.13ha) resulting in a remaining area of 1.35ha.</p> <p>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 30 dwellings gross (29 (net) given existing dwelling on the site) (on 1.2ha developable area), and 0.09ha of open space. This would be subject to Green Belt considerations.</p> <p>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.</p>					
Suitability	Potentially suitable There are a number factors which would need to be investigated (such as opportunities for biodiversity) 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 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 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.					
Deliverability/ Developability	Potentially developable 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 area	4.68ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 5-6 units. 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	<ul style="list-style-type: none">• Located outside of a defined settlement (within the Green Belt).• Site contains protected trees.• Possible minerals issues which need investigating – sand & gravel, bedrock, river terrace deposits.• Potential for noise from adjacent railway line.					
Potential capacity	<p>Given the extent of the trees within the site, this has been discounted from the site area (c.3.94ha) resulting in a remaining area of 0.74ha.</p> <p>Residential Institution (C2 use): 0.4ha is requirement to accommodate a 60-bed care home (C2 use), which would be achieved within the remaining site area.</p> <p>Housing (C3 use): 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 it is an isolated site in a rural location. This would result in 18 dwellings gross (17 (net) given existing dwelling on the site). This would be subject to Green Belt considerations.</p> <p>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.</p>					
Suitability	<p>Potentially suitable</p> <p>There are a number of factors which would need to be investigated (such as minerals, and potential for noise from adjacent railway line) 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 Belt boundary).</p>					
Availability	<p>Potentially available</p> <p>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.</p>					
Achievability	<p>Potentially achievable</p> <p>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.</p>					
Deliverability/ Developability	<p>Potentially developable</p> <p>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.</p>					

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



Site area	1.69ha	Source		Call for sites January 2016		
Developer/ Landowner suggestion	Housing (C3 use): 20 units					
Site description	Site: Large detached property set in substantial mature grounds, located within the Green Belt. Access: Off of Coronation Road. Levels: Appears level. 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	<ul style="list-style-type: none">Located outside of a defined settlement (within the Green Belt).Site contains trees.					
Potential capacity	<p>Given the extent of the trees (in particular along the boundaries), this has been discounted from the site area (c.0.26ha) resulting in a remaining area of 1.43ha.</p> <p>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.</p> <p>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.</p>					
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 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 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.					
Deliverability/ Developability	Potentially developable 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	WINK28	Site Address	Winkfield Manor, Forest Road
Parish	Winkfield	Ward	Ascot



Site area	0.55ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 13 units					
Site description	Site: Two storey detached building in residential use (sheltered accommodation 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: Residential. Character: Rural.					
Location of site	Settlement	-	Countryside	-	Green Belt	Yes
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement (within the Green Belt).• Contains trees.• Proximity to Ancient Woodland.• Part of site within high pressure gas pipeline consultation zone.					
Potential capacity	<p>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.</p> <p>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.</p> <p>Therefore, a capacity of 8 dwellings will be included in the SHELAA.</p>					
Suitability	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 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/ Developability	Potentially developable 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 area	11.37ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 222 units Education (D1 use): floor space not specified					
Site description	Site: Arable field enclosed by tree screen, located within the Green Belt. Area of woodland to south of site with informal footpath access from Rhododendron Walk footpath. Site adjoins Historic Park and Garden (Coach Road) to west. Site also contains Scout Hut (south eastern corner). Access: Gated field access to west (off of Coach Road). Levels: Appears level. Current use: Agricultural. Character: Rural. Transitional area on fringe of North Ascot.					
Location of site	Settlement	-	Countryside	-	Green Belt	Yes
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement (within the Green Belt).• Contains protected trees.• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).• Contains an area of mineral deposits.• Proximity to Ancient Woodland and Historic Park and Garden.					
Potential capacity	<p>The proposal includes D1 use, for a replacement primary school, however it is unclear whether a replacement is required, as the school site itself (south of Rhododendron Walk) has not been submitted. Therefore this has not been assessed.</p> <p>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.</p> <p>As the remaining area is over 2ha, there is a requirement for on-site open space provision, 50% of the remaining site 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 148 dwellings (on 4.93ha developable area). This would be subject to Green Belt considerations. It is assumed that trees could be accommodated within the open space provision.</p> <p>Therefore, a capacity of 148 dwellings will be included within SHELAA.</p>					
Suitability	Potentially suitable There are a number factors which would need to be investigated (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, and a Historic Park and Garden. 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. There are disclosed legal issues (agricultural tenancy) which could have implications for timing of 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/	Potentially developable					

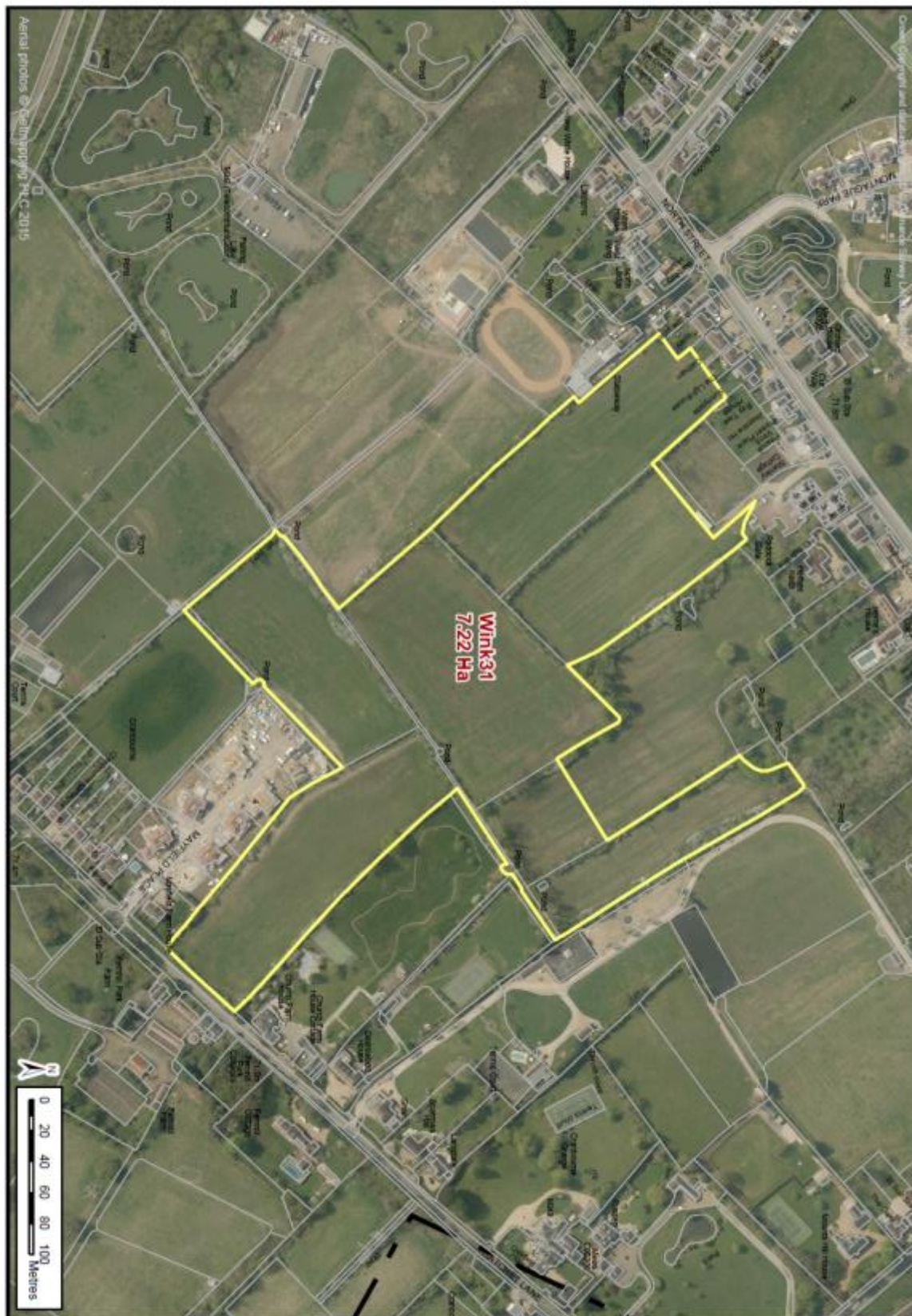
Developability	The site is potentially available (no developer involved at present), and there is an existing tenancy. It is potentially suitable if various issues and constraints are addressed. It is feasible that development could take place within the next 6-15 year period.
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Site Ref	WINK30	Site Address	Land at the Rough
Parish	Winkfield	Ward	Ascot



Site area	11.67ha	Source	Call for sites January 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: <ul style="list-style-type: none">• 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 Belt	Yes
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• 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 next 15 years The site is potentially available (no developer involved at present). However, existing environmental constraints relating to tree cover (including protected) within the site mean that the site may be unlikely to be suitable within the next 15 years.					

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



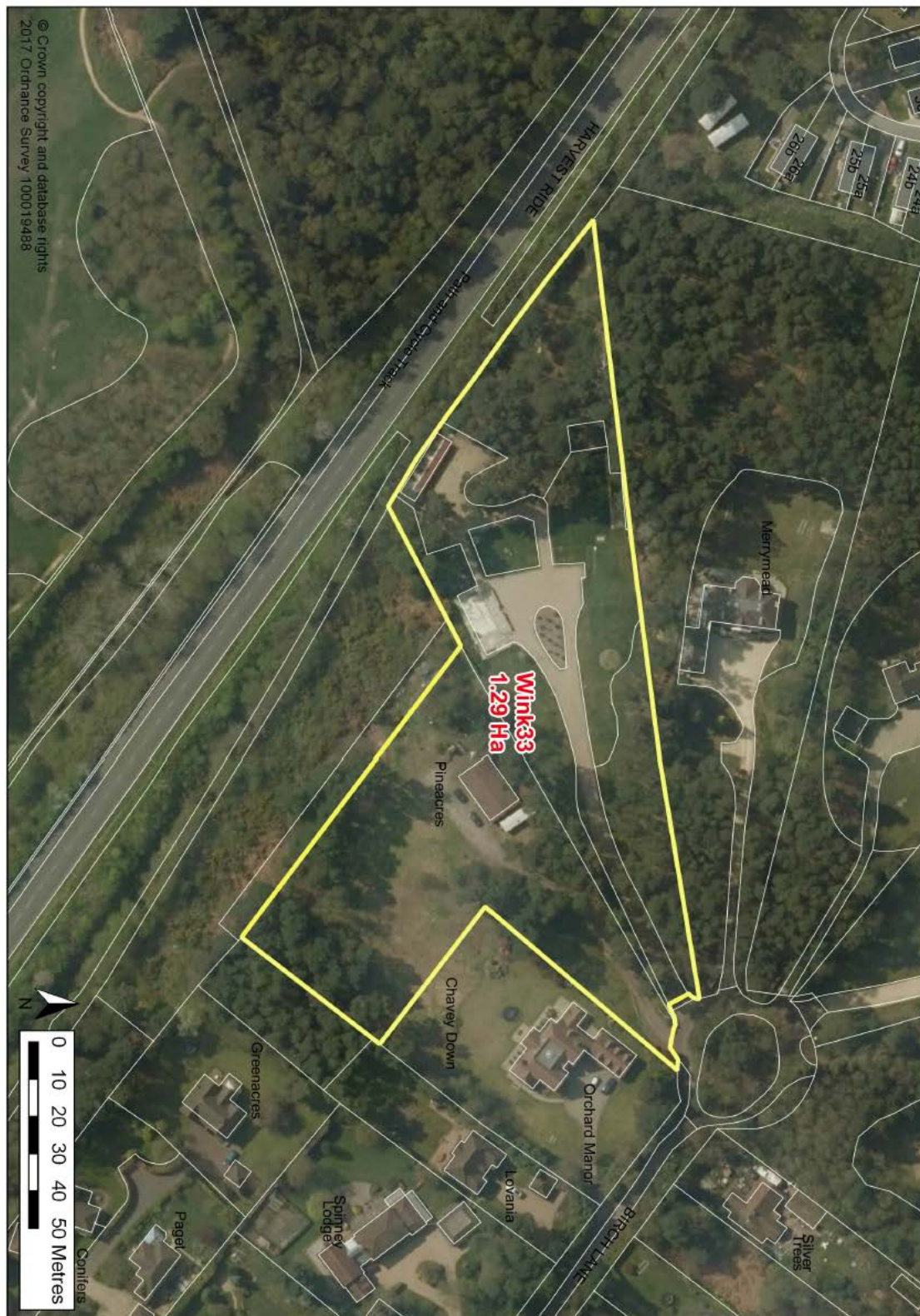
Site area	7.22ha	Source	Site submission September 2016 (Post Issues & Options consultation)			
Developer/ Landowner suggestion	Housing (C3 use), and housing for older people: 225 units					
Site description	Site: Extensive fields marked by tree/hedgerow boundaries – located within the Green Belt. Access: Overgrown, gated access off, of Hatchett Lane, and via ‘Paddock Gate’, North Street. Levels: appears to be level. Current use: Agriculture/field. Character: Rural (rural village of North Street, Cranbourne to north).					
Location of site	Settlement	-	Countryside	-	Green Belt	Yes
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of 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).• Proximity to Ancient Woodland.					
Potential capacity	<p>As the site is over 2ha the NDA will be dependent on the yield. However, application of a yield that assumes less than 109 dwellings (i.e. 70%) would 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 provision) 25dph has been applied. This would result in an estimated capacity of 90 dwellings (on 3.6ha developable area); this would be subject to Green Belt considerations.</p> <p>It is assumed that trees could be accommodated within the open space provision.</p> <p>Therefore, a capacity of 90 dwellings will be included within SHELAA.</p>					
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. 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.					
Deliverability/ Developability	Potentially developable 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	WINK32	Site Address	Land Between Merrymead and Pine Acres, Birch Lane, Ascot
Parish	Winkfield	Ward	Ascot



Site area	0.74ha	Source		Submitted after SHELAA consultation (Dec 2016)		
Developer/ Landowner suggestion	5 dwellings					
Site description	Site: Wooded with cleared areas. Access: Birch Lane (private road). Levels: Appears level. Current use: Vacant. Previously an unlawful gypsy site. Character: Rural (with surrounding residential development set within woodland).					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• 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).• Ancient Woodland (NE & TVERC) 500m Buffer.• Between 400m and 5km of Thames Basin Heaths SPA.					
Potential capacity	<p>The site has an area of 0.74ha; due to constraints relating to protected trees and surface water flooding the assumed developable area is 0.2ha. Given the character of the locality it is located within, being edge of settlement with low density housing, a density of 25 dph is assumed. This equates to 5 dwellings.</p> <p>Therefore, a capacity of 5 dwellings will be included in the SHELAA.</p>					
Suitability	Suitability unknown The site requires further assessment before a robust decision can be made on its suitability for being developed for the defined use.					
Availability	Available Confirmation of availability within the next 15 years has been received from the landowner and there are no known legal issues or ownership problems.					
Achievability	Achievable The submission form indicates development within the next 5 years. There is a reasonable prospect that the site could be delivered within the next 15 years. 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	Deliverable 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.					

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



Site area	1.3ha	Source	Submitted after SHELAA consultation (Dec 2016)			
Developer/ Landowner suggestion	7 dwellings					
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	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		Yes	Greenfield		-
Key Issues/Constraints	<ul style="list-style-type: none">• 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).• Ancient Woodland (NE & TVERC) 500m Buffer.• Part of site in high pressure gas pipeline consultation zone.• Between 400m and 5km of Thames Basin Heaths SPA.					
Potential capacity	<p>The site has an area of 1.3ha; due to constraints relating to protected trees and surface water flooding the assumed developable area is 0.36ha. Given the character of the locality it is located within, being edge of settlement with low density housing, a density of 25 dph is applicable; this equates to 9 dwellings. However, there are significant tree issues that would limit development potential, This appears to have been recognised by the promoter of the site with their suggestion of 7 dwellings.</p> <p>Therefore, a capacity of 7 dwellings will be included in the SHELAA.</p>					
Suitability	Suitability unknown The site requires further assessment before a robust decision can be made on its suitability for being developed for the defined use.					
Availability	Available Confirmation of availability within the next 15 years has been received from the landowner and there are no known legal issues or ownership problems.					
Achievability	Achievable The submission form indicates development within the next 5 years. There is a reasonable prospect that the site could be delivered within the next 15 years. 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	Deliverable 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.					

Site area	3.6ha	Source	Submitted after SHELAA consultation (Dec 2016)			
Developer/ Landowner suggestion	125 dwellings (net 123 dwellings) (including existing allocation for 49 dwellings)					
Site description	Site: Extension to existing Palm Hills site allocation to include two residential dwellings, a guest house, gardens, wooded area and unused land. Access: Long Hill Road/London Road. Levels: Change in levels over whole site, land dips from the north to the south. Current use: Residential, wooded area, scrub. Character: Predominately residential.					
Location of site	Settlement	Yes	Countryside	-	Green Belt	-
PDL status of site	Previously Developed Land		Yes	Greenfield		-
Key Issues/Constraints	<ul style="list-style-type: none">• Level changes within the site.• Site contains trees.• Potential contamination from landfill (within 250m Buffer).• Possible minerals issues which need investigating – sand & gravel, bedrock, river terrace deposits.• Gas pipeline consultation zone.					
Potential capacity	<p>The site has an area of 3.6 ha of which approximately 2.6ha is allocated under Policy SA3 of the SALP. Two additional parcels of land form part of the site: (a) land to the rear and north-east of Forest View on Longhill Road, and to the rear of Glendower and Engledene on London Road (with an area of 0.22ha); and (b) land to the north west of the SA3 allocation. The second parcel (b) has also 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.</p> <p>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.</p> <p>Therefore, a capacity of 6 dwellings will be included in the SHELAA.</p>					
Suitability	Potentially suitable There are factors which would need to be investigated and features (such as trees) would influence design. Any development would also need to take account of proximity to landfill.					
Availability	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.					
Achievability	Achievable The submission form indicates development 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 subsequent detailed assessments. There is a reasonable prospect that the site could be delivered within the next 15 years.					
Deliverability/ Developability	Deliverable 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.					

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



Site area	4.45ha	Source	Call for sites January 2016 (however omitted in error)			
Developer/ Landowner suggestion	Housing (C3 use): 96 units					
Site description	Site: Livery business & agricultural land Access: via Locks Ride Levels: Appears level. Current use: Agricultural with equestrian use, residential use. 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 Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement,• Contains a number of trees (including some protected).• Contains agricultural land at grade 3, Area of flooding located in the north of the site.					
Potential capacity	<p>Given that there would a requirement to provide on site open space a 70% developable area is achievable, assuming that trees on site could be included in the open space. A net developable area of 3.12ha has therefore been assumed. A density of 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:</p> <ul style="list-style-type: none">• 94 dwellings• 0.93ha of open space <p>Therefore, a capacity of 94 dwellings will be included within the SHELAA.</p>					
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 (for example, any change in the settlement boundary to accommodate development).					
Availability	Available The site is in single ownership and a developer is involved. 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 will be factored into the final SHELAA. There is a reasonable prospect that the site could be delivered within the next 15 years.					
Deliverability/ Developability	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	WINK 36	Site Address	Land adjacent to the Vicarage, Winkfield Street
Parish	Winkfield	Ward	Winkfield & Cranbourne



Site area	0.44ha	Source		Post Sept.2017		
Developer/ Landowner suggestion	5 dwellings					
Site description	Site: Poorly managed grassland/scrub. Substantial hedge with trees along Winkfield Street. Other boundaries also delineated by trees/hedges. Adjoins low density residential development to the south (Maidens Green). Substantial houses are also located on the opposite side of Winkfield Street. Other adjacent land is in agricultural use. 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	<ul style="list-style-type: none">• Located outside of a defined settlement (within the Green Belt)• Adjacent to Local Wildlife Site• Contains agricultural land at grade 3, some of which may be ‘the best and most versatile’ (grade 3a).• Contains trees along site boundaries					
Potential capacity	Around 0.1ha of the site is covered by trees, this reduces the developable area to 0.34ha. Given that the site has an area of under 1ha, 100% of the remaining 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 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 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.					

Site area	1.28ha	Source	Post Sept 2017			
Developer/ Landowner suggestion	Up to 3 dwellings					
Site description	Site: Heavily wooded site with railway adjacent to the northern site boundary. Access: Via King's Ride Levels: Fairly flat Current use: Woodland Character: Rural					
Location of site	Settlement	-	Countryside	-	Green Belt	Yes
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• 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 (comprising sites: BIN7, BIN 8, BIN 9, BIN10 and BIN 11)	Site Address	Land west of Murrell Hill Lane, and south of Foxley Lane (comprising Foxley Fields, Whitehouse Farm, Murrell Hill Grange, Popes Manor and Popes Farm)
Parish	Binfield	Ward	Binfield with Warfield



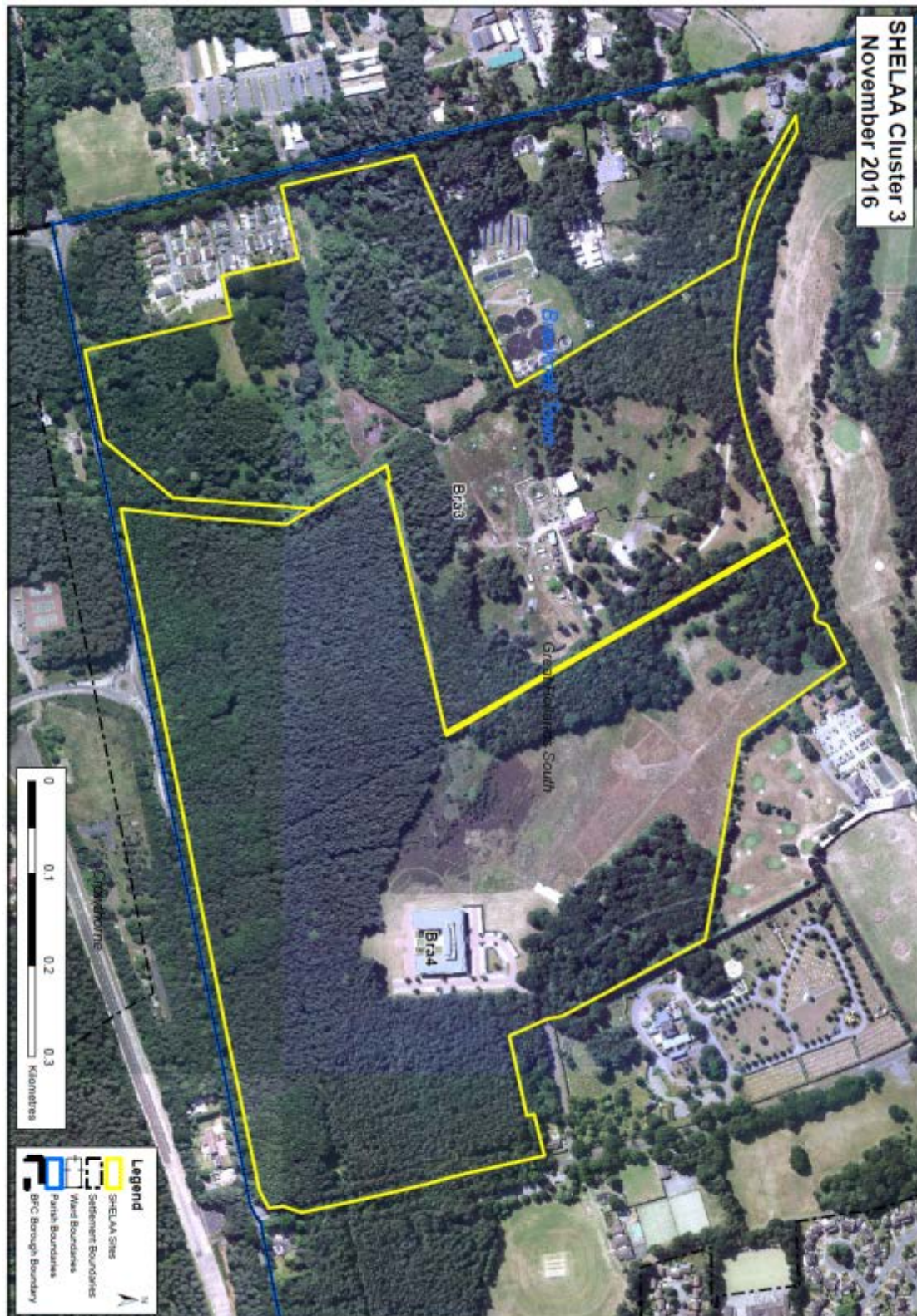
Site area	Combined site area (within BFC): 63.19	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): 905 units Doctors Surgery (D1 use): 465sqm					
Site description	Site: extensive areas of agricultural land (arable, pastoral and grazing land), and areas of parkland. Some of the sites contain existing residential uses (BIN7, BIN9 and BIN11), and office use (BIN10). Site contains mature trees 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 across the wider site. Current use: Residential, office, agricultural and parkland. Character: Rural with some parts of the site forming a transitional edge of settlement location on the fringe of the developed area of Binfield.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• 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).• 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	<p>As there is an existing Local Wildlife Site/Ancient Woodland/area of protected trees within the site (at Pockets Copse/Blackmans Copse - BIN9), this has been excluded from the site area (c. 6ha), as at this stage it unknown (given the nature and sensitivity of the designations) whether this could be used as part of the on-site open space provision. Given the sensitivities of the site at BIN10 (containing existing Local Wildlife Site/extensive area of parkland, setting of a listed building, and protected trees), conversion of existing floor space is assumed, so the site area of the wider site has not been considered (containing protected trees at BIN10), this has been excluded from the site area (8.44ha). 0.9 ha of BIN11 that is currently designated in the SALP has also been excluded.</p> <p>This would result in a residual area of 47.85ha.</p> <p>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:</p> <ul style="list-style-type: none">• 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 and 16.2ha of SANG (minimum)• A primary school.• Neighbourhood centre and community centre• Doctors surgery (as proposed) could also be accommodated at Popes Manor (465sqm)					

	Therefore, an estimated capacity of 874 dwellings, and a 465sqm doctors surgery (D1 use) could be achieved on Cluster 1.
Suitability	<p>Potentially suitable</p> <p>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).</p>
Availability	<p>Potentially available</p> <p>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.</p>
Achievability	<p>Potentially achievable</p> <p>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.</p>
Deliverability/ Developability	<p>Potentially developable</p> <p>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.</p>

Addendum: Cluster 2 – this cluster no longer exists as BRA2 is no longer being promoted through the SHELAA, so has been removed, and will not be subject to further assessment.

Cluster 2 – No longer included in the SHELAA

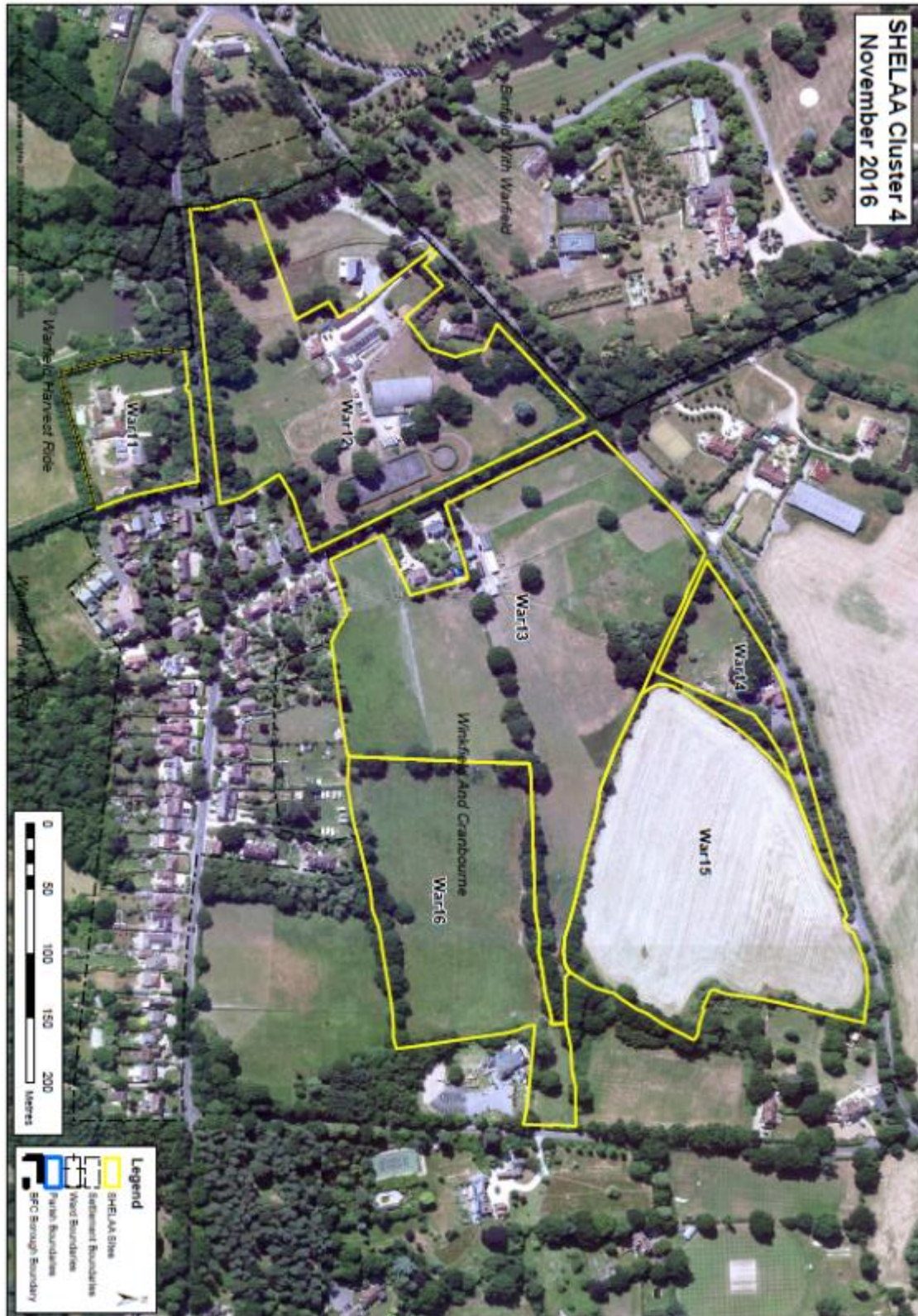
Site Ref	Cluster 3 (comprising sites BRA3 and BRA4)	Site Address	Land at the Hideout and Beaufont Park, Nine Mile Ride
Parish	Bracknell Town	Ward	Great Hollands South



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 Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Contains trees, and change in levels across site.• Proximity to sewage treatment works.• Part of site within high pressure oil pipeline consultation zone.					
Potential capacity	<p>Given the extent of tree cover (c. 41ha) this has been discounted from the overall site area, leaving a remaining area of 15.8ha.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none">• 539 dwellings (on 15.4ha developable area)• 5.35ha of open space and 10 ha of SANG (minimum) <p>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.</p> <p>Therefore, an estimated capacity of 539 dwellings, and a 60-bed care home could be achieved on Cluster 3.</p>					
Suitability	Potentially suitable There are a number of factors which need to be investigated further (odour from sewage treatment works), and features (such as trees) will need to be retained. Any development will also need to take account of levels changes. 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					

	<p>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.</p>
Achievability	<p>Potentially achievable</p> <p>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.</p>
Deliverability/Developability	<p>Potentially developable</p> <p>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.</p>

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



Site area	18.75ha	Source	Call for sites January 2016			
Developer/ Landowner suggestion	Housing (C3 use): WAR 12 and WAR 13 not specified Total of other areas = 206-224 units					
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.					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• 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.					
Potential capacity	<p>The site as a whole contains areas of trees, including protected (c.2.5ha) and land liable to flooding (c. 0.32ha). However, these areas could realistically form part of the SANG/OSPV requirements.</p> <p>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</p> <ul style="list-style-type: none">• 328 dwellings (on 9.38ha developable area) 327 (net) due to existing dwelling at North Lodge Farm• 3.4ha of OSPV• 6.3ha of SANG <p>Therefore, an estimated capacity of 328 (net) dwellings could be achieved on Cluster 4.</p>					
Suitability	Potentially suitable There are a number factors which would need to be investigated further (such as areas of setting of an adjacent listed building, minerals, potential contamination from landfill, land liable to flooding, and agricultural land quality), 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).					
Availability	Potentially available					

	<p>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.</p>
Achievability	<p>Potentially achievable</p> <p>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).</p>
Deliverability/Developability	<p>Potentially developable</p> <p>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.</p>

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



Site area	59.88ha	Source	Call for sites January 206			
Developer/ Landowner suggestion	Housing (C3 use), plus associated infrastructure: 1394-2322 units					
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 Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• 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).• Area of flooding located in the north of the site.					
Potential capacity	<p>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:</p> <ul style="list-style-type: none">• 943 dwellings (on 26.95ha developable area)• 9.7ha of open space and 18.1ha of SANG (minimum)• A primary school• Neighbourhood centre and community centre <p>It is assumed that trees and areas of flooding and trees could be accommodated within the open space provision. Therefore, an estimated capacity of 943 dwellings could be achieved on Cluster 5.</p>					
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 (including 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	<p>Potentially available</p> <p>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.</p>
Achievability	<p>Potentially achievable</p> <p>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.</p>
Deliverability/ Developability	<p>Potentially developable</p> <p>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.</p>

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



Site area	18.75ha	Source	Pre-Submission Warfield Neighbourhood Plan			
Developer/ Landowner suggestion	Housing (C3 use): 235 units					
Site description	<p>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).</p> <p>Access: Existing access points to individual sites from Hayley Green, Bracknell Road, Forest Road and Cricketers Lane.</p> <p>Levels: Appears level.</p> <p>Current use: Various, including residential uses, education (nursery), equestrian, agricultural and grazing.</p> <p>Character: Rural, with some parts of site transitional edge of settlement areas on the fringe of village of Hayley Green.</p>					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Key Issues/Constraints	<ul style="list-style-type: none">• Located outside of a defined settlement.• Site contains trees (including protected).• Setting of adjacent listed buildings.• Potential for contamination from nearby landfill site.• Contains area of land liable to flooding.• Contains an area of mineral deposits.• Contains agricultural land at grade 3, some of which may be grade 3a					
Potential capacity	<p>The site contains an area at risk of flooding (c. 0.02ha) and an area containing trees, including protected (c. 0.75ha). Discounting these from the site results in a remaining area of 14.95ha. As more than 108 dwellings, a 50% developable area has been assumed at a density of 35dph. This would result in the following estimated capacity/on-site infrastructure requirements:</p> <ul style="list-style-type: none">• 262 dwellings (on 7.48ha developable area)• 2.6ha of open space <p>It is assumed that trees and areas at risk of flooding could be accommodated within the open space provision. An off-site bespoke SANG would be required, given the potential capacity. Therefore, a capacity of 262 dwellings will be included within the SHELAA.</p>					
Suitability	<p>Potentially suitable</p> <p>There are a number factors which would need to be investigated further (such as areas of setting of an adjacent listed building, minerals, potential contamination from landfill, land liable to flooding, and agricultural land quality), 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).</p>					
Availability	<p>Potentially available</p> <p>The site is in multiple ownerships. 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.</p>					
Achievability	Potentially achievable					

	<p>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).</p>
Deliverability/ Developability	<p>Potentially developable</p> <p>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.</p>