



**Local People.
Local Decisions.
Local Future.**



**Finchampstead
Neighbourhood
Development Plan
Version 2
2018-2036**



Finchampstead Neighbourhood Development Plan

Topic Paper - Additional Housing

Background

Finchampstead is a semi-rural parish, and it is the overriding concern of residents that it retains the features and attributes which support its character. The population of Finchampstead Parish has trebled in size since the seventies and even from this high baseline, Wokingham's current Local Plan will see housing increase by a further 30%¹ between 2018 and 2026. The overwhelming view of local residents, and backed up by housing needs assessment calculations, is that Finchampstead already has more than enough housing for its local needs.

However, Central Government seeks to address the national shortage of housing and expects each local authority to deliver their given targets. This puts all levels of Local Government in a very difficult position, caught between the wishes of their residents and Government policy.

The Vision of the Finchampstead Neighbourhood Development Plan (FNDP) is **'to embrace the need for change and to meet the expanding needs of a growing population whilst protecting those important things that have attracted generations of people to choose Finchampstead as a place to live and raise their families'**.

Our objective is to avoid unplanned speculative development and instead, to ensure that any development is delivered in a structured and planned way, alongside appropriate infrastructure and with a positive, pro-active and meaningful contribution from the community.

In the first edition of the FNDP, it was envisaged that the objectives of residents, the Government and the Local Authority, would be met by the development at Finchwood Park and three small sites including Jovike and Tintagel Farm. Early in 2021, we consulted residents about the plan, based on these assumptions. We were pleased to receive 350 responses and high levels of support, averaging about 85%, for the majority of our policy proposals. It was our intention to adapt the plan in light of the consultation responses and then pass it to Wokingham Borough Council (WBC), our strategic planning authority, for it to progress through the next stages of the process for getting it approved and adopted. However, things have now changed.

Changes to planning assumptions for the period of the FNDP.

The FNDP was crafted in the context of WBC's own wider Local Plan Update (LPU), consulted upon as a 'Draft' in 2020. Central to WBC's plan was the development of a new 'garden village' near Grazeley, intended to deliver some 15,000 new homes (10,000 in Wokingham Borough) to help meet the needs in the Borough over the long term. Around 3,750 of these were expected to be delivered in the period to 2036. Earlier this year a decision to extend the Burghfield AWE emergency planning zone caused the withdrawal of plans to develop Grazeley.

¹ In 2018, there were c5,000 residences in the parish; by 2026, this will have increased by c1,500 at Finchwood Park.

In order to meet Central Government targets, WBC now need to find alternative locations for these homes and whilst they anticipate that most will be in the form of large developments elsewhere in the Borough, **they have given indications that additional housing will need to be spread across the borough, including in Finchampstead.**

The views of local residents about this are very clear. However, the FNDP cannot exist in isolation and whether we like it or not, some extra homes will come to Finchampstead beyond the numbers previously given in the FNDP. It is also the case that the FNDP must be consistent with WBC's strategic plan, which is one of the requirements an Independent Examiner will consider the plan against and is a pre-requisite for WBC progressing the plan to a referendum and ultimately 'making' (adopting) it.

Therefore, we have a choice: ignore these facts and accept that the FNDP will be of little or no value in the future or accept reality and continue to work with WBC. By doing the latter, we will be able to ensure that new houses are in locations which protect the most important parts of our countryside and are consistent with the objectives and policies of the FNDP.

The FNDP Team, with the support of the Parish Council, believe that it is in everyone's interest to work with WBC to create a joint plan to enable the delivery of around 200 additional dwellings during the period of the plan. Although this is more housing than originally envisaged, it is an increase of less than 10% over those already underway in Finchwood Park and the Gorse Ride redevelopment and averages out at just over 13 additional new houses per year until 2036.

Accepting this, we are convinced that it is better for us to actively involve ourselves in decisions about where these houses will go so that we can address head-on concerns about integration with existing communities, traffic, infrastructure capacity and retention of the character of our semi-rural parish.

Where will the additional houses go?

Any new development will be guided by the policies of the FNDP, to ensure that it is sustainable, as integrated as possible with existing communities and where it has least impact on the countryside and open spaces.

The FNDP team has examined sites previously promoted to WBC as 'opportunities for development' and assessed them against the policies of the FNDP (see below) and have highlighted those which we think best meet these conditions (and therefore best address the needs and concerns of the local community) and which we think should be allocated through the FNDP.

These sites are listed in 'Allocated Sites', below.

'Call for Sites' and 'Promoted Sites'

The FNDP team feel that some explanation of these terms would be helpful to the local community. As part of their long term planning process, the local planning authority (WBC) need to know what land may be available for future development. When a plan update is underway, the local planning authority issue a general invitation to local landowners or their agents to notify them of any land available for development. This process is known as issuing a '**Call for Sites**'.

Any sites that come forward in this way are held on a list known as '**Promoted Sites**'. Outside of a 'call for sites', landowners or agents may also notify that land is available for development and these will also be added to the list of Promoted Sites. The act of promoting land as being available for development does not alter the status of the land and there is no guarantee that the land will ultimately be found suitable for development.

WBC will undertake an assessment of all sites that appear on the list against a number of standard criteria and comment on their potential for development over a given time period (this can be up to 30 years in the future). Many sites that come forward will be judged as unsuitable for development and noted as such, but may remain on the list unless the landowner deems otherwise. **The**

inclusion of a site on this list does not constitute a Planning Application and nor does it infer any form of planning consent. It is simply a list of sites which landowners have offered for use in possible development plans in the future, most of which are highly unlikely to ever come about.

However, when looking for sites to meet a housing need, this is the logical place to start. Full details on all of these locations are available from WBC.

<https://www.wokingham.gov.uk/planning-policy/planning-policy-information/local-plan-update/>

FNDP Policies with regard to housing.

Finchampstead Parish Council and FNDP team support the long-standing policy of WBC in focusing development in Strategic Development Locations, where major housing development can take place alongside the delivery of the necessary infrastructure. Therefore, the FNDP supports the development of Finchwood Park and also the regeneration of the Gorse Ride Community.

The second priority of the FNDP is to support housing development in locations where it avoids the coalescence of existing settlements. To this regard, the policies set out in Section 7 of the FNDP and particularly policies GS1 and GS2 (protecting Key Gaps between settlements) are paramount.

The third priority of the FNDP is to support development in locations where it protects and preserves those Local Green Spaces which are valued by local residents. These are set out in Section 8 of the FNDP and in Policy IRS1.

The fourth priority of the FNDP is to support development in locations where it protects and preserves those areas of the parish which offer outstanding views (Policy IRS2) or which are of historical significance (IRS3).

The fifth priority of the FNDP is to support development within Development Limits (Policy ADH2) and to support development outside of these limits (i.e. in the countryside) for permanent rural workers dwellings when it can be demonstrated that a genuine need exists (Policy ADH1). It is recognised that there is comparatively little space within the existing Development Limits for 199 additional houses, but the FNDP wishes to retain the integrity of policies ADH1 and ADH2 to avoid ad-hoc small developments in the countryside. Therefore, the FNDP recognises that some Development Limits may need to be re-drawn to maintain a consistent approach.

A copy of the Second Edition draft FNDP can be accessed via www.finchampsteadfuture.com

Site Allocation Process

In producing the FNDP, a study was undertaken on the potential capacity of the parish to accommodate new housing development, based upon the list of 'promoted sites.'

All the sites promoted within Finchampstead were assessed by the FNDP Team following the methodology set out in the Berkshire Housing and Economic Land Availability Assessment (2016) (HELAA) methodology. The FNDP approach adopted the Development Limits as defined within the WBC Draft LPU dated January 2020.

The potential sites were then reviewed against the policies of the FNDP and with particular reference to the priorities listed above, namely GS1, GS2, IRS1, IRS2 and IRS3. Priority was given to sites within existing Development Locations, but it was accepted that some Development Limits may need to be altered to achieve consistency with ADH1 and ADH2

Allocated Sites

The FNDP notes and supports the Draft LPU dated January 2020 which had already noted the following additional locations for development:

5F1001	Tintagel Farm, Sandhurst Road	5 Units (Gypsy & Traveller)
5F1015	Land rear of 166 Nine Mile Ride	4 Units (Gypsy & Traveller)

5F1024 Jovike, Lower Wokingham Rd 15 Units

The FNDP agrees that the following promoted sites are acceptable for development:

5F1003 31/33 Barkham Ride 70 Units (net)

5F 1004 Green Acres Farm, Nine Mile Ride 100 Units

5F1014 Land rear of 6-8 The Village 2 Units

5F1016 Broughton Farm, Heath Ride 2 Units

5F1028 Westwood Cottage, Sheerlands Road 10 Units

Total **199**

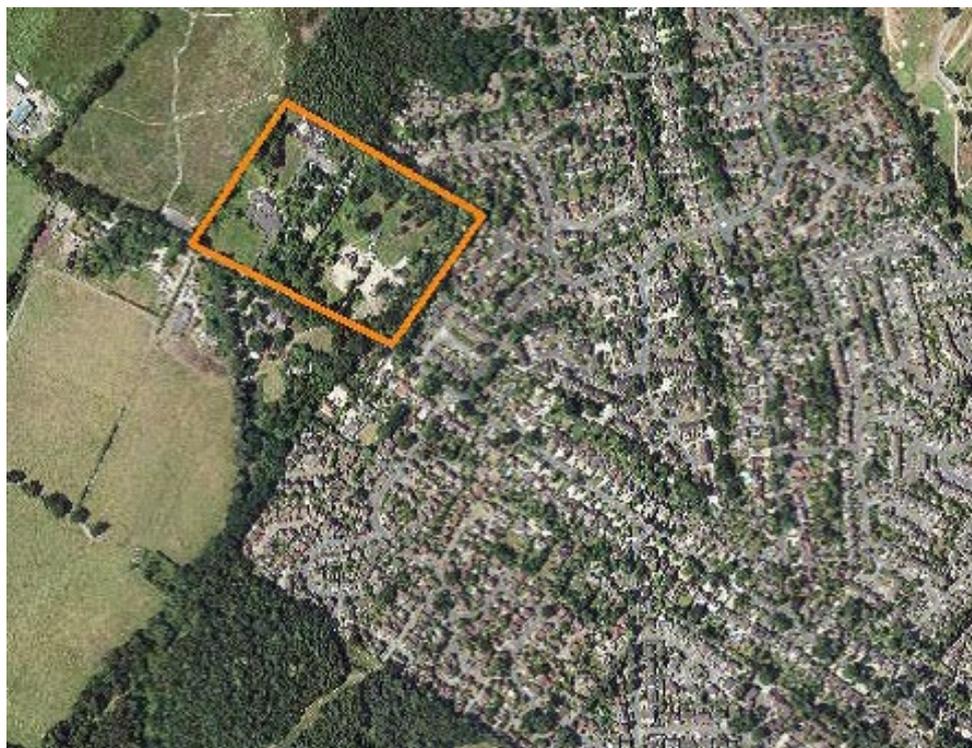
It should be noted that numbers allocated to the larger locations are 'approximate'. For example, the number of new dwellings allocated at 31-33 Barkham Ride will be 'net' of any existing dwellings, and the site at Green Acres Farm is large and flexible and the final number of dwellings will depend upon aspects of design. It is likely that several of these proposed allocations are capable of delivering a larger number of dwellings than shown. However, the total number allocated to the Parish (i.e. an additional 199 beyond the current Local Plan) is the main indicator.

Why these locations?

All of the above locations met the requirements of all of the policies of the FNDP, except in some cases policy ADH2, as a result of which, some amendments to Development Limits are proposed. In discussions with WBC, the FNDP team understands and supports their view that it is preferable to extend the existing Development Limits to accommodate new housing, rather than to create new settlements and Development Areas in the countryside.

The following individual comments also guided decisions making, the full details of which are included as an Appendix to this document.

5F1003 31/33 Barkham Ride

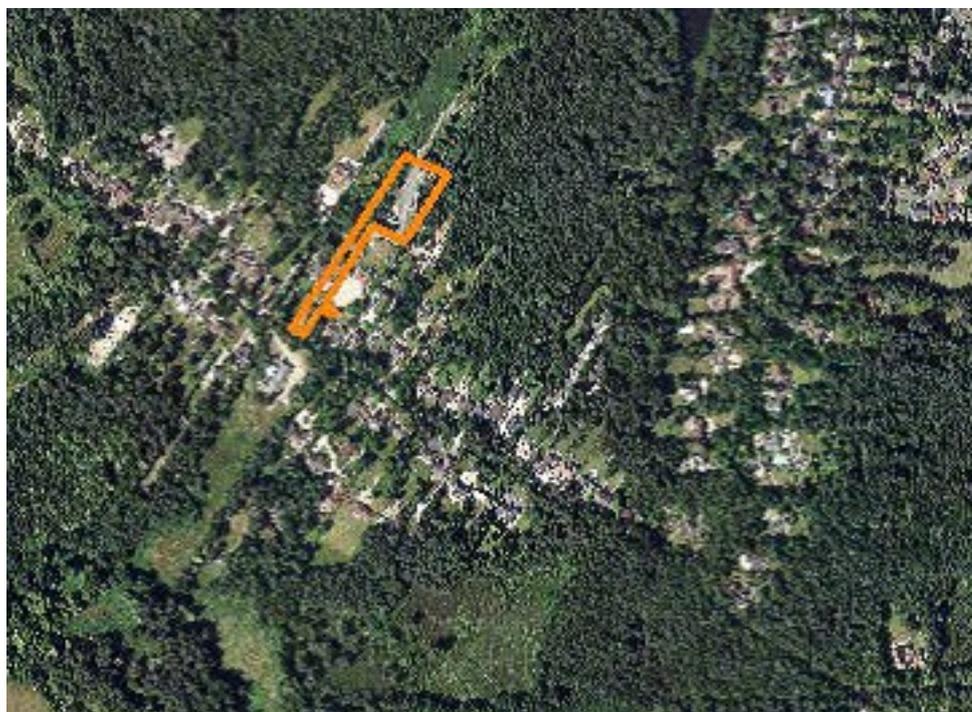


The site comprises two large properties featuring detached dwellings, with one already partly developed as a mobile home park. It is close to local shops and on a main bus route. It has easy access via Barkham Ride which is one of the secondary routes through the parish, with quick access to Wokingham Town and the station. It is immediately adjacent to the Development Limit of Finchampstead North, which could be adjusted to incorporate it.

5F1014 Land rear of 6-8 The Village

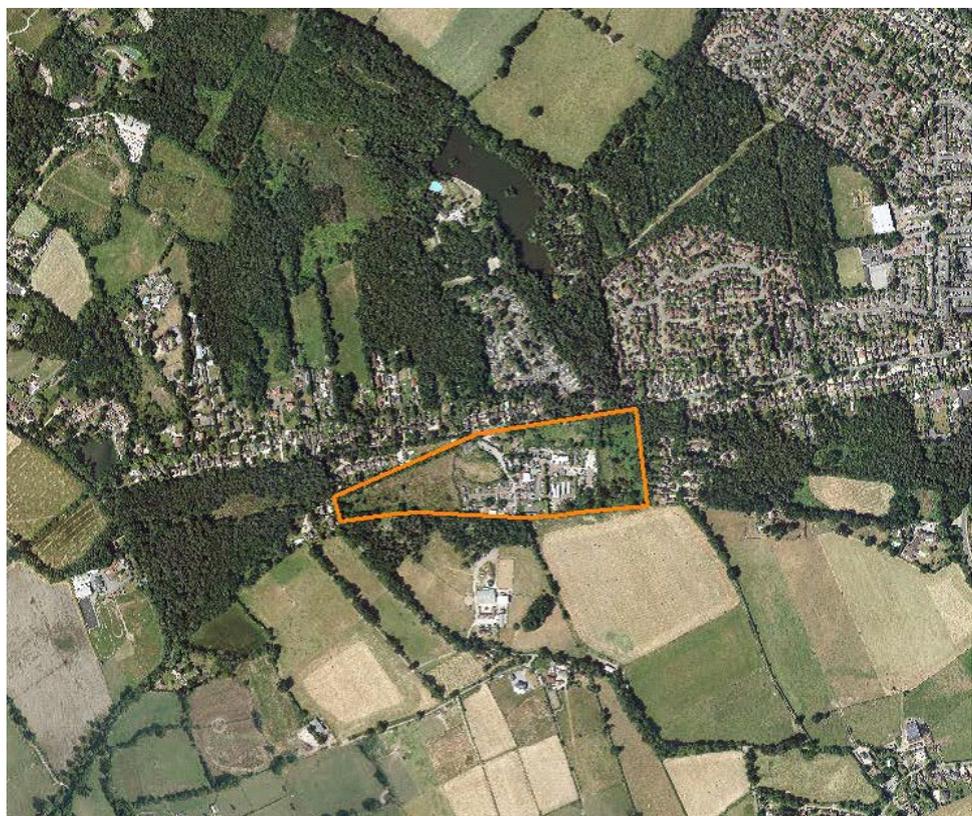
This is a very small location within the Finchampstead Village Development Limit. It has been previously promoted as a location for 2 units of Affordable or Social Housing. Such a development in this location would have no material impact on the wider community.

5F1016 Broughton Farm, Heath Ride



This is a very small location to the rear of properties fronting Heath Ride, in a back-land location and comprises an area of grass and gravel with several outbuildings, and a disused piggery. Although outside of the Finchampstead North development Limit (and will remain so), a small development here would be in context with other existing housing along Heath Ride and would have no material impact on the wider community.

5F1004 Green Acres Farm, Nine Mile Ride



The site lies just outside the settlement limits of Finchampstead North, on the southern side of Nine Mile Ride. Although the site is located outside of settlement limits within the countryside, the extent of ribbon development along NMR has already created an urbanising effect. Land to the west of the site falls to the rear of existing properties fronting Nine Mile Ride and is currently an area of open grassland with a public right of way running along the northern boundary. However, land to the east of the site is currently used by a number

of vehicle repair and testing businesses and re-use of this brownfield land for housing development is considered to be potentially suitable and it would represent a more neighbourly use than the existing car businesses.



The site, adjacent to the main A327 Reading Road, is within the limits of the Arborfield Garrison Major Development and development would achieve a satisfactory relationship with the planned development. Infrastructure is being implemented and improved as part of the development so the site would form part of a new sustainable settlement.

What next?

When we sent you our original consultation document earlier this year, we didn't expect to have to do it again. However, the change in housing policy by WBC has meant that we've had to change the Finchampstead Neighbourhood Development Plan as well and we need to keep you up to date.

MOST OF THE ORIGINAL PLAN HAS NOT CHANGED and it is important to remember that the policies which you previously overwhelmingly agreed to are still there.

It is also important to remember that the plan still protects the green spaces which we know and love and provides additional protection to the valuable gaps between the individual settlements.

What has changed is that the number of new houses in the plan has gone up from the original 1,836 - almost all in Finchwood Park or Gorse Ride - to approximately 2,011 and that most of the extra 180 will be outside of Finchwood Park.

This is not the news which we wanted to share, but we believe it to be the best option in the circumstances. Ultimately, the 'plan' only becomes the Plan after you have voted for it, so you still have the final say on what we propose, when it comes to a vote probably next year.

In the meantime, this current consultation runs for 6 weeks and ends on **29/11/2021**.

You can comment on the plan through one of the following methods:



Email us at ndp@finchampstead-pc.gov.uk



Write to us at - **FNDP, c/o Finchampstead Parish Council, FBC Centre, Gorse Ride North, Finchampstead, RG40 4ES**



Complete an on-line survey at <https://www.surveymonkey.co.uk/r/FinchFutureFeedbackV2>

This plan is important for you and for the look and feel of Finchampstead. Please let us have your views about our future.

Appendix – Full details of sites allocated for development

These details are an extract from the Wokingham Borough Council site assessment carried out in October 2019. These have been reviewed by the FNDP team.

Site Reference	5FI003		
Site address	31 & 33 Barkham Ride, RG40 4EX		
Parish	Finchampstead	Ward	Finchampstead North



Site Description

The site straddles the boundaries of Finchampstead and Barkham Parishes, on the north-eastern side of Barkham Ride. The site comprises two large properties featuring detached dwellings as well as several outbuildings and caravans. The site is located within the countryside, adjacent but outside of the settlement of Finchampstead North which is sited to the east. To the west of the site is Rooks Nest Wood SANG (Suitable Alternative Natural Greenspace).

The site is relatively flat, but gently sloping in parts. The site is accessed from Barkham Ride by two separate driveways.

Site Size	5.4ha	PDL Status	Predominantly PDL
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Promoted use(s)

Housing (C3 Planning Use Class) – Market and affordable

Context

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

Distance to facilities

Healthcare	1.1km	Primary school	0.7km
Employment	1.7km	Secondary school	2km

Relevant planning history

Replacement dwelling applications approved - F/2002/6734, F/2008/1991

Suitability

Potentially suitable

The site is located adjacent to Finchampstead North and development would achieve a satisfactory relationship with the existing built-up area, forming a logical extension.

There are potential contamination issues on the site, which would require further investigation. The site has fairly good access to services and facilities within Finchampstead North and is considered to be potentially suitable for development, subject to an appropriate site access.

Availability

Potentially available

An agent has promoted the site and provided land ownership details. There is no identified housebuilder/developer on board. The site is in multiple ownership and there are no disclosed legal issues however, this would need to be investigated further.

Achievability

Potentially achievable

The site is potentially suitable for development and further investigation would be required to understand whether there are any ownership and legal constraints affecting the site and therefore it is not known whether the land is available. The site is considered to be potentially developable.

Deliverability / Developability (including potential capacity)

Potentially developable

The site is located adjacent to Finchampstead North and development would achieve a satisfactory relationship with the existing built-up area, forming a logical extension

Potential capacity

81 Dwellings

Site Reference	5FI004		
Site address	Greenacres Farm, Nine Mile Ride, RG40 4NE		
Parish	Finchampstead	Ward	Finchampstead North



Site Description

The site is located to the west of Finchampstead North and to the east of the Arborfield Garrison Major Development, on the southern side of Nine Mile Ride. The site is located outside of settlement limits within the countryside. The site comprises a number of car repair businesses, as well as areas of scrub and open grassland and a dwelling to the front. The site is accessed from Nine Mile Ride.

Site Size	9.5ha	PDL Status	Mixed
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Promoted use(s)

Housing (C3 Planning Use Class) – Market

Context			
Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 510/1989
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input checked="" type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities			
Healthcare	0.6km	Primary school	0.6km
Employment	0.5km	Secondary school	1.3km

Relevant planning history

F/2005/4764 – Change of use to B1, B2, B8 - Approved

Suitability

Potentially suitable

The site lies just outside the settlement limits of Finchampstead North and development here would not relate well to the existing settlement or services and facilities. Land to the west of the site falls to the rear of existing properties fronting Nine Mile Ride and is currently an area of open grassland with a public right of way running along the northern boundary.

However, land to the east of the site is currently used by a number of vehicle repair and testing businesses and re-use of this brownfield land for housing development is considered to be potentially suitable and it would represent a more neighbourly use than the existing car businesses.

Numerous single and area Tree Preservation Orders (TPOs) lie throughout the site and this would affect the quantum and location of development. There are also potential contamination issues on the site, which would require further investigation.

The site provides an opportunity to redevelop brownfield land to the more neighbourly use of residential and is therefore considered to be potentially suitable.

Availability

Potentially available

The site has been promoted by an agent on behalf of a landowner (single ownership). There is no developer involved and there are no disclosed legal issues, however this would need to be investigated further.

Achievability

Potentially achievable

The sites are considered potentially suitable for development and therefore the site is considered to be potentially achievable.

Deliverability / Developability (including potential capacity)

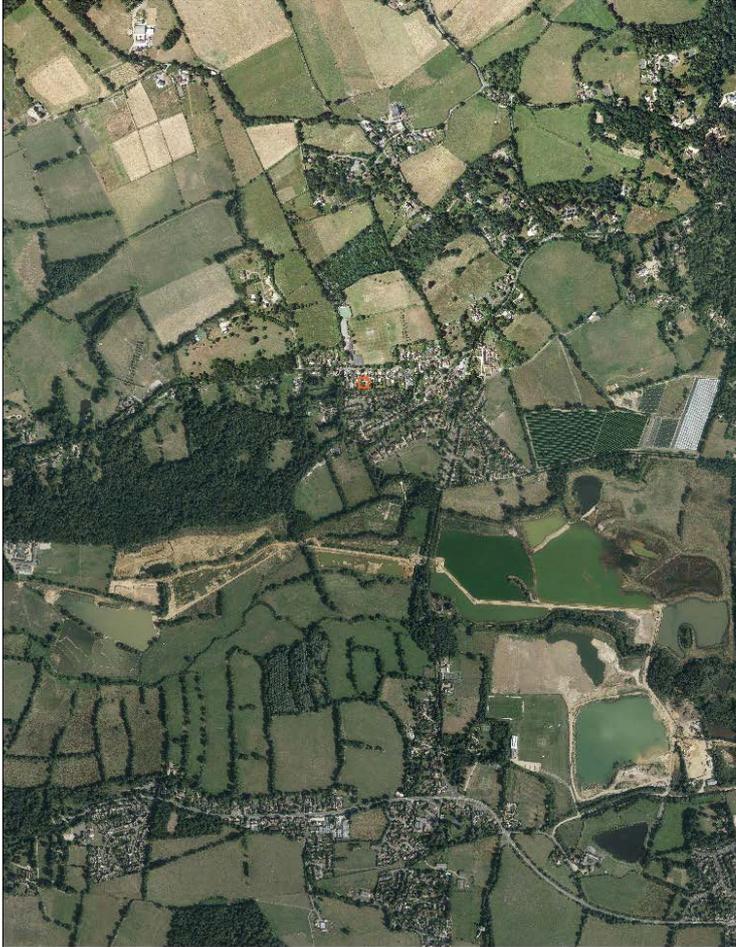
Potentially developable

Development would represent the re-use of this brownfield site and is considered to be potentially suitable.

Potential capacity

70 Dwellings

Site Reference	5FI014		
Site address	Land to the rear of 6-8 The Village, RG40 4JT		
Parish	Finchampstead	Ward	Finchampstead South



Site Description

The site comprises an area of back gardens of properties 6-8 The Village. The site is located to the west of Finchampstead village, within the settlement limits. The site is accessed from The Village.

Site Size	0.12ha	PDL Status	Mostly greenfield
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Promoted use(s)

Housing (C3 Planning Use Class) – Market and affordable

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

Distance to facilities			
Healthcare	1.7m	Primary school	0.2km
Employment	2.1km	Secondary school	2.9km

Relevant planning history

The village:

F/2013/0122 – Erection of a new dwelling – Refused and appeal dismissed. APP/X0360/A/13/2196342

Reasons for refusal:

- Back land development
- Out of character with surrounding area
- Does not provide sufficient landscaping
- Fail to make satisfactory provision of adequate services, amenity and infrastructure needs.
- Absence of SPA contributions

O/2003/9966 – Erection of three dwellings and two garages - Refused and appeal allowed (APP/X0360/A/03/1133/12)

Suitability

Not assessed

The site falls below the site assessment threshold of 0.25ha and is thereby excluded from further assessment

Availability

Potentially available

The site has been promoted by an agent on behalf of a landowner (single ownership). There is no developer involved and there are no disclosed legal issues, however this would need to be investigated further.

Achievability

Not assessed

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

Deliverability / Developability (including potential capacity)

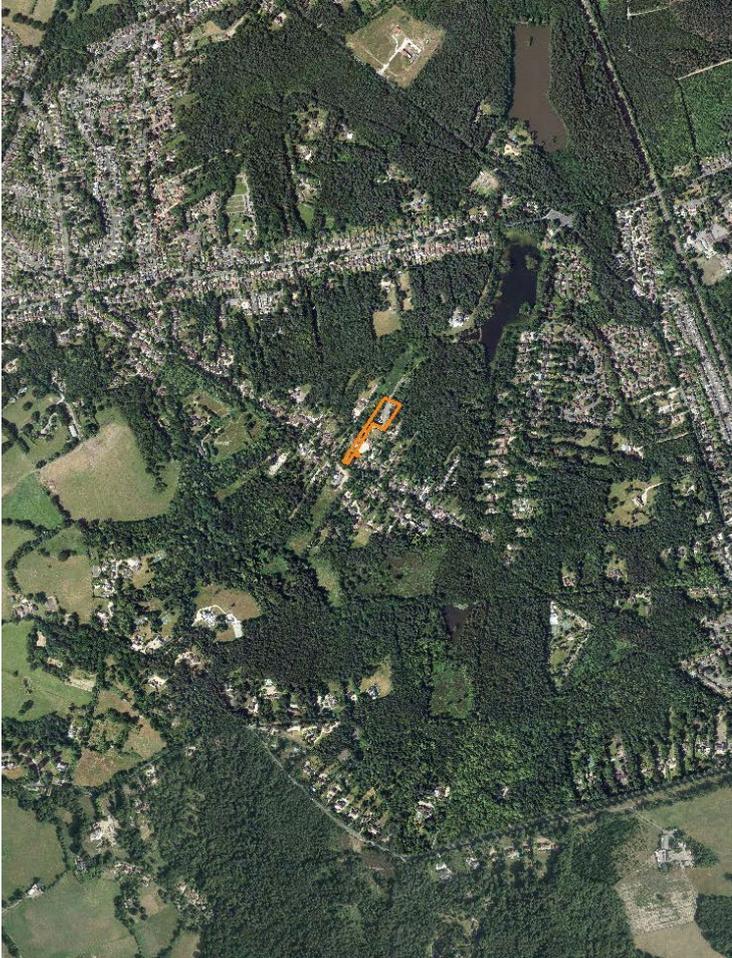
Not assessed

No assessment has been made for the developability of the site, as the site's suitability has not been assessed.

Potential capacity

Not assessed

Site Reference	5FI016		
Site address	Broughton Farm, Heath Ride, Finchampstead, RG40 3QJ		
Parish	Finchampstead	Ward	Finchampstead North



Site Description

The site is located to the south-east of Finchampstead North, on the eastern side of Heath Ride. The site is located to the rear of properties fronting Heath Ride, in a backland location. The site is located within the countryside and outside of settlement limits and comprises an area of grass and gravel with several outbuildings, and a disused piggery. The site is accessed from Heath Ride, which is an unadopted, unmade track.

Site Size	0.4ha	PDL Status	Mostly greenfield
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Promoted use(s)

Housing (C3 Planning Use Class) – Market

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

Distance to facilities			
Healthcare	0.6km	Primary school	1.2km
Employment	2.9km	Secondary school	3.2km

Relevant planning history

F/2013/0352 – demolition of outbuildings and erection of two dwellings – Refused and appeal dismissed.

Reasons for refusal:

- Inappropriate development within the countryside
- Scale and Layout
- Fails to make satisfactory provisions of adequate services, amenities and infrastructure needs.
- Unsatisfactory provisions for affordable housing
- Intensification of use of substandard access
- Fails to secure mitigation for the adverse effects on the integrity of the Thames Basin Heath SPA.

F/2014/2724 – demolition of outbuildings and erection of two dwellings – application refused and dismissed at appeal

Suitability

Unsuitable

The site lies just outside the settlement of Finchampstead North and development would fail to achieve a satisfactory relationship to the existing settlement, forming an illogical protrusion. The site is backland in nature and accessed from Heath Ride, an unadopted track that is unmade with numerous potholes.

The site is not considered to be suitable for residential development.

Availability

Potentially available

The site has been promoted by an agent on behalf of a landowner (single ownership). There is no developer involved and there are no disclosed legal issues, however this would need to be investigated further.

Achievability

Not assessed

The site is not considered to be suitable for development.

Deliverability / Developability (including potential capacity)

Not developable within the next 15 years

The site lies just outside the settlement of Finchampstead North and it is considered that development would fail to achieve a satisfactory relationship to the existing settlement, forming an illogical protrusion.

Potential capacity

2 Dwellings

Site Reference	5FI028		
Site address	Westwood Cottage, Sheerlands Road, RG40 4QX		
Parish	Finchampstead	Ward	Finchampstead North



Site Description

The site is located to the south of Arborfield Cross, within the limits of the Arborfield Garrison Major Development and in the countryside, adjacent to settlement limits. The site comprises a Grade 2 Listed Building known as Westwood Cottage and an area of garden with a pond and two large fields. The site is accessed from Sheerlands Road which is a fast country road.

Site Size	2.45ha	PDL Status	Mixed
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Promoted use(s)

Housing (C3 Planning Use Class) – Market

Context

Flood Zone 3b	<input type="checkbox"/>	400m SSSI	<input type="checkbox"/>
Flood Zone 3a	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>
Flood Zone 2	<input type="checkbox"/>	Ancient Woodland	<input type="checkbox"/>
Green Belt	<input type="checkbox"/>	TPO	<input checked="" type="checkbox"/> 1450/2012
Countryside	<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>
Agricultural Land	<input type="checkbox"/>	Minerals	<input type="checkbox"/>

Distance to facilities

Healthcare	2km	Primary school	0.9km
Employment	0.4km	Secondary school	0.4km

Relevant planning history

No relevant planning history

Suitability

Potentially suitable

The site is adjacent to settlement limits of Arborfield Garrison and within the limits of the Arborfield Garrison Major Development and development would achieve a satisfactory relationship with the planned development. Infrastructure is being implemented and improved as part of the development so the site would form part of a new sustainable settlement.

A woodland, area and single Tree Preservation Orders (TPOs) lie throughout the site and this would affect the location and quantum of potential development.

The site includes a Grade 2 Listed Building and further consideration of impact and setting are required.

On balance, the site is considered to be potentially suitable for development given the opportunity within the Arborfield Garrison Major Development.

Availability

Potentially available

The site has been promoted by an agent on behalf of a single landowner. There is no developer/housebuilder involved and no known legal issues, however this would need to be investigated further

Achievability

Potentially achievable

The site is considered to be potentially achievable as part of the Arborfield Garrison Major Development.

Deliverability / Developability (including potential capacity)

Potentially deliverable

The site is adjacent to settlement limits of Arborfield Garrison and within the limits of the Arborfield Garrison Major Development and development would achieve a satisfactory relationship with the planned development.

Potential capacity

12 Dwellings



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