



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



**Finchampstead  
Neighbourhood  
Development  
Plan  
2022-2038  
Edition 4**

# Finchampstead Neighbourhood Development Plan

## Topic Paper – Proposed Sites for Additional Housing – Edition 2



### 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%<sup>1</sup> between 2018 and 2026, (the original duration of Finchampstead Neighbourhood Development Plan). 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 and necessary infrastructure in this semi-rural parish 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.*

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

## **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.

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 consultation paper. 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 2038.

However, the community acceptance of this revised number has been severely compromised by the announcement that Rooks Nest Farm on Barkham Ride has been proposed by WBC as a location for a further 270 dwellings. Technically, this site is in Barkham Parish and therefore outside the Designated Area of the FNDP. The reality is that it directly abuts the Parish of Finchampstead and is separated only by a road from one of the FNDP allocated sites, at 31-33 Barkham Ride. The Lead member for Planning at WBC described Rooks Nest farm as 'de facto part of Finchampstead'. Taken together, these two locations on Barkham Ride create the largest non-SDL development in the whole of the borough and will result in the community of Finchampstead having to accommodate nearly 500 additional dwellings, rather than the previously indicated 200.

The proposed development at Rooks Nest Farm and its proximity to the FNDP Designated Area severely undermines the original objectives of the FNDP and compromises the spirit of recent community consultations. It is wholly unacceptable to the team producing the FNDP, to the Parish Council and to the very great majority of residents. The WBC Rooks Nest proposal also undermines the public credibility of the Barkham and Arborfield NPD, which did not designate this location as a proposed development site.

The FNDP and Finchampstead Parish Council have raised the strongest objections to the proposed development at Rooks Nest Farm as part of their responses to the LPU in January 2022.

However, the FNDP team has continued to promote the FNDP as the best way to actively involve ourselves in decisions about where development occurs in the parish and 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 has agreed to support those which have now been included in the latest version of the LPU – Revised Growth Strategy 2021.

In addition to the sites supported by WBC in the merging LPU, the FNDP has allocated two additional sites within the parish, previously promoted to WBC, for development. These sites are listed in ‘Allocated Sites’, below.

Finally, the FNDP has stated it’s clear support for increased density of housing on the SDL at Finchwood Park and has also included an estimate for ‘Windfall’ development (i.e. single house units) that normally occurs within the Development Areas of the Parish.

### **‘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 policy GS1 (protecting Key Local 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 180 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 Fourth Edition draft FNDP can be accessed via [ndp@finchampstead-pc.gov.uk](mailto:ndp@finchampstead-pc.gov.uk)

## **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.

## **Sites from Draft LPU January 2020**

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

5F1001 Tintagel Farm, Sandhurst Road	5 Units (Gypsy & Traveller)
5F1015 Land rear of 166 Nine Mile Ride	4 additional Units (Gypsy & Traveller) <sup>2</sup>
5F1024 Jovike, Lower Wokingham Rd	15 Units

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<sup>2</sup> Permission has since been granted and implemented for these 4 additional pitches

## Sites added as a result of LPU Revised Growth Strategy (2021)

The FNDP notes and supports the additional<sup>3</sup> proposed development allocations within Finchampstead Parish contained within the Revised Growth Strategy dated November 2021, as follows:

5F1003 31/33 Barkham Ride	70 Units (net)
5F 1004 Green Acres Farm, Nine Mile Ride	100 Units
5F1028 Westwood Cottage, Sheerlands Road	10 Units

## Additional Development supported by the FNDP

1. The FNDP proposes to allocate the following sites in addition to those identified in the LPU Revised Growth Strategy (2021)

a. 5F1016 Broughton Farm, Heath Ride	2 Units
b. 5F1014 Land rear of 6-8 The Village	2 Units

These sites have been both been subject to a Habitat Regulations Assessment and a Strategic Environmental Assessment, the reports for which are circulated with this Plan. Neither report offered any objection to these sites.

2. On average over the previous 15 years, 3 dwellings per annum (rounded) have been completed on small sites within the parish. Projected forward over the neighbourhood plan period 2022 – 2038 this would equate to 48 dwellings (3 X 16 years). Adding 10% for flexibility, this indicates an additional 53 dwellings over the period
3. The FNDP will support opportunities to provide higher residential development densities within the Arborfield Strategic Development Location than those envisaged in the Core Strategy and the Arborfield SDL Supplementary Planning Document.

Numbers of units stated above are indicative and will depend upon the detail of any Planning Application

## Total New Housing 2022 – 2038

The over-arching concern of residents is the amount of new development within The Parish. For clarity, this is summarised below (not including the existing 'build-out' on the developments underway at Finchwood park.)

Units proposed from LPU Revised Growth Strategy	195
Units proposed from FNDP Additional Development Sites	4
Units estimated under 'Windfall' Developments	53
Units estimated from increased density on Arborfield SDL	Unknown

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<sup>3</sup> The word 'additional' refers to the 2018 baseline, when the production of the FNDP commenced. These houses are not now 'additional' to the emerging Local Plan, but they are additional to what was indicated to residents in the first consultation.



Given that numbers are estimated, the FNDP is anticipating a growth in housing within the Parish of some 250 units over the plan period. Whilst this will be regretted by many residents, it is acknowledged at being at the lower end of the scale of what might have been anticipated after the withdrawal of the plans for Grazeley Garden Village.

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 Greenacres 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 decision making, the full details of which are included as an Appendix to this document.

### **Sites added as a result of LPU Revised Growth Strategy (2021)**

**5F1003            31/33 Barkham Ride**

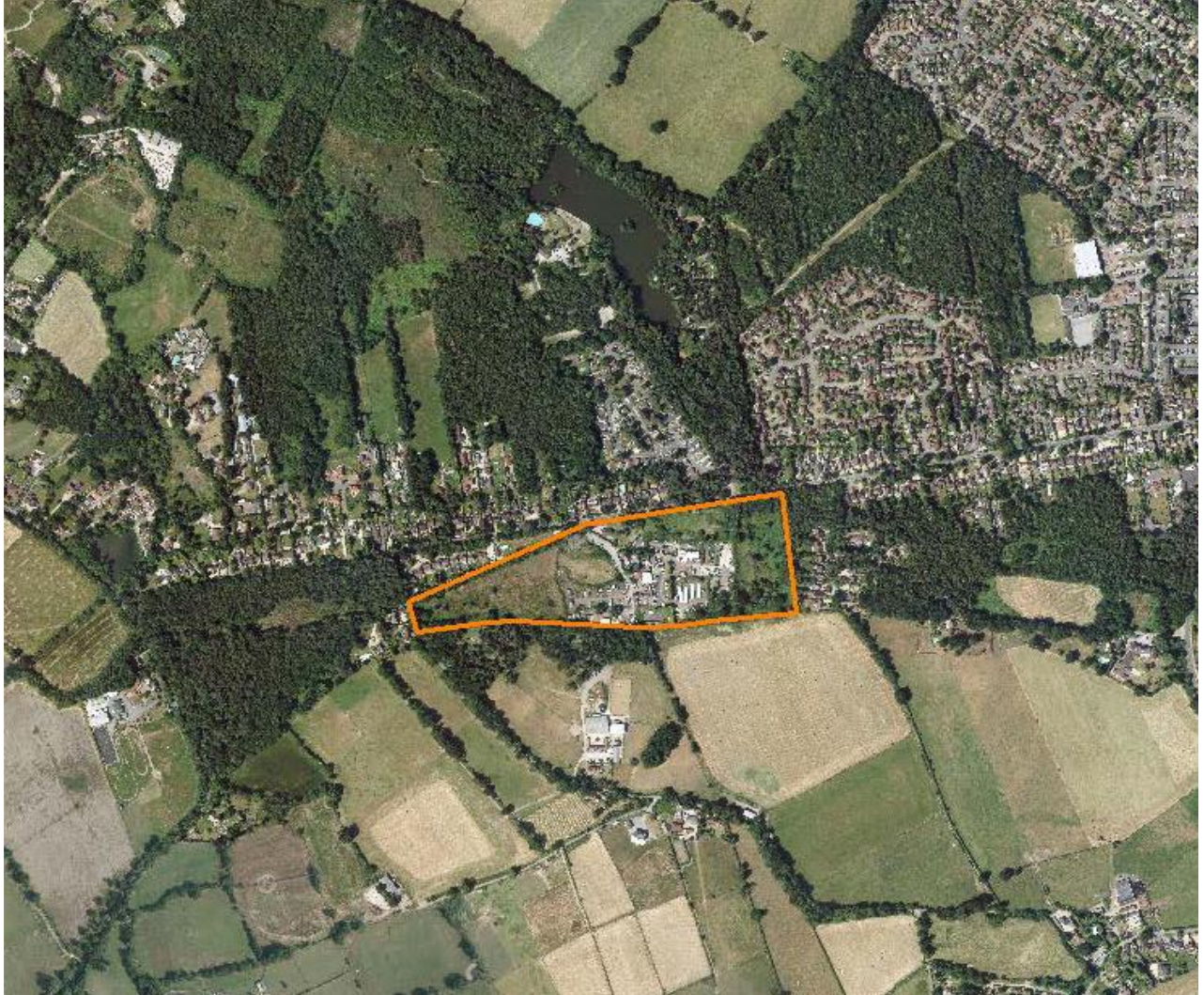


The site comprises two large properties featuring detached dwellings, with one already partly developed as a mobile home park. Development is contained by Rooks Nest Wood SANG to the north and west. There is a local shop some 600 yds away and it is on a bus route. It has easy access via Barkham Ride 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. In short, the infrastructure exists for a development of this size. However, if this site is developed in conjunction with proposals for Rooks Nest Farm, then not only would the local infrastructure be insufficient but there would be a radically increased risk of settlement coalescence between Finchampstead and Barkham, with the planned solar farm closing the remaining green space.

**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.

Some objections have been received and the FNDP supports the view that suitable SANG provision should be made on the western half of the site, which is currently 'Green Field'. The FNDP also highlights the existence of a Strategic Gap immediately to the south of this location and requires any development proposal to take account of this and to secure the southern boundary of the site against any possible expansion.



**5F1028**

**Westwood Cottage, Sheerlands Road**



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

## **Additional Development Sites supported by the FNDP**

### **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. The FNDP notes that a number of residents immediately local to this location have raised objections and these have been considered.

### **5F1016 Broughton Farm, Heath Ride**



This is a very small location to the rear of properties fronting Heath Ride 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), it is arguably a 'brownfield' site, and 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.

The FNDP notes that a number of residents immediately local to this location have raised objections and these have been considered. In particular, the FNDP wishes to make clear that this location should not set a precedent for further instances of 'back-land development' in this area.



## 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			
<p>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).</p> <p>The site is relatively flat, but gently sloping in parts. The site is accessed from Barkham Ride by two separate driveways.</p>			
Site Size	5.4ha	PDL status	Predominantly PDL

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
<p>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.</p> <p>There are potential contamination issues on the site, which would require further investigation.</p> <p>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.</p>

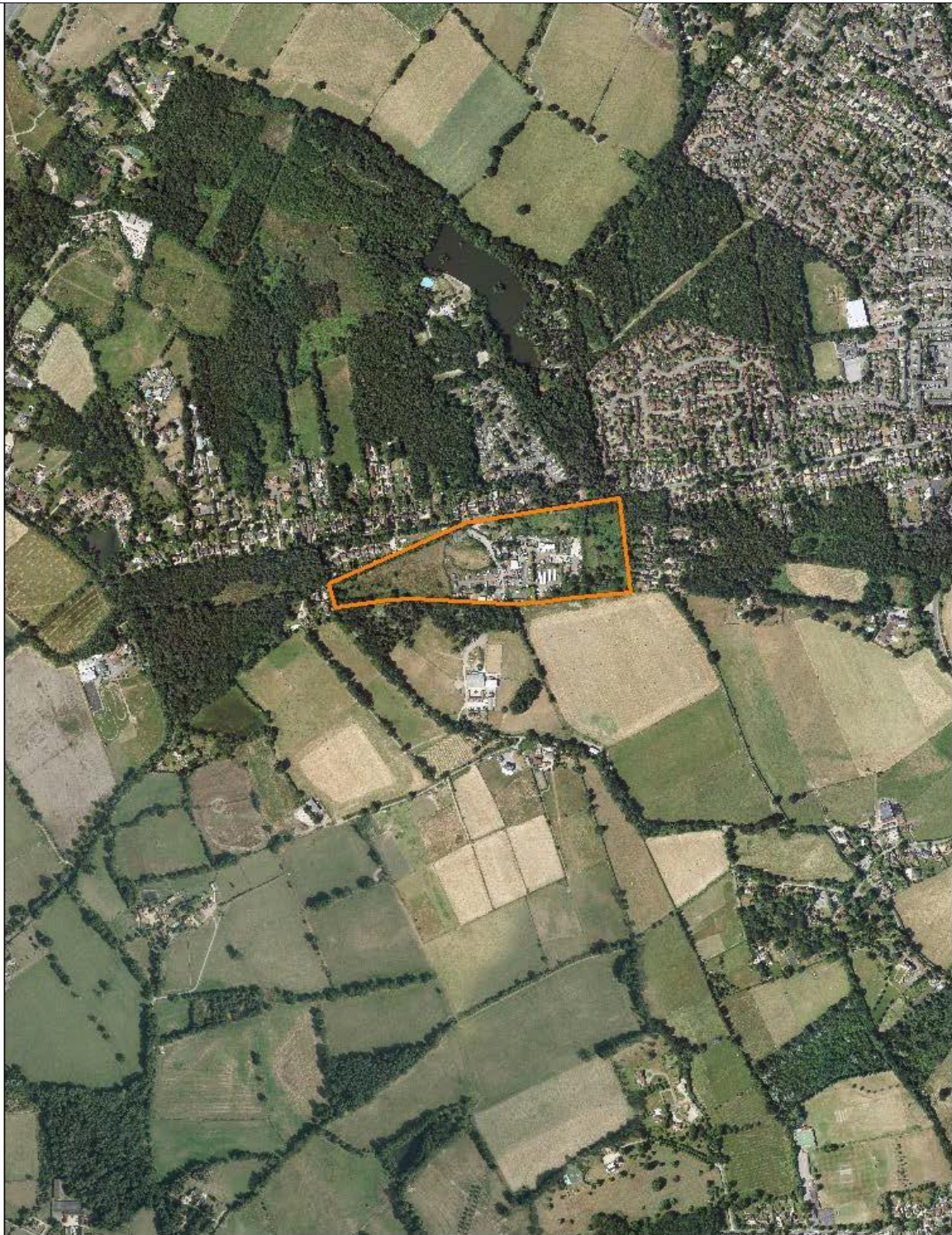
Availability
Potentially available
<p>An agent has promoted the site and provided land ownership details. There is no identified housebuilder/developer on board. The site is in multiple ownership and there are no disclosed legal issues however, this would need to be investigated further.</p>

Achievability
Potentially achievable
<p>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.</p>

Deliverability / Developability (including potential capacity)
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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

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

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.
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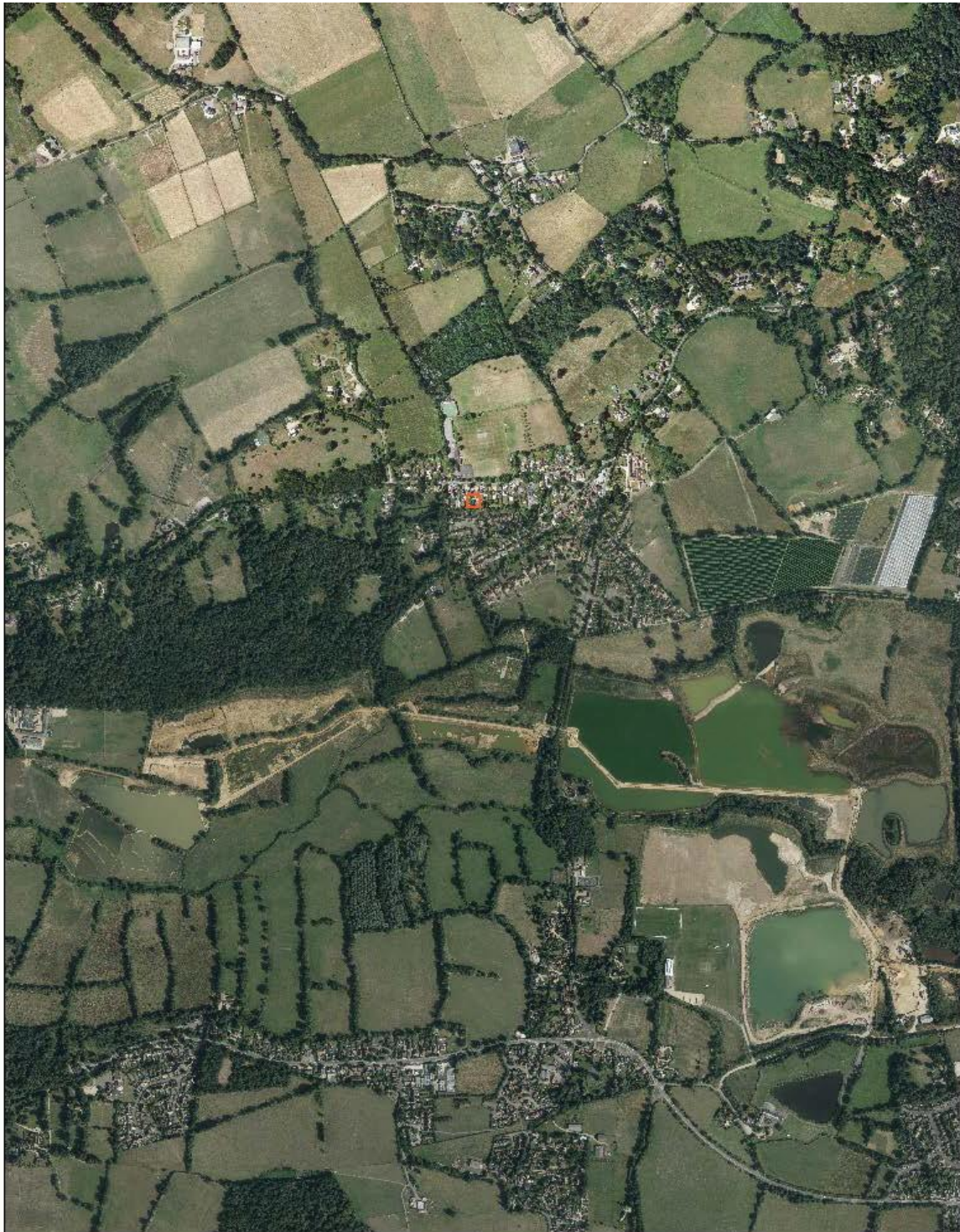
Deliverability / Developability (including potential capacity)
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Potentially developable
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Development would represent the re-use of this brownfield site and is considered to be potentially suitable.
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Potential capacity	70 dwellings
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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	Predominantly greenfield

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
<p>6-8 The village:</p> <p>F/2013/0122 – Erection of a new dwelling – Refused and appeal dismissed. APP/X0360/A/13/2196342</p> <p>Reasons for refusal</p> <ul style="list-style-type: none"> <li>• Back land development</li> <li>• Out of character with surrounding area</li> <li>• Does not provide sufficient landscaping</li> <li>• Fail to make satisfactory provision of adequate services, amenity and infrastructure needs.</li> <li>• Absence of SPA contributions</li> </ul> <p>O/2003/9966 – Erection of three dwellings and two garages - Refused and appeal allowed (APP/X0360/A/03/1133/12)</p>

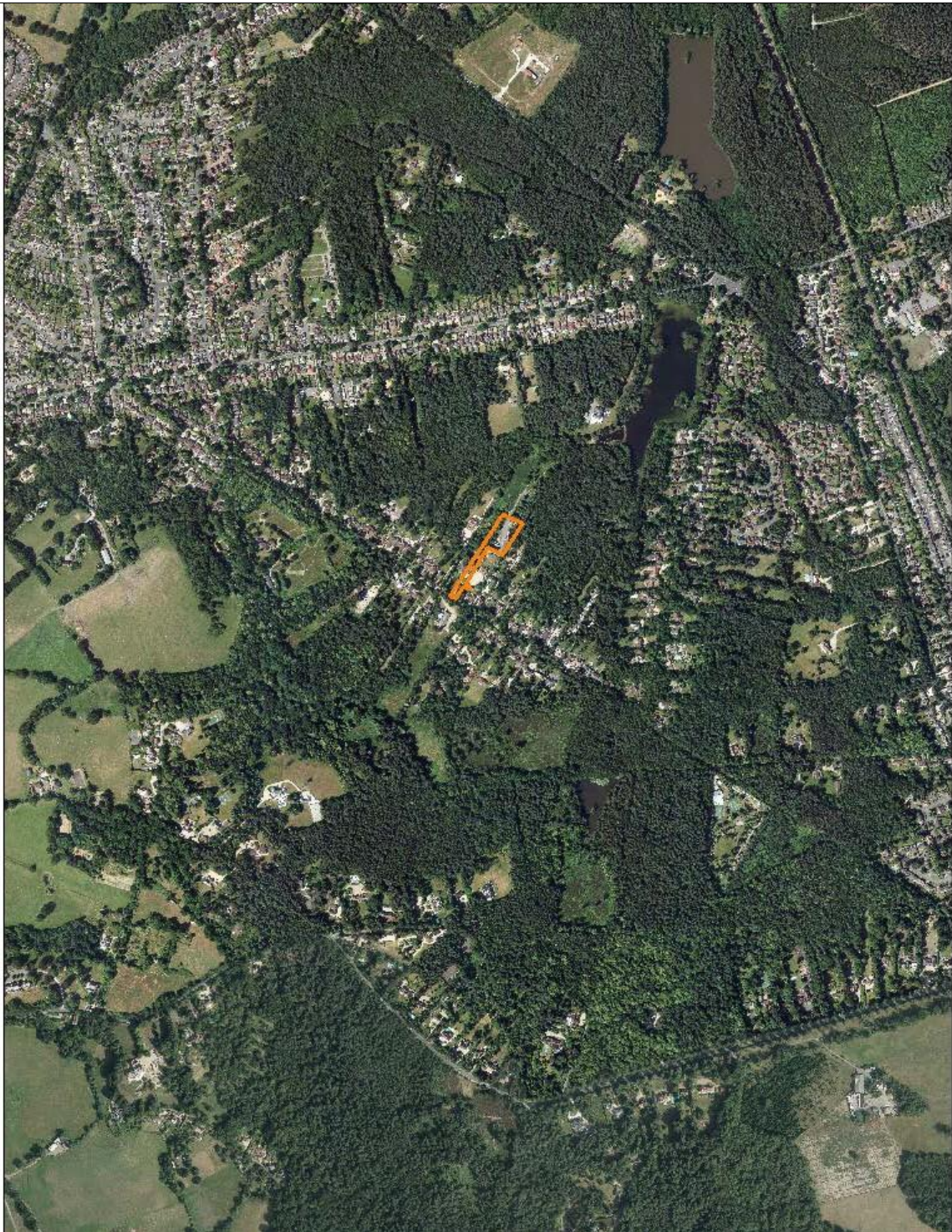
Suitability
Not assessed
The site falls below the site assessment threshold of 0.25ha and is thereby excluded from further assessment.

Availability
Potentially available
An agent has promoted the site and provided land ownership details. The site is in multiple ownership with some unresolved ownership issues. There are no housebuilders/developers on board. There are covenants affecting the site and 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			
<p>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.</p>			
Site Size	0.4ha	PDL status	Predominantly greenfield

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
<p>F/2013/0352 – demolition of outbuildings and erection of two dwellings – Refused and appeal dismissed.</p> <p>Reasons for refusal:</p> <ul style="list-style-type: none"> <li>• Inappropriate development within the countryside</li> <li>• Scale and Layout</li> <li>• Fails to make satisfactory provisions of adequate services, amenities and infrastructure needs.</li> <li>• Unsatisfactory provisions for affordable housing</li> <li>• Intensification of use of substandard access</li> <li>• Fails to secure mitigation for the adverse effects on the integrity of the Thames Basin Heath SPA.</li> </ul> <p>F/2014/2724 – demolition of outbuildings and erection of two dwellings – application refused and dismissed at appeal.</p>

Suitability
<p>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.</p> <p>The site is backland in nature and accessed from Heath Ride, an unadopted track that is unmade with numerous potholes.</p> <p>The site is not considered to be suitable for residential development.</p>

Availability
Potentially available
The site has been promoted by an agent on behalf of a single landowner. There is no developer

involved and there are no disclosed legal issues, however there is an overage clause and this would need to be investigated further.
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<b>Achievability</b>
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Not assessed
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The site is not considered to be suitable for development.
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<b>Deliverability / Developability (including potential capacity)</b>
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Not developable within the next 15 years
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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.
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Potential capacity
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2 dwellings
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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

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
<p>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.</p> <p>A woodland, area and single Tree Preservation Orders (TPOs) lie throughout the site and this would affect the location and quantum of potential development.</p> <p>The site includes a Grade 2 Listed Building and further consideration of impact and setting are required.</p> <p>On balance, the site is considered to be potentially suitable for development given the opportunity within the Arborfield Garrison Major Development.</p>

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)
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Potentially developable	
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