

Wokingham Borough Council

Topic Paper: Housing: Site allocations

Wokingham Borough Local Plan Update:
Proposed Submission Plan (Regulation 19)

September 2024



WOKINGHAM
BOROUGH COUNCIL

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1. Introduction

- 1.1 The purpose of this topic paper is to provide background to explain the site allocations within the Local Plan Update (LPU): Proposed Submission Plan (September 2024).
- 1.2 In doing so, it sets out the reasons behind the selection of specific site options within Wokingham Borough.

2. Context for site selection

National planning policy

- 2.1 The National Planning Policy Framework (NPPF) sets the context within which local plans must be prepared. The NPPF is accompanied by Planning Policy for Travellers (PPTS) - additional national policy on development relating to the Gypsy and Traveller and Travelling Showpeople communities, and supplemented by a series of Planning Practice Guidance (PPG).
- 2.2 There are many elements of the NPPF, PPTS and PPG that influence the selection and allocation of sites.
- 2.3 Chapter 3 of the NPPF focuses on plan making and highlights that strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for housing.
- 2.4 Chapter 5 of the NPPF sets the framework for housing delivery. It advises that planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.
- 2.5 With regard to rural areas, planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Development of isolated homes in the countryside should be avoided except in certain circumstances such as homes for essential rural workers.

Existing allocations for development

- 2.6 Existing allocations for development made in the adopted Core Strategy and Managing Development Delivery local plans continue to support the delivery of housing across the borough. Adopted allocations for housing have, for the most part, either been completed, are in the process of being delivered or have been granted planning permission.
- 2.7 No significant changes in constraints have affected those adopted allocations which are yet to be delivered. As such, the council has continued to view these sites as developable.

Identification and assessment of potential options for new allocations

- 2.8 The Housing and Economic Land Availability Assessment (HELAA) identifies a future supply of land which is broadly suitable, available and achievable for housing. The HELAA does not determine or identify what sites should be allocated for development, however the output is a pool of land that might reasonably form part of potential strategies to manage development.
- 2.9 As part of the HELAA process officers compiled a comprehensive list of housing sites for assessment, based on call for sites exercises, representations made in response to consultations, correspondence with landowners/developers, and a desk-based review of existing information.
- 2.10 Following this, officers sifted sites to remove those that were too small; covered by national designations; and/or were contrary to national planning policy from further assessment.
- 2.11 An initial suitability second sift was then applied to further remove sites which were inherently less sustainable by reason of being located within the AWE Burghfield Detailed Emergency Planning Zone and locationally detached from defined settlements. Sites with planning permission were also removed. Exceptions were applied to allow sites to proceed to a detailed assessment where justified, for example sites which were previously developed land and sites which were large enough to provide an opportunity to create a new settlement.
- 2.12 The remaining sites were then taken forward for more detailed assessment.
- 2.13 The assessment process involved both a physical survey and a desk-based review of constraints and other factors.
- 2.14 A wide range of factors were considered to inform whether a site might reasonably form part of potential strategies to manage development. This included matters such as:
- How the site relates to existing settlements.
 - How the site relates to the character of the landscape.
 - Whether the site is brownfield or greenfield.
 - How the site relates to services and facilities, and employment opportunities.
 - Whether the site is at risk of flooding.
 - How the site relates to trees, particularly ancient woodland or protected trees.
 - How the site relates to consultation zones around AWE Burghfield.
- 2.15 Where necessary, the views of council specialists or other stakeholders were sought.
- 2.16 Taking account of both negative and positive factors, planning judgement is applied to conclude whether a site is deliverable, developable, potentially developable, or not developable within the next 15 years. A deliverable site for housing is one that is available now, offers a suitable location for development now, and can be achievable with a realistic prospect that housing will be delivered on the site within five years. To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
- 2.17 For the avoidance of doubt, sites were assessed by applying planning judgement and not through a point scoring exercise. A point scoring approach can often lead to misleading or unrepresentative

assessments where significant impact on a single or a few issues can be masked by other considerations, or where a large number of less significant impacts are similarly masked.

- 2.18 To ensure decisions on what sites should be allocated for development lead to an 'effective' local plan, the council has only considered those sites assessed through the HELAA as deliverable, developable or potentially developable for potential allocation, and those where planning permission has been granted.¹ This ensures against the selection of sites that are fundamentally less sustainable or sites which are unlikely to come forward. Less sustainable sites include those that are poorly located, sites which are significantly adversely affected by environmental designations, and sites which are required to meet existing needs, such as community facilities or employment.

HELAA 2024

- 2.19 A HELAA exercise was undertaken to support the preparation of the Draft Plan Consultation (2020) and the Revised Growth Strategy Consultation (2021).
- 2.20 The preparation of the Proposed Submission Plan is supported by the HELAA September 2024. This assessment has considered:
- Representations made in response to the Revised Growth Strategy Consultation (2021);
 - The granting of planning permission or resolution to grant subject to S106;
 - The promotion of new sites
 - Revisions to the promoted use(s) of existing sites;
 - The withdrawal of previously promoted sites;
 - Further engagement with council specialists and key stakeholders; and
 - Further technical work.
- 2.21 Further details of the HELAA process can be found in the HELAA September 2024.

Local Plan Update Spatial Strategy

- 2.22 The Proposed Submission Plan established through Policies SS1 and SS2 a set of sustainable development principles and a spatial strategy.
- 2.23 The spatial strategy directs the majority of growth to locations that are already sustainable or that can be made sustainable. This is consistent with early work, which alongside responses to public consultations highlighted that the following elements should inform the spatial strategy:
- Protecting the identity of places, and the role of the countryside and Green Belt in achieving this;
 - Optimising the re-use of previously developed land within settlements to help meet development needs and reduce the loss of greenfield land;
 - Focusing growth on sustainable locations, which would benefit from existing or the creation of new services, facilities and employment and have the potential to reduce the need to travel and vehicle emissions;

¹ This includes sites with resolution to grant planning permission.

- Preference for large scale developments, where infrastructure can be planned, funded and provided alongside;
- Recognition that a proportionate level of housing growth will be required across settlements in order to meet housing needs and maintain a suitable supply of sites;
- The positive adaptation of employment locations to future requirements; and
- The evolution of town and other centres to changing markets whilst remaining at the heart of communities.

Settlement hierarchy

- 2.24 To support the consideration of the growth options and the selection of site allocations, a settlement hierarchy within the borough was identified.
- 2.25 The purpose of the settlement hierarchy was to identify those settlements in the borough that are the most sustainable, based on the existing or anticipated range of facilities and services present.
- 2.26 Local Planning Authorities are required by legislation and national planning policy to promote sustainable development. This means that housing development should, where possible, be concentrated in larger settlements which have a comparatively broader range of services and facilities.
- 2.27 A lesser amount of development should be directed to smaller settlements. New housing can enable smaller settlements to retain existing services and facilities. At the same time, national planning policy advises that a balance is required between allowing new housing and the need to protect the character and heritage of the settlements themselves, as well as the surrounding countryside.
- 2.28 The settlement hierarchy provides a framework for steering development to the most sustainable settlements and in a way which supports the settlement's role.
- 2.29 Major settlements are Earley, Green Park, Shinfield (north of M4), Twyford, Winnersh, Wokingham and Woodley.
- 2.30 Modest settlements are Arborfield Green, Finchampstead North, Pinewood (Crowthorne), Ruscombe, Shinfield (south of M4), Spencers Wood, Thames Valley Science and Innovation Park, Three Mile Cross and Wargrave. The Loddon Valley Garden Village is also expected to be a modest settlement.
- 2.31 Minor settlements: Arborfield Cross, Barkham Hill, Charvil, Finchampstead, Hurst, Riseley, Sindlesham, Sonning and Swallowfield.
- 2.32 The council has had regard to the Settlement Hierarchy Assessment to help inform the proposed site allocations for the Proposed Submission Plan and determine how much development an individual settlement should accommodate.

Sustainability appraisal of housing sites

- 2.33 Sustainability Appraisal (SA) is a process which allows the consideration of reasonable alternatives in order to consider environmental, social and economic impacts. In doing so, it helps make sure that proposals in a plan are appropriate.
- 2.34 SA has been undertaken throughout the local plan process, including during the preparation of the Proposed Submission Plan.
- 2.35 In relation to site allocations, the SA forms part of the evidence base.
- 2.36 A SA was carried out on reasonable growth scenarios, utilising the HELAA sites that were assessed as being deliverable, developable or potentially developable.

3. Proposed Submission Plan allocations

Residual housing requirement

- 3.1 The Proposed Submission Plan is based at 1 April 2023, the most recent year where data is fully available.
- 3.2 National planning policy advises that the minimum number of homes needed should be informed by a standard method set out in government guidance, unless exceptional circumstances exist which justify an alternative approach to assessing need.
- 3.3 The standard method results in an annual housing need for Wokingham Borough of 748 dwellings per annum at 1 April 2024. The calculation for the previous year was 795 dwellings. The resulting housing need over the plan period 1 April 2023 to 31 March 2040 is 12,763 dwellings, an average of 751 dwellings per annum.
- 3.4 Planning commitments, including completions since 1 April 2023, are a source of supply to help meet the identified housing need. In addition, national planning policy allows account to be taken of developments that can be anticipated from unidentified sites (windfall). Taking this into account, land has already been identified to provide around 8,300 dwellings over the plan period. Comparing housing need and the identified supply leaves a shortfall of around 4,500 dwellings over the period. In order to meet the scale of housing need, the Proposed Submission Plan is required to allocate sites to meet this residual housing requirement.

Determining site allocations

- 3.5 In determining the sites to be taken forward as housing allocations the council has had regard to a wide ranging, proportionate suite of evidence base studies. Where appropriate, key stakeholders have been engaged in the preparation of studies or engaged when considering the outcomes. Key matters and studies include:
- Matters raised in representations.

- Overarching growth strategy for the local plan.
- HELAA technical evidence and site assessments.
- Settlement hierarchy.
- Green Belt Review.
- Landscape Character Assessment.
- Strategic Flood Risk Assessment.
- Flood risk sequential and exceptions test.
- Transport assessment.
- Sustainability appraisal of strategic scale development opportunities.
- Sustainability appraisal of reasonable alternatives.

3.6 The following Table 1 provides a high level overview of the site allocations identified in the Proposed Submission Plan.

3.7 For transparency and completeness, details of sites which were proposed allocations within the previous plan consultation – the Revised Growth Strategy – which are no longer identified within the Proposed Submission Plan are provided in Table 2. Details of other potentially developable sites which are not been identified within the Proposed Submission Plan are provided in Table 3.

Table 1: Reasons for selecting the Proposed Submission Plan allocations

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
SS11	5FI028, 5BA010	Arborfield Green Strategic Development Location	910	Medium / Long	<p>Arborfield Green Strategic Development Location (previously known as Arborfield Garrison SDL) is an existing allocation within the adopted Core Strategy (2010) local plan. Most of the original SDL has been completed, is under construction or has been granted planning permission.</p> <p>The Arborfield Green SDL is defined as a modest settlement within the settlement hierarchy, reflecting the range of services and facilities present and planned.</p> <p>The opportunities are to intensify the permitted housing development on the Arborfield Studios (300 dwellings) and extend the SDL settlement area to incorporate land at Westwood Yard (10 dwellings) and Barkham Square (600 dwellings).</p> <p>Each of the opportunities is considered to relate effectively to and complement the existing SDL (noting that Barkham Square is adjacent to the intensification). Each of the opportunities is in line with the spatial strategy.</p>

² Short (2023 to 2028), Medium (2029 to 2034), Long (2035 to 2040).

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
					The opportunities have been explored through the sustainability appraisal. The intensification and Westwood Yard are held constant throughout the growth scenarios. Barkham Square is treated as a variable but is noted as being sequentially preferable to the two other smaller strategic site options.
SS12	5WW017Group	South Wokingham Strategic Development Location	980 ³ / 1,100	Medium / Long	<p>South Wokingham Strategic Development Location is an existing allocation within the adopted Core Strategy (2010) local plan. Most of the original SDL has been completed, has been granted planning permission or has a resolution to grant planning permission subject to signing a S106.</p> <p>Wokingham is defined as a major settlement within the settlement hierarchy, reflecting the higher range of services and facilities serving residents of the settlement and surrounding area.</p> <p>The opportunity is to extend the SDL settlement area to incorporate land south of Waterloo Road. The site is well related to the defined settlement area, with development in line with the spatial strategy.</p> <p>The opportunity is considered to relate effectively to and complement the existing SDL. The opportunity is in line with the spatial strategy.</p>

³ The council's estimate is that around 980 of the promoted 1,100 dwellings might reasonably be completed within the plan period.

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
					The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.
SS13		Loddon Valley Garden Village	2,700 ⁴ / 3,930	Short / Medium / Long	<p>Loddon Valley Garden Village has been identified as strategic opportunity to deliver a new community which aligns to garden city principles.</p> <p>The site provides an opportunity to provide key infrastructure including a district centre and local centres, primary schools and a secondary school, and a new country park. The location is in proximity to major employment hubs and located on key transport corridors, providing an opportunity for enhanced public transport and active travel. In designing the country park, there is an opportunity to deliver flood risk attenuation to currently affected areas downstream of the site.</p> <p>Whilst constraints do exist across the site, work undertaken to date indicates that these can be addressed and appropriately mitigated.</p> <p>The opportunity is in line with the spatial strategy.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a variable</p>

⁴ The council's estimate is that around 2,700 of the promoted 3,930 dwellings might reasonably be completed within the plan period.

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
					but is noted to perform better than other strategic site options.
SS14.1	5BA036	High Barn Farm, Commonfield Lane, Barkham*	20	Short / Medium	<p>The Arborfield Green SDL is defined as a modest settlement within the settlement hierarchy, reflecting the range of services and facilities present and planned.</p> <p>The site is detached from the defined settlement area but is within a reasonable distance and is also within proximity to walking and cycling routes.</p> <p>The context of the site is considered suitable for Gypsy and Traveller pitches.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>
SS14.2	5FI032	Honeysuckle Lodge, Commonfield Lane, Barkham*	4	Short	<p>The Arborfield Green SDL is defined as a modest settlement within the settlement hierarchy, reflecting the range of services and facilities present and planned.</p> <p>The site is detached from the defined settlement area but is within a reasonable distance and is also within proximity to walking and cycling routes.</p> <p>The context of the site is considered suitable for Gypsy and Traveller pitches.</p>

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
					The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.
SS14.3	5BA013	Woodlands Farm, Wood Lane, Barkham*	15	Short / Medium	<p>Arborfield Cross is defined as a minor settlement within the settlement hierarchy, reflecting the range of services and facilities present.</p> <p>The site is detached from the defined settlement area but is within a reasonable distance.</p> <p>The context of the site is considered suitable for Gypsy and Traveller pitches.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>
SS14.4	5CV002	Land west of Park Lane, Charvil	61	Short	<p>Charvil is defined as a minor settlement within the settlement hierarchy, reflecting the limited range of services and facilities. There are pedestrian/cycle opportunities to Twyford, a defined major settlement.</p> <p>The site is well related to the defined settlement area, with development in line with the spatial strategy.</p> <p>The opportunities have been explored through the sustainability appraisal. The site is treated as a variable but highlights there is a case for treating the site as a constant, noting that there are limited concerns with</p>

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
					this site and there is a need for a good mix of sites to ensure a robust supply trajectory in the early years of the plan period.
SS14.5	5BA032	24 Barkham Ride, Finchampstead	30	Short / Medium	<p>The defined settlement of Finchampstead North is defined as a modest settlement within the settlement hierarchy, reflecting the range of services and facilities present.</p> <p>The site is well related to the defined settlement area, with development in line with the spatial strategy.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>
SS14.6	5FI003	31-33 Barkham Ride, Finchampstead	80	Short / Medium	<p>Finchampstead North is defined as a modest settlement within the settlement hierarchy, reflecting the range of services and facilities present.</p> <p>The site is well related to the defined settlement area, with development in line with the spatial strategy.</p> <p>The site has been granted planning permission for 80 dwellings.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is held consistent across growth scenarios, reflecting the extant planning permission.</p>

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
SS14.7	5FI004	Greenacres Farm, Nine Mile Ride, Finchampstead	100	Medium	<p>Finchampstead North is defined as a modest settlement within the settlement hierarchy, reflecting the range of services and facilities present.</p> <p>A large part of the site constitutes previously developed land, located in proximity of the defined settlement area, with development in line with the spatial strategy.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>
SS14.8	5FI024	Hillside, Lower Wokingham Road, Finchampstead	15	Short	<p>The defined settlement of Pinewood (Crowthorne) is defined as a modest settlement within the settlement hierarchy, reflecting the range of services and facilities present.</p> <p>Part of the site constitutes previously developed land, which is well located to the defined settlement area, with development in line with the spatial strategy.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>
SS14.9	5RU008	39-53 New Road, Ruscombe	20	Medium	<p>The defined settlement of Ruscombe is contiguous with the defined settlement of Twyford. Ruscombe is defined as a modest settlement within the settlement hierarchy,</p>

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
					<p>with Twyford being a major settlement. This reflects the range of services and facilities present.</p> <p>The site is situated within the defined settlement area, with development in line with the spatial strategy.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>
SS14.10	5RU007	Land to the rear of Northbury Lane, Ruscombe	12	Short	<p>The defined settlement of Ruscombe is contiguous with the defined settlement of Twyford. Ruscombe is defined as a modest settlement within the settlement hierarchy, with Twyford being a major settlement. This reflects the range of services and facilities present.</p> <p>The site is situated within the defined settlement area, with development in line with the spatial strategy.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>
SS14.11	5SH025	Land north of Arborfield Road, Shinfield	191	Short / Medium	<p>Shinfield (south of M4) is defined as a modest settlement within the settlement hierarchy reflecting the range of services and facilities present.</p> <p>The site is well located to the defined settlement area, with development in line with the spatial strategy.</p>

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
					The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.
SS14.12	5SH023, 5SH027	Land east and west of Hyde End Road, Shinfield	175	Short / Medium	<p>Shinfield (south of M4) is defined as a modest settlement within the settlement hierarchy reflecting the range of services and facilities present.</p> <p>The site is well located to the defined settlement area, with development in line with the spatial strategy.</p> <p>The opportunities have been explored through the sustainability appraisal. The site is treated as a variable but highlighted there are limited concerns.</p>
SS14.13	5SH031	Rustlings, The Spring and land rear of Cushendall, Shinfield Road, Shinfield (north of M4)	10	Medium	<p>Shinfield (north of M4) is defined as a major settlement within the settlement hierarchy, reflecting the higher range of services and facilities serving residents of the settlement and surrounding area.</p> <p>The site is within the defined settlement area, with development in line with the spatial strategy.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>
SS14.14	5WI014	69 King Street Lane, Sindlesham	28	Short	Sindlesham is defined as a minor settlement within the settlement hierarchy, reflecting the limited range of services and facilities.

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
					<p>A large part of the site constitutes previously developed land, which is well located to the defined settlement area, with development in line with the spatial strategy.</p> <p>The site has a resolution to grant planning permission for 28 dwellings.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is held consistent across growth scenarios, reflecting the extant planning permission.</p>
SS14.15	5WI011	Land off Wheatsheaf Close, Sindlesham	24	Medium	<p>Sindlesham is defined as a minor settlement within the settlement hierarchy, reflecting the limited range of services and facilities.</p> <p>The site is situated within defined settlement area, with development in line with the spatial strategy.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>
SS14.16	5SO008	Land east of Pound Lane, Sonning	50	Short	<p>Sonning is defined as a minor settlement within the settlement hierarchy, reflecting the limited range of services and facilities.</p> <p>The site is well related to the defined settlement area, with development in line with the spatial strategy.</p>

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
					<p>The site has been granted planning permission for 50 dwellings.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is held consistent across growth scenarios, reflecting the extant planning permission.</p>
SS14.17	5SO001	Land at Sonning Farm, Sonning	25	Long	<p>Sonning is defined as a minor settlement within the settlement hierarchy, reflecting the limited range of services and facilities.</p> <p>The site is well related to the defined settlement area, with development in line with the spatial strategy.</p> <p>The site is a housing allocation within the adopted Managing Development Delivery (2014) local plan.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>
SS14.18	5SW019	Land west of Trowes Lane, Swallowfield	81	Short	<p>Swallowfield is defined as a minor settlement within the settlement hierarchy, reflecting the limited range of services and facilities.</p> <p>The site is well related to the defined settlement area, with development in line with the spatial strategy.</p>

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
					<p>The site has been granted planning permission for 81 dwellings.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is held consistent across growth scenarios, reflecting the extant planning permission.</p>
SS14.19	5TW005, 5TW009, 5TW010	Land at Bridge Farm, New Bath Road, Twyford	200	Short / Medium	<p>Twyford is defined as a major settlement within the settlement hierarchy, reflecting the higher range of services and facilities serving residents of the village and surrounding area.</p> <p>The site is well related to the defined settlement area, with development in line with the spatial strategy.</p> <p>The site has been granted planning permission for 200 dwellings.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is held consistent across growth scenarios, reflecting the extant planning permission.</p>
SS14.20	5WI009, 5WI019	Land west of Old Forest Road, Winnersh	50	Short	<p>Wokingham is a major settlement as defined in the settlement hierarchy, reflecting the higher range of services and facilities serving residents of the settlement and surrounding area.</p> <p>The site is well related to the defined settlement area, with development in line with the spatial strategy.</p>

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
					The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.
SS14.21	5WI006	Land off Poplar Lane and Watmore Lane, Winnersh	111	Short / Medium	<p>Winnersh is defined as a major settlement within the settlement hierarchy, reflecting the higher range of services and facilities serving residents of the settlement and surrounding area.</p> <p>The site is well related to the defined settlement area, with development in line with the spatial strategy.</p> <p>The site has been granted planning permission for up to 234 dwellings. 111 of the 234 dwellings are deliverable, with the remainder conditional on additional access being achieved across third party land.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is held consistent across growth scenarios, reflecting the extant planning permission.</p>
SS14.22	5WI012, 5WI021	Land rear of the Bulldog garage and BP garage, Reading Road, Winnersh	34	Medium	<p>Wokingham is a major settlement as defined in the settlement hierarchy, reflecting the higher range of services and facilities serving residents of the settlement and surrounding area.</p> <p>A small part of the site constitutes previously developed land within the defined settlement area. The remainder</p>

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
					<p>of the site is well located to the settlement area. Development is in line with the spatial strategy.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>
SS14.23	5WI008	Winnersh Plant Hire, Reading Road, Winnersh	60	Short / Medium	<p>Winnersh is defined as a major settlement within the settlement hierarchy, reflecting the higher range of services and facilities serving residents of the settlement and surrounding area.</p> <p>A large part of the site constitutes previously developed land within the defined settlement area. The remainder of the site is well located to the settlement area. Development is in line with the spatial strategy.</p> <p>The site is well related to the defined settlement area, with development in line with the spatial strategy.</p> <p>Whilst constraints do exist, work undertaken to date indicates that these can be addressed and appropriately mitigated. This has included a reduction in the assessed capacity.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
SS14.24	5WK042	Woodside, Blagrove Lane, Wokingham*	4	Short	<p>Wokingham is a major settlement as defined in the settlement hierarchy, reflecting the higher range of services and facilities serving residents of the settlement and surrounding area.</p> <p>The site comprises existing Gypsy and Traveller pitches. The opportunity is to extend the site to provide additional pitches. The site is slightly detached, but well related to the defined settlement area, with development in line with the spatial strategy.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>
SS14.25	5WK023	Rosery Cottage and 171 Evendons Lane, Wokingham**	35	Short	<p>Wokingham is a major settlement as defined in the settlement hierarchy, reflecting the higher range of services and facilities serving residents of the settlement and surrounding area.</p> <p>The site constitutes previously developed land, located in proximity of the defined settlement area, with development in line with the spatial strategy. The site has been granted planning permission for development as a care home.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is held consistent across growth scenarios, reflecting the extant planning permission.</p>

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
SS14.26	5WK045	Bridge Retail Park, Finchampstead Road, Wokingham	59	Medium	<p>Wokingham is defined as a major settlement within the settlement hierarchy, reflecting the higher range of services and facilities serving residents of the settlement and surrounding area.</p> <p>The site is within the defined settlement area, with development in line with the spatial strategy.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>
SS14.27	5WK011	Land south of London Road, Wokingham	12	Short	<p>Bracknell is a tier 1 settlement as defined within the Bracknell Forest Local Plan, reflecting the higher range of services and facilities serving residents of the settlement and surrounding area.</p> <p>The site is well related to the defined settlement area, with development in line with the spatial strategy.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>
SS14.28	5HU051	Land adjacent to Amen Corner, north of London Road, Bracknell	45	Short	<p>Bracknell is a tier 1 settlement as defined within the Bracknell Forest Local Plan, reflecting the higher range of services and facilities serving residents of the settlement and surrounding area.</p>

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
					<p>The site has a resolution to grant planning permission for 45 dwellings.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is held consistent across growth scenarios, reflecting the extant planning permission.</p>
SS14.29	5WK029	Station Industrial Estate, Oxford Road, Wokingham	40	Medium	<p>Wokingham is defined as a major settlement within the settlement hierarchy, reflecting the higher range of services and facilities serving residents of the settlement and surrounding area.</p> <p>The site is within the defined settlement area. Whilst development for housing would see a loss of employment floorspace, the scale of loss is modest, with development in line with the spatial strategy.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>
SS14.30	5WK054	Wokingham Borough Council offices, Shute End, Wokingham	100	Medium	<p>Wokingham is defined as a major settlement within the settlement hierarchy, reflecting the higher range of services and facilities serving residents of the settlement and surrounding area.</p> <p>The site is within the defined settlement area. Whilst development for housing would see a loss of employment floorspace, the scale of loss is modest, with development in line with the spatial strategy.</p>

LPU policy / site ref	HELAA ref	Site address	Estimated dwelling number	Anticipated timescale for delivery ²	Reasons for sites selection
					The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.
SS14.31	5WK046	Land at the north corner of Wellington Road and Station Road, Wokingham	20	Short	<p>Wokingham is defined as a major settlement within the settlement hierarchy, reflecting the higher range of services and facilities serving residents of the settlement and surrounding area.</p> <p>The site is within the defined settlement area, with development in line with the spatial strategy.</p> <p>The opportunity has been explored through the sustainability appraisal. The site is treated as a constant across growth scenarios.</p>

*Sites allocated for Gypsy and Traveller pitches or Travelling Showpeople plots.

**Site capacity based on or includes a care home adjustment factor.

Table 2: Reasons for not selecting previous draft allocations

HELAA ref	Site address	Estimated dwelling number	Reasons for not selecting sites
5BA024	Land to the north of The Shires, Barkham*	4	Development of the site for housing has been completed.
5CV001	Land east of Park View Drive North, Charvil	78	Charvil is defined as a minor settlement within the settlement hierarchy, reflecting the range of services and facilities present. The site is well related to the defined settlement, however there are sensitivities, particularly regarding flood risk and heritage. Whilst previously proposed as an allocation for 78 dwellings, the site is not proposed at this stage. This reflects the outcome of the sequential and exceptions test for flood risk.
5BA033	Land at Rooks Nest Farm, Finchampstead	240 ⁵	Site confirmed as unavailable for housing by the landowner.
5FI015	Land to the rear of 166 Nine Mile Ride, Finchampstead*	4	Development of the site for Gypsy and Traveller pitches has been completed.
5FI001	Tintagel Farm, Sandhurst Road*	5	Site confirmed as unavailable for Gypsy and Traveller pitches by the landowner.
5HU030	Land north west of Hogmoor Lane, Hurst	12	Hurst is defined as a minor settlement within the settlement hierarchy, reflecting the range of services and facilities present.

⁵ The Rooks Nest site was previously proposed as part of a wider allocation for 270 dwellings which included the adjoining land at 24 Barkham Ride. 240 is the approximate capacity of the Rooks Nest section, now withdrawn by the landowner.

HELAA ref	Site address	Estimated dwelling number	Reasons for not selecting sites
			<p>The site is well related to the defined settlement, however there are sensitivities, particularly regarding heritage, flood risk, landscape and the impact on the separate identities of Whistley Green and Hurst.</p> <p>Whilst previously proposed as an allocation for 12 dwellings, the site is not proposed at this stage. This reflects further engagement with heritage specialists and new information on the risk of flooding both to the site and the highway.</p>
5HU002	Land adjacent to Whistley Green Cottage, Whistley Green, Hurst	3	<p>Hurst is defined as a minor settlement within the settlement hierarchy, reflecting the range of services and facilities present.</p> <p>The site is well related to the defined settlement, however there are some sensitivities, particularly heritage assets, which require careful design.</p> <p>Whilst previously proposed as an allocation for 3 dwellings, the site is not proposed at this stage, but it is considered that the spatial strategy would support the site coming forward outside of the local plan process, provided a sensitive design was proposed. This may result in a lower capacity than the previously assessed 3 dwellings.</p>
5WK047	Wokingham Library (former), Denmark Street, Wokingham	15	Site confirmed as unavailable for housing by the landowner.
5WK050	M&S (former), 36-38 Peach Street, Wokingham	15	Site confirmed as unavailable for housing by the landowner.
5WK030	Millars Business Park, Molly Millars Lane, Wokingham	90	Site is unavailable for housing with the site now developed for employment uses.

HELAA ref	Site address	Estimated dwelling number	Reasons for not selecting sites
5WO004	Land rear of Sandford Pumping Station, Mohawk Way, Woodley	15	<p>Woodley is defined as a major settlement within the settlement hierarchy, reflecting the higher range of services and facilities serving residents of the settlement and surrounding area.</p> <p>The site is well related to the defined settlement, however there are challenges regarding the creation of access to the site.</p> <p>Whilst previously proposed as an allocation for 15 dwellings, the site is not proposed at this stage with it considered that the achievement of a suitable and safe access is no longer feasible.</p>
5WK048	Suffolk Lodge, Wokingham	20	Site confirmed as unavailable for housing by the landowner.
5WK002	Ashridge Farm, Wokingham	153	Development of the site for housing has been completed.
5WK051	Land east of Toutley Depot	130	Permission granted for housing development. The site is located within the defined settlement area.
5WK043	Land to the west of St Anne's Drive, Wokingham	54	Permission granted for housing development. The site is located within the South Wokingham defined Strategic Development Location.
5WK012	54-58 London Road, Wokingham	31	Development of the site for housing has been completed.
5WK006	Land at Gipsy Lane, Wokingham	17	<p>Wokingham is defined as a major settlement within the settlement hierarchy, reflecting the higher range of services and facilities serving residents of the settlement and surrounding area.</p> <p>The site is well related to the defined settlement, however new information on flood risk is considered to inhibit the achievement of development.</p>

HELAA ref	Site address	Estimated dwelling number	Reasons for not selecting sites
			Whilst previously proposed as an allocation for 17 dwellings, the site is not proposed at this stage with development no longer achievable.

Table 3: Reasons for not selecting other potentially developable sites

HELAA ref	Site address	Estimated dwelling number	Reasons for not selecting sites
5RU001 Group	Land east of Twyford / Ruscombe	1,300 ⁶ / 2,500	<p>The defined settlements of Twyford and Ruscombe are contiguous. Twyford is defined as a major settlement, with Ruscombe being a modest settlement. This reflects the range of services and facilities present.</p> <p>The Twyford/Ruscombe opportunity is situated on land to the east of the settlements, located within the Green Belt and including large areas of best and most versatile agricultural land.</p> <p>The current National Planning Policy Framework (NPPF) states that once established there is no need to review Green Belt boundaries when plans are being prepared. Whilst local authorities may choose to do this, exceptional circumstances must be fully evidenced and justified. Before concluding that such exceptional circumstances exist, all other reasonable options for meeting development needs must have been examined.</p> <p>Regarding agricultural land, the NPPF advises that planning policies and decisions should recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land.</p> <p>Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. The availability of agricultural land used for food production should be considered when deciding what sites are most appropriate for development.</p>

⁶ The council’s estimate is that around 1,300 of the promoted 2,500 dwellings might reasonably be completed within the plan period.

HELAA ref	Site address	Estimated dwelling number	Reasons for not selecting sites
			<p>Whilst in proximity to Twyford / Ruscombe, other sustainable options to meeting development needs beyond the Green Belt and involving areas of lower quality agricultural land are available.</p> <p>The Twyford/Ruscombe opportunity has been explored through the sustainability appraisal along with other strategic opportunities. Twyford/Ruscombe is treated as a variable within the growth scenarios. The Loddon Valley Garden Village opportunity is noted as performing better than other strategic site options.</p>
5FI005	Silverstock Manor, Finchampstead	10	<p>Finchampstead North is defined as a modest settlement within the settlement hierarchy, reflecting the range of services and facilities present.</p> <p>The site comprises previously developed land, with built form largely restricted towards the central area.</p> <p>Whilst the site is within reasonable distance of the defined settlement, it is considered to perform less well in comparison to other potential options that have been promoted for the same use.</p> <p>The opportunity has been explored through the sustainability appraisal with the site identified as a GRT option.</p> <p>There is also insufficient certainty regarding the continued availability of the land for Gypsy and Traveller pitches.</p>
5HU006	Land on the north side of Orchard Road, Hurst	23	<p>Hurst is defined as a minor settlement within the settlement hierarchy, reflecting the range of services and facilities present.</p>

HELAA ref	Site address	Estimated dwelling number	Reasons for not selecting sites
			<p>The site is well related to the defined settlement, however development would involve the loss of open space which was considered an important rural characteristic of the village in the refusal of a recent application for 23 dwellings.</p> <p>On balance it is considered appropriate to allow consideration of the site via the current appeal process to take its course.</p>
5SW005	Land east of Trowes Lane, Swallowfield	85	<p>Swallowfield is defined as a minor settlement within the settlement hierarchy.</p> <p>Site SS14.18: Land west of Trowes Lane is a proposed allocation and has recently been granted planning permission for 81 dwellings. Further allocation at Swallowfield would not be consistent with the position of Swallowfield in the settlement hierarchy and would not lead to sustainable development in line with the spatial strategy.</p>
5TW007 Group	Land north of the A4 (Riverways Farm), Twyford	230	<p>Twyford is defined as a major settlement within the settlement hierarchy. Riverways Farm is situated to the north, beyond the A4.</p> <p>Whilst in proximity to Twyford, the separation of the site from the defined settlement by the A4 means development would not be consistent with good placemaking, creating an incongruous urban extension served by a poor-quality walking/cycling environment, factors which were considered important in the refusal of a recent planning application for 230 dwellings.</p> <p>The opportunity has been explored through the sustainability appraisal with the site being treated as a variable. The assessment notes that other sites are sequentially preferable.</p>
5TW013	Land opposite 136-144 Wargrave Road, Twyford	2	Twyford is defined as a major settlement within the settlement hierarchy.

HELAA ref	Site address	Estimated dwelling number	Reasons for not selecting sites
			<p>The site is situated on land to the north of the defined settlement and benefits from a temporary permission for Gypsy and Traveller use. The site is located within the Green Belt.</p> <p>The current National Planning Policy Framework (NPPF) states that once established there is no need to review Green Belt boundaries when plans are being prepared. Whilst local authorities may choose to do this, exceptional circumstances must be fully evidenced and justified. Before concluding that such exceptional circumstances exist, all other reasonable options for meeting development needs must have been examined.</p> <p>Whilst in proximity to a defined settlement, other sustainable options to meeting the needs of Gypsy and Travellers exist beyond the Green Belt. The opportunity has been explored through the sustainability appraisal with the site identified as a GRT option.</p>
5HU009 Group	Ashridge, north of Wokingham	2,200 ⁷ / 3,000	<p>Wokingham is defined as a major settlement within the settlement hierarchy. Ashridge is situated to the north, beyond the A329(M), between it and the M4 situated further to the north.</p> <p>Whilst in proximity to Wokingham, the severance effect of the A329(M) would make journeys between the areas less attractive. There are also challenges regarding the connectivity of the site into the road network and the sustainability of public transport provision. There is insufficient certainty regarding the achievability of any connection on to the A329(M), requiring land outside the site and the reclassification of the A329(M). Further challenges relate to placemaking with regard to the proximity of housing to the surrounding major roads and landscape impacts.</p>

⁷ The council's estimate is that around 2,200 of the promoted 3,000 dwellings might reasonably be completed within the plan period, putting aside further highway analysis.

HELAA ref	Site address	Estimated dwelling number	Reasons for not selecting sites
			<p>Whilst facilities are proposed, there is no strategic case for secondary school provision within the site at the point in time development would be expected.</p> <p>The Ashridge opportunity has been explored through the sustainability appraisal along with other strategic opportunities. Ashridge is treated as a variable site within the growth scenarios. The Loddon Valley Garden Village opportunity is noted as performing better than other strategic site options.</p>
5WK028 Group	Blagrove Lane, Wokingham	350	<p>Wokingham is defined as a major settlement within the settlement hierarchy. Blagrove Lane is located south west of the defined settlement.</p> <p>The site is well located to Wokingham, however development is within an area of sensitivity between the settlements of Wokingham and Barkham Hill, and access would need to be achieved through a woodland Local Wildlife Site. These factors were considered important in the refusal of a recent planning application for 350 dwellings.</p> <p>The opportunity has been explored through the sustainability appraisal with the site being treated as a variable. The assessment notes that other sites are sequentially preferable.</p>
5WW009	Ravenswood Village	135	<p>Pinewood (Crowthorne) is defined as a modest settlement, reflecting the reasonable range of services and facilities to serve the needs of residents.</p> <p>The site comprises a mix of greenfield and previously developed land, with 'Ravenswood Village' comprising substantial built form.</p> <p>Development across the whole site would be considered out of character with the established settlement form and landscape character. A potential development opportunity could exist by constraining development to the envelope of the existing built</p>

HELAA ref	Site address	Estimated dwelling number	Reasons for not selecting sites
			<p>form, however, on balance, the site is considered to perform less well in comparison to other potential options by virtue of its access to services and facilities.</p> <p>There is insufficient confidence that the site would be capable of being developable within the plan period due to the timing of relocation of existing facilities.</p> <p>The site has been explored through the sustainability appraisal with the site being treated as an omission site. The assessment notes there is insufficient confidence that the site is development within the plan period.</p>