

Sequential test

Athol Villa, Westbourne Road, College Town, Camberley, Surrey	
Site Name	SHLAA Ref
Allocated (SALP 2013)	

Profiles of sites proposed for housing on previous developed land within defined settlements

Adastron House, Crowthorne Road, Bracknell	15
Garth Hill School, Sandy Lane, Bracknell	46
Land at Battle Bridge House, and Garage, Forest Road, Warfield	95
Binfield Nursery, Terrace Road, Binfield	319
Farley Hall, London Road, Binfield	123
The Depot (Commercial Centre), Old Bracknell Lane West, Bracknell	215
Albert Road Car Park, Bracknell	228
Downside, Wildridings Road, Bracknell	320
Land north of Eastern Road, Bracknell	308 & 322
Land at Old Bracknell Lane West, Bracknell	230 (Area 1) and
Chiltern House and the Redwood Building, Broad Lane, Bracknell	318

Profiles of sites proposed for housing on other land within defined settlements

The Football Ground, Larges Lane, Bracknell	19
Land at Cricket Field Grove, Crowthorne	76
Land north of Cain Road, Binfield	194
152 New Road, Winkfield	284
Popeswood Garage, Hillcrest and Sundial Cottage, London Road, Binfield	107
Land north of Peacock Lane, Bracknell (Binfield Parish)	316

Profiles of sites proposed for housing on edge of settlements

Land at Wood Lane, Binfield	20
White Cairn, Dukes Ride, Crowthorne	34
Land south of Dukes Ride, Crowthorne	302
Land east of Murrell Hill Lane, south of Foxley Lane and north of Septe	24
Land at junction of Forest Road and Foxley Lane, Binfield	93
Land west of Alford Close, Sandhurst	315
Sandbanks, Longhill Road and Dolyhir, Fern Bungalow and Palm Hills E	137,122 & 300
Land at Bog Lane, Winkfield	204

Urban extensions

Land at Broadmoor, Crowthorne
Land at Transport Research Laboratory, Crowthorne
Land at Amen Corner (North), Binfield
Land at Blue Mountain, Binfield

Allocation of land covered by Core Strategy Policies CS4 and CS5

Land at Amen Corner (South), Binfield

Land at Warfield

*Yellow filled--Land excluded from the SHLAA

Land east of Harvest Ride and west of Warfield Park
Orchard Lea, Drift Road

Site wholly within
Site was already c

Allocated in Pre-Submission Bracknell Forest Local Plan (2021)-- Sites allocated for residence**Large sites (more than 1ha and 5 [net] dwellings or more) are allocated for residence**

Land south of Forest Road and east of Cheney Close	BIN5
Land previously reserved for Park and Ride, Peacock Farm	BIN20
Land at Beaufort Park, Nine Mile Ride (South Road)	BRA4*
Coopers Hill Youth and Community Centre, Crowthorne Road North	BRA13
The Peel Centre and The Point	BRA18*and**
Land east of Wokingham Road and south of Dukes Ride (Derby Field)	SAND5*
Land at Jealott's Hill	WAR3*and**
Land North of Herschel Grange	WAR9
Whitegates, Mushroom Castle, Chavey Down Road	WINK15

Medium sites (less than 1ha and with 5 [net] dwellings or more) are allocated for residence

Land opposite Popes Manor, Murrell Hill Lane	BIN10b
Land south of London Road (Eastern Field)	BIN12
Land between Cain Road and Turnpike Road (3M Recreational Land)	BIN16
Town Square, The Ring	BRA7**
Former Bus Depot, Market Street	BRA12**
Jubilee Gardens, The Ring	BRA14**
Land east of Station Way and north of Church Road (Southern Gateway)	BRA15**
Bus Station, Station Road	BRA17**
Land adjacent to Lych Gate Close, Lower Church Road, Sandhurst	SAND9
Land adjacent to Swallow Cottage, Lower Church Road, Sandhurst	SAND10
Land to the rear of Forest View and Oriana, Longhill Road and west of	WINK34

**Mixed use scheme

* Strategic site

Land at SHELAA

Land north of Tilehurst Lane and east of Terrace Road North	BIN1
Land north of Ryslip Kennels (west of Church Lane)	BIN2
Land north of Tilehurst Lane and west of Church Lane	BIN3
Wyevale Garden Centre, Forest Road	BIN4
Land south of Forest Road and east of Cheney Close	BIN5
Land south of Emmets Park and east of Cressex Close	BIN6
Land to south of Foxley Lane and west of Whitehouse Farm Cottage, N	BIN7
Land south of Foxley Lane and west of Murrell Hill Lane (Foxley Fields)	BIN8
Land at Murrell Hill Grange, Murrell Hill Lane	BIN9
Popes Manor, Murrell Hill Lane	BIN10
Popes Farm, Murrell Hill Lane	BIN11
Eastern Field, land south of London Road	BIN12
Western Field, land south of London Road	BIN13
Land at Bigwood, Peacock Lane	BIN14
Popeswood Lodge, Popeswood Road	BIN15
Land between Cain Road and Turnpike Road (3M recreational land)	BIN16

Land north of Tile House and Honeysuckle Cottage, Tilehurst Lane	BIN17
Hewlett Packard (main site, Cain Road and recreational land, Beehive Lane)	BIN18 & 19
Land to the south of Berkshire Way and to the east of Vigar Way	BIN20
Land at Parkview Farm, Old Wokingham Road	BRA1
Easthampstead Park Conference Centre, Old Wokingham Road	BRA2
The Hideout, Old Wokingham Road (West Road)	BRA3
Beaufont Park, Nine Mile Ride (South Road)	BRA4
Pyramid House, Easthampstead Road	BRA5
Bracknell and Wokingham College, Wick Hill, Sandy Lane	BRA6
Town Square, The Ring (comprising Easthampstead House, Bracknell Lodge)	BRA7
Land east of Old Toll Gate Close (land at Allsmoor Lane)	BRA8
Alston House, Market Street (former Smart MOT)	BRA9
Gowring House, Market Street	BRA10
Bus Depot (Coldborough House), Market Street	BRA11
Former Bus Depot, Market Street, Bracknell	BRA12
Cooper's Hill, Crowthorne Road North, Bracknell	BRA13
Jubilee Gardens, The Ring, Bracknell	BRA14
Southern Gateway, The Ring, Bracknell	BRA15
Pinecroft, Old Wokingham Road	BRA16
Bus Station, The Ring, Bracknell	BRA17
The Peel Centre and The Point, Skimped Hill Lane, Bracknell	BRA18
1-9 High Street, Crowthorne	CROW1
Silverdene, Ambarrow Lane	SAND1
Land to south of Sandhurst Lodge, Wokingham Road	SAND2
Land south of Ambarrow Lane, west of Wokingham Road, and east of Sandhurst Lodge	SAND3 (includes SAND2)
Land south of High Street and east of Yateley Road	SAND4
Land east of Wokingham Road, and south of Duke's Ride (Derby Field)	SAND5
Land between High Street, Lower Church Road and Wokingham Road	SAND6 (forms part of SAND5)
Land at Wellingtonia Avenue	SAND7
Eagle House Field, Crowthorne Road, Sandhurst	SAND8
Land adjacent to Lych Gate Close, Lower Church Road, Sandhurst	SAND9
Land adjacent to Swallow Cottage, Lower Church Road, Sandhurst	SAND10
Jealotts Hill	WAR1 & WAR2
Jealotts Hill International Research Centre, and land at Jealotts Hill, Mill Lane	WAR3
Land south of Forest Road, and east of Binfield Road	WAR4 & WAR5
Land at Scotlands Farm Forest Road, Newell Green	WAR6
Land at junction of Harvest Ride and Warfield Road	WAR7
Land between Newell Hall and Cuckoo Cottage, Warfield Street	WAR8
Land north of Herschel Grange	WAR9
Land north of Newhurst Gardens	WAR10
Land at North Lodge Farm, Forest Road, Hayley Green	WAR11
Brookfield Farm, Bracknell Road	WAR12
Land at Sunset Farm, Hayley Green	WAR13
Land adjacent to Meadowbrook, Montessori pre-school, Bracknell Road	WAR14
Land east of Meadowbrook and south of Bracknell Road	WAR15
Land to rear of The Cricketers, Cricketers Lane	WAR16
Land south of Brockhill Farm Cottages, Bracknell Road	WAR17
Forest Farm, Forest Road, Hayley Green	WAR18

Woodlawns, Forest Road, Hayley Green	WAR19
St Michaels Grange, Osborne Lane	WAR20
Garson Lane & Cock's Lane, Warfield	WAR21
Land to rear of The Cricketers, Cricketers Lane	WAR22
Land adjacent to Home Farm, Forest Road, Warfield	WAR23
Scotlands House, Forest Road	WAR24
Steeple View, Gibbins Lane	WAR25
Land at junction of Bracknell Road and Maidens Green	WINK1
Land at Elmea, Baileys Garage, and the Haven, Maidens Green	WINK2
Meadow View, Crouch Lane (Land between Mulberry and The Acre)	WINK3
Chilston Mews, North Street	WINK4
Land to south west of Elm Lodge, North Street	WINK5
White House Farm, North Street, (Royal Berkshire Fishery)	WINK6
Ronans, Forest Road, Winkfield Row	WINK7
Land at Row Farm (north and south of Forest Road), Winkfield Row	WINK8 (overlaps
Somerton Farm, Forest Road, Winkfield Row	WINK9 (forms pa
Land north and south of Forest Road, Winkfield Row	WINK10
Land South of Lyford Meadow Stables, west of Locks Ride	WINK11 (forms p
Land to rear of 89 Locks Ride	WINK12 (forms p
89 Locks Ride	WINK13
Land west of Braziers Lane/Locks Ride and north and south of Forest R	WINK14 (incorpor
Whitegates, Mushroom Castle, Winkfield Row	WINK15
Land to rear of Chavey Down Farm, Longhill Road	WINK16
Land at Chavey Down Farm, Longhill Road	WINK17
Whitegates, Longhill Road	WINK18
Land between London Road and Longhill Road	WINK19
London Road former landfill site	WINK20
The Brackens, London Road	WINK21
Land to south of London Road, east of Bog Lane and west of Swinley R	WINK22
Lavender Park Golf Club, Swinley Road	WINK23
Woodstock, Kings Ride	WINK24
Highbury, Prince Albert Drive	WINK25
Swinley Edge, Coronation Road	WINK26
Earlywood Orchard, Coronation Road	WINK27
Winkfield Manor, Forest Road	WINK28
Land south of Forest Road and north of Rhododendron Walk (Land opp	WINK29
Land at the Rough	WINK30
Land between North Street and Hatchet Lane	WINK31
Land Between Merrymeade and Pine Acres, Birch Lane, Ascot	WINK32
Land south of Merrymeade and land at Pine Acres, Birch Lane, Ascot	WINK33
Land to the rear of Forest View and Oriana, Longhill Road and west of	WINK34
Land west of Lyfords Meadows Stables, Locks Ride	WINK35 (forms p
Land adjacent to the Vicarage, Winkfield Street	WINK36
Land at King's Ride, Ascot	WINK37

Granted with similar planning permission

Street Record Saddlers Mews Ascot Berkshire

Section 73 applica

Windfall sites

GU47 0QX	0.2231	10	2 and 1
Postcode (no)	Area	Estimated Capacity	Flood Zone

ents

RG12 7FL	0.28	18	
RG42 2AD	3.55	100	
RG12 1RB	0.29	10	
RG42 5JL	1.31	33	
RG42 4FH	2.28	65	
RG12 7AN	1.7	115	
RG42 2AG	0.53	40	
	0.46	18	
RG12 2AA (7 ha for residential)		432	
RG12 7NW (Area 1: 1.3; Area 2: 1.7)		203	
RG12 9TD	0.89	71	

RG12 9AN (1.13 developable)		102	
RG45 7FH (on-site open space) (joined units (for staff)			
RG12 1WP (1.69 developable)		75	
SL5 8QH (Flood Zones 2 & 3)		12	
RG42 4AB	0.5	14	
RG12 8HL	2.6	182	

RG42 4EX	0.55	20	
RG45 6DP	0.5	16	
RG45 6DD (0.65 developable)		23	
RG42 4DA (on-site open space)		67	
RG42 4EA (0.95 developable)		26	
GU47 8EH (landscape setting)		120	
RG12 9FR (on-site open space)		49	
(and ecological habitat on the site)		40	

1 Ancient Woodland
covered by a commitment when submitted

covered by a commitment when submitted

Residential/mixed use development

Residential dwelling capacity (No. of affordable dwellings)

RG42 4HF	1.85 (1.34)	40 (14)
RG12 8HJ	2.66 (0.97)	100 (35)
		226 (79)
RG12 7QS	1.06 (0.64)	69 (24)
High 600 (210) to be delivered within the plan period.		
		217 (76)
High 1,350(473) to be delivered within the plan period		
RG42 6AT	1.29 (1.12)	33 (12)
RG42 7PP	2.21 (1.4)	42 (15)

Residential/mixed use development

RG42 4DA	0.74 (0.37)	13 (5)
	0.31 (0.28)	10 (3)
RG12 1WP	0.85 (0.52)	27 (9)
RG42 9SA	0.71	Commercial floor space
RG12 7EU	0.47	Commercial floorspace
RG12 1XW	0.51	Commercial floor space
RG12 1HY	0.94 (0.89)	Commercial floor space
RG12 1HY	0.78	Commercial floor space
GU47 8HN	0.99 (0.9)	(8) (based on 25dph)
GU47 8HW	0.72 (0.58)	(5) (based on 25 dph)
RG12 9FR	3.03 (0.19)	6 (0)

	Landowner/developer (estimated capacity)	Flood zone
RG42 5PG	4.92	40 1
RG42 5NL	0.84	2619 1
RG42 5JR	3.56	34 1
RG42 4HA	1.87	re and listed building 1&2&3
RG42 4AF	1.85	60 (50) 1
RG42 4HQ	1.62	52 (43) 1
RG42 4BY	0.29	5 (6) 1
RG42 4EE	41.61	350 (540) 1
RG42 4BY	18.28	400 (212) 1
RG42 4BY	8.55	85 (31) 1
RG42 4BY	1.9	65 1
RG42 4FX	0.31	Not specified (9) 1
RG42 4BT	0.79	knell Forest Borough 1
RG40 3YZ	0.4	0 1
RG42 4AH	0.62	15 1
RG12 1WP	0.85	34 (29) 1

	0.62	9 (14)	1
	9.64	400 (0)	1
	2.66	225 (93)	1
RG40 3BX	38.38	770 (550)	1&2&3
RG40 3DF	22.79	575	1
RG40 3BT	22.66	204	1
RG40 3DN	32.47	300 (183)	1
RG12 1NS	0.27	40 (33)	1
RG12 1DJ	1.17	65	1
RG12 1BH	0.71	213 (195)	1
RG12 9HH	0.5	7 (0)	1
RG12 1JG	0.07	12	1
RG12 1JG	0.09	12	1
			1
RG12 1JA	0.47	141	1
	1.06	96 (69)	1
	0.51	80 (81)	1
	0.94	282	1
	0.73	6	1
	0.78	240 (180)	1
	6.54	1600 (580)	1
RG45 7AD	0.14	12 (plus retail space)	1
RG45 7QB	2.95	3 (0)	1
RG45 7QD	1.15	25 - 30 (7)	1
GU47 8JB	30.3	400-500 (530)	1
GU47 8HA	2.4	24 (0)	1&2&3
RG45 6NZ	8.88	200 - 250 (155)	1
part of SAND3)	7.27	150 (109)	1
	6.81	20-40(52)	1
	2.3	C2	1
	0.99	25 (23)	1
	0.72	15-20 (15)	1
			1
RG42 6EY	242.1	associated infrastructures)	1
RG42 4LY	18.18	is on-site open space)	1&2&3
RG42 6AJ	23.11	(451 plus open space)	1&2&3
RG42 2JZ	0.78	14 (0)	1
RG42 6AQ	0.53	9 (0)	1
RG42 6AS	1.29	25 (34)	1
RG42 6AW	4.43	50	1
RG42 6DD	0.96	30	1
RG42 6BH	4.13	60 (82)	1&2&3
RG42 6BS	5.44	165 (95)	1
RG42 6JQ	0.47	6-9 (7)	1
RG42 6JQ	4.29	140 (61)	1&2&3
RG42 6JT	2.77	30 (40)	1
RG42 6JY	0.29	6 (0)	1
RG42 7QA	2.68	60 (15)	1

RG42 7QA	2.6	100 (9)	1
	11.26	137 (141)	2&3
	1.7	42 (38)	1
	2.09	44	1
	13.03	250 (254)	1&2&3
	1.13	15 (17)	1&2&3
	2.11	43 (36)	1
SL4 4SL	1.21	12-18 (27)	1
SL4 4SL	0.55	12	1
SL4 4TL	0.36	1-12 (9)	1
SL4 4TH	1.07	8-32 (21)	1
SL4 4TE	0.6	20 (10)	1
SL4 4TE	5.82	Not specified (77)	1
RG24 7QB	1.35	10 (21)	1
RG42 6NG	8.38	105 (126)	1
RG42 7NJ	16.41	339-564 (262)	1&2&3
RG42 7NJ	10.01	is on-site open space)	1
part of WINK1	4.25	88 (81)	1
SL5 8QZ	0.53	5 (9)	1
			1
SL5 8RX	58.02	500 (913)	1&2&3
RG42 7PL	2.21	50 (46)	1
			1
SL5 8RD	3.16	60 (46)	1
			1
SL5 8RG	1.12	6 (5)	1
RG12 9FR	12.79	650 (0)	1
			1
RG12 9FR	45.65	450 (712)	1
SL5 8BD	7.6	140 (95)	1
SL5 8AB	1.68	100 (14)	1
SL5 8AQ	1.35	5-10 (22)	1
SL5 9LG	4.68	not specified (9)	1
SL5 9LB	1.69	20 (21)	1
SL5 8RY	0.55	13 (8)	1
SL5 8RY	11.37	222 (161)	1
SL5 8QJ	12.79	300 (25)	1&2&3
SL4 4SZ	7.22	225 (117)	1
	0.75	5 (0)	1
			1
	3.03	25 (8)	1
part of WINK1	4.45	96 (94)	1
	0.44	5 (9)	1
	1.28	3 (0)	1

B1BVODR00

Requirements

Have regard to the location of the site within Bracknell Area F of the Character Area Assessment Supplement
Provision of affordable housing; Provision of open space; Make financial contributions towards existing Suitable Alternative Natural Green Infrastructure
Have regard to the location of the site within Northern Villages Area A of the Character Area Assessment Supplement
Have regard to the location of the site adjacent to Binfield Area A of the Character Areas assessment Supplement
Appropriate tree surveys and protection of trees subject to a Tree Preservation Order and preservation of Ancient Woodland
Provision of affordable housing; Provision of open space; Any necessary mitigation measures identified as a result of a noise survey (in relation to proximity of site to road)
Provision of affordable housing; Make financial contributions towards existing Suitable Alternative Natural Green Infrastructure
Retention of important trees within the site; Provision of affordable housing; Make financial contributions towards existing Suitable Alternative Natural Green Infrastructure
Provision of affordable housing; Provision of open space; Any necessary mitigation measures identified as a result of a noise survey (in relation to proximity of site to road)
Provision of affordable housing; Provision of open space; Any necessary mitigation measures identified as a result of a noise survey (in relation to proximity of site to road)
Provision of affordable housing; Make financial contributions towards existing Suitable Alternative Natural Green Infrastructure

Have regard to the location of the site within Bracknell Area A of the Character Area Assessment Supplement
No residential development within the 400m buffer to the SPA; Have regard to the location of the site within the Flood Zone 2 or 3
Provision of affordable housing; Provision of open space; Make financial contributions towards existing Suitable Alternative Natural Green Infrastructure
No development being located within Flood Zone 2 or 3
Provision of affordable housing; Have regard to the location of the site opposite Binfield Area C of the Character Area Assessment Supplement
Provision of affordable housing; Any necessary mitigation measures identified as a result of a noise survey (in relation to proximity of site to road)

Retention of important trees within the site; Provision of affordable housing; Make financial contributions towards existing Suitable Alternative Natural Green Infrastructure
Have regard to the location of the site within Crowthorne Area B of the Character Area Assessment Supplement
Retention of important trees and additional planting along existing boundaries, to preserve the landscape setting
Have regard to the location of the site adjacent to Binfield Areas A and B of the Character Area Assessment Supplement
Have regard to the location of the site adjacent to Binfield Areas A and B of the Character Area Assessment Supplement
No development within the Flood Zone 2 or 3, and implementation of necessary mitigation measures identified as a result of a noise survey (in relation to proximity of site to road)
Retention of important trees and additional planting along existing boundaries, to preserve the landscape setting
Any necessary mitigation measures identified as a result of a noise survey (in relation to proximity of site to road)

Retain and enhance the hedgerows and trees on site that are of value, provide green infrastructure and provide
Be located within the south western portion of the site, avoiding the electric cable easement, the AQMA and

Development of this site will be expected to: • Provide equivalent replacement community facilities (including

Development of this site will be expected to: • Retain and enhance the trees and hedgerows on site that are
Development of this site will be expected to: • Preclude development from areas at risk of surface water flood

Development of BIN10b will be expected to: • Conserve the significance of the Listed Buildings (including Gra
Development of this site will be expected to: • Meet the requirements for the site identified in the Level 2 SF
Development of this site will be expected to: • Undertake and take account of an acoustic report, due to the s
Development of this site will be expected to:• Be informed by a masterplan that demonstrates how developm
Development of this site will be expected to: • Meet the requirements for the site identified in the Level 2 SF
Development of this site will be expected to:• Be informed by a masterplan that demonstrates how developm
Development of this site will be expected to:• Be informed by a masterplan that demonstrates how developm
Development of this site will be expected to:• Be informed by a masterplan that demonstrates how developm
Development of this site will be expected to:• Conserve the significance of the Grade II* St Michael's Church
Development of this site will be expected to: • Be undertaken concurrently with or after development of SAN
Development of this site will be expected to:• Carry out a Phase I contaminated land report and/or Landfill ga

constrains

located outside of a defined settlement. Contains trees along boundaries. Contains agricultural land at grade

located outside of a defined settlement, potential to impact upon the setting of listed buildings (Binfield Mar
Located outside a defined settlement. Within SALP Policy SA7 allocation, contains trees along boundaries (inc
Located outside a defined settlement. Within SALP Policy SA7 allocation, contains trees along boundaries (inc
Located outside a defined settlement. Within SALP Policy SA7 allocation, contains trees along boundaries, Cor
Located outside of a defined settlement. • Contains trees, all of which are protected. • Contains 9.1ha of Grad
Located outside of a defined settlement. • Contains agricultural land at grade 3, some of which may be 'the b
Located outside of a defined settlement. • Site contains Local Wildlife Site and protected trees. • Adjacent to /

Located outside of a defined settlement. • Contains agricultural land at grade 3, some of which may be 'the b
Located outside of a defined settlement. • Contains agricultural land at grade 3, some of which may be 'the b
Located outside a defined settlement. • Within Ancient woodland buffer, partly within Ancient Woodland. • Si

Located within a defined settlement • Located within a defined employment area • Trees within north-wester

Located outside of a defined settlement • Some trees along boundaries. • Proximity to Listed Buildings (Honey
Located within a defined employment area. • Recreation ground forms part of existing Amen Corner South all
Proximity to listed buildings (Peacock Farm) • Potential for noise (railway and A329 located to the north of the
Located outside of a defined settlement. • Contains trees along boundaries, and change in levels across site. •

Located outside of a defined settlement. • Contains trees, and changes in levels across site. • Proximity to sew
Located outside of a defined settlement. • Contains trees. • Change in levels across site. • Part of site within oi
Potential contamination from landfill (within 250m of historic landfill). • Within a defined employment area •

level changes within the site, Within Thames Basin Heaths SPA 400m - 5km buffer, Potential loss of publicly a
Site contains protected trees. • Levels change within the site. • Within Thames Basin Heaths SPA 400m - 5km

Given the existing use there is a risk of contamination. • Within Thames Basin Heaths SPA 400m - 5km buffer
The site includes trees (including mature trees). • Potential for noise from adjacent railway line. • Within close
Existing mature trees. • Potential impact on the setting of a listed building. • Potential loss of publicly accessib
Footpath runs through the site. • Level changes within site • Potential loss of publicly accessible open space • T
Located outside of a defined settlement • Contains trees within site, and on boundaries. • Proximity to sewage
Need to relocate bus station • Level changes within site • Trees present • Located adjacent to a locally listed b
Loss of retail and leisure park. • Western corner of site is within 250m of landfill. • Trees present. • Potential f

Located outside of a defined settlement • Site covered by protected trees. • Potential for noise from adjacent i
Located outside of a defined settlement • Site contains protected trees. • Levels change within the site. • Site i
Located outside of a defined settlement. • Levels changes within the site. • Contains the 'best and most versat
Located outside of a defined settlement • Site contains trees, all of which are protected • Site includes a Biodi
Located outside of a defined settlement • Site contains trees. • Potential for noise from adjacent railway line. •
Located outside of a defined settlement. • Level changes within the site. • Contains agricultural land grade 3b.
Located outside of a defined settlement • Site contains trees, including protected along southern boundary • V
Located outside of a defined settlement. • Contains trees along boundaries (including protected). • Part of the
Located outside of a defined settlement. • Contains trees along boundaries (protected tree near south eastern
Located outside of a defined settlement. • Contains trees along boundaries. • Within Thames Basin Heaths SP

Located outside of a defined settlement • Located within the Green Belt. • Contains trees, including protected. •
Located outside a defined settlement. • Forms part of land allocated within SALP Policy SA9 • Contains trees, i
Located outside of a defined settlement. • Contains trees. • Proximity to an Ancient Woodland. • Contains agric
Site contains trees, including protected. • Loss of existing open space. • Potential contamination from landfill (
Located outside of a defined settlement. • Site contains trees, and site is covered by an area Tree Protection C
Located outside a defined settlement. • Contains trees along boundaries (including protected). • Contains agric

Located outside of a defined settlement. • Contains protected trees. • Contains agricultural land at grade 3, so
Located outside of a defined settlement. • Contains trees. • Contains agricultural land at grade 3, some of whi
Located outside of a defined settlement. • Contains trees, including protected. • Contains agricultural land at g
Located outside of a defined settlement. • Contains trees. • Contains agricultural land at grade 3, some of whi
Located outside of a defined settlement. • Contains trees. • Contains agricultural land at grade 3, some of whi
Located outside of a defined settlement. • Located within the Green Belt. • Contains trees. • Contains agricultu
Located outside of a defined settlement. • Contains trees, most of which are protected. • Contains an area of r

Located outside a defined settlement. • Contains trees, most of which are protected. • Contains an area of mixed woodland. • Located outside a defined settlement. • Contains grade II listed buildings (St Michaels Grange, Osborne Lane and St Michaels Church). • Located outside a defined settlement. • Located within the Green Belt. • Within 500m of ancient woodland. • Contains trees. • Located outside of a defined settlement. • Contains trees. • Within Thames Basin Heaths SPA 400m - 5km buffer zone. • Located outside of a defined settlement. • Contains trees, including along site boundaries. • Listed building in the area. • Located outside of a defined settlement. • Partially within Flood Zone 2 and 3. • Contains trees along site boundaries. • Located outside of a defined settlement. • Contains trees along northern boundary. • Contains agricultural land. • Located outside a defined settlement. • Located within the Green Belt. • Contains trees. • Contains agricultural land.

Located outside a defined settlement. • Located within the Green Belt. • Trees along boundaries of site. • Contains trees. • Located outside of a defined settlement. • Located within the Green Belt. • Contains trees. • Contains agricultural land. • Located outside of a defined settlement. • Located within the Green Belt. • Contains trees. • Contains agricultural land. • Located outside a defined settlement. • Located within the Green Belt. • Contains trees. • Contains agricultural land. • Located outside of a defined settlement. • Site contains protected trees. • In close proximity to a grade II listed building. • Located outside a defined settlement. • Possible minerals issues which need investigating – sand & gravel, beneath the site. • Located outside a defined settlement. • Possible minerals issues which need investigating – sand & gravel, beneath the site. • Located outside of a defined settlement. • Possible minerals issues which need investigating – sand & gravel, beneath the site. • Located outside of a defined settlement. • Site contains trees, including protected. • Possible minerals issues which need investigating – sand & gravel, beneath the site. • Located outside of a defined settlement. • Site contains trees, including protected. • Contains agricultural land.

Located outside of a defined settlement, with Green Belt located to the north and east. • Possible minerals issues which need investigating – sand & gravel, beneath the site. • Located outside of a defined settlement. • Contains trees (including protected). • Potential for contamination from historic landfill.

Located outside of a defined settlement. • Site contains trees, including protected. • Levels change within the site.

Located outside of a defined settlement. • Site contains trees, almost all of which are protected. • Levels change within the site. • Located outside a defined settlement. • Site contains trees, including protected. • Levels change within the site.

Located outside of a defined settlement. • Levels change within the site. • Potential for contamination from historic landfill. • Located outside of a defined settlement. • Located within the Green Belt. • Site contains trees, including protected. • Located outside of a defined settlement. • Located within the Green Belt. • Site contains trees, including protected. • Located outside of a defined settlement. • Located within the Green Belt. • Site contains trees, including protected. • Located outside of a defined settlement. • Located within the Green Belt. • Site contains trees, most of which are protected. • Located outside of a defined settlement. • Located within the Green Belt. • Site contains trees. • Within Thames Basin Heaths SPA 400m - 5km buffer zone. • Located outside of a defined settlement. • Located within the Green Belt. • Contains trees. • Contains agricultural land. • Located outside of a defined settlement. • Located within the Green Belt. • Contains protected trees. • Contains agricultural land. • Located predominantly outside of a defined settlement. • Located predominantly within the Green Belt (a few buildings are located within the settlement). • Located outside of a defined settlement. • Located within the Green Belt. • Contains trees. • Contains agricultural land. • Site contains trees, all of which are protected. • Potential for contamination from historic landfill. • Within 500m of ancient woodland.

Part of site is located outside of the settlement boundary. • Level changes within the site. • Site contains trees. • Located outside of a defined settlement, • Contains trees, including protected. • Possible minerals issues which need investigating – sand & gravel, beneath the site. • Located outside of a defined settlement. • Located within the Green Belt. • Adjacent to Local Wildlife Site. • Contains trees. • Located outside of a defined settlement. • Located within the Green Belt. • Contains trees. • Potential for noise from the road.

Status	Remove or retain from further assessment

Completed
Completed

Completed
Completed

e and Downshire Way);Provide an alternative location for The Depot;Provide a bespoke SAN

Completed

Residential balance 188

Residential balance 131

No application

Residential balance 88

Completed

No application

Completed

Completed

Residential balance 54

Completed

planting along existing boundaries, to preserve the landscape setting and provide visual mitigation

Completed

within the SPD; Retention of important trees/understorey planting and additional planting along

Completed

Completed

n of open space;Any necessary mitigation measures identified as a result of a noise survey (

of important trees/understorey planting and additional planting along the boundaries and v

ing biodiversity value; improve habitat connectivity through the site and to the wider area; settings of the Listed Buildings and any harm to their significance. Undertake and take account

entre. • Undertake more detailed historic environment review in relation to development pro

ese measures are required in order to improve the existing biodiversity value; improve habitat value, provide green infrastructure and provide biodiversity net gain. These measures are req

signed parkland by maintaining an appropriate setting through the layout of the developm

- Carry out a Phase I contaminated land report and/or Landfill gas & leachate investigation and risk assessment; and if required will: take place in a comprehensive manner, consider townscape and form a high quality design and layout of the development which clearly respects and references the entrance to the site; and if required a Remediation/Gas Mitigation Plan and a Remediation/Mitigation Ver
- Undertake and take account of a contaminated land Phase I report, with a Phase II report, for sites BRA15, Land east of Station Way and north of Church Road and BRA17, Bus Station, as shown in BRA14, Jubilee Gardens and BRA17, Bus Station, as shown in BRA14 site profile) will: take place in a comprehensive manner, consider townscape and form a high quality design and layout of the development which clearly respects and references the entrance to the site; and if required a Remediation/Gas Mitigation Plan and a Remediation/Mitigation Ver

suitability	availability	achievability	deliverability
Site covered by hard commitment			
Potentially suitable	Potentially available	Potentially achievable	Potentially deliverable
Site covered by hard commitment			
Potentially suitable	Available	Achievable	Potentially deliverable
Potentially suitable	Available	Achievable	potentially deliverable
Potentially suitable	Available	Achievable	Potentially deliverable
Potentially suitable	Potentially available	Potentially achievable	Potentially deliverable
Potentially suitable	Available	Achievable	Potentially deliverable
Potentially suitable	Potentially available	Potentially achievable	Potentially deliverable
Potentially suitable	Potentially available P	Potentially achievable	Potentially deliverable
Site covered by hard commitment			
Potentially suitable	Available	Achievable	Potentially deliverable
Potentially suitable	Available	Achievable	Potentially deliverable
Suitability unknown	Potentially available	potentially achievable	not developable
Majority of site covered by hard commitments, with remaining area not considered developable			
potentially suitable	Potentially available	Potentially achievable	Potentially deliverable

potentially suitable	Potentially available	Potentially achievable	Potentially de
Suitability unknown	Potentially available	achievability unknown	Not developa
potentially suitable	Available	Achievable	Potentially de
Potentially suitable	Potentially available	Potentially achievable	Potentially de
Site Withdrawn			
potentially suitable	Available	Achievable	Potentially de
potentially suitable	potentially available	Achievable	Potentially de
potentially suitable	potentially available	Potentially achievable	Potentially de
Site covered by hard commitment			
potentially suitable	potentially available	Potentially achievable	Potentially de
suitability unknown	potentially available	Potentially achievable	not developa
Site covered by hard commitment			
Site covered by hard commitment			
Site covered by hard commitment			
potentially suitable	potentially available	Potentially achievable	Potentially de
potentially suitable	potentially available	Potentially achievable	Potentially de
potentially suitable	potentially available	Potentially achievable	Potentially de
potentially suitable	potentially available	Potentially achievable	Potentially de
potentially suitable	potentially available	Potentially achievable	Potentially de
potentially suitable	potentially available	Potentially achievable	Potentially de
Site covered by hard commi	potentially available		
suitability unknown	potentially available	Potentially achievable	not developa
potentially suitable	Available	Potentially achievable	Potentially de
potentially suitable	Available	Achievable	Potentially de
suitability unknown	availability unknown	Potentially achievable	not developa
potentially suitable	potentially available	Potentially achievable	Potentially de
potentially suitable	Available	Achievable	Potentially de
potentially suitable	potentially available	Potentially achievable	Potentially de
potentially suitable	potentially available	Potentially achievable	Potentially de
potentially suitable	potentially available	Potentially achievable	Potentially de
potentially suitable	potentially available	Potentially achievable	Potentially de
No longer being promoted as separate sites as WAR3 covers the whole site now promoted			
potentially suitable	potentially available	Potentially achievable	Potentially de
potentially suitable	available	achievable	Potentially de
potentially suitable	potentiall available	potentially achievable	Potentially de
potentially suitable	availablility unknown	potentially achievable	not developa
suitability unknown	available	achievable	not developa
potentially suitable	available	achievable	Potentially de
Site covered by hard commitment			
Site covered by hard commitment			
potentially suitable	potentiall available	potentially achievable	Potentially de
potentially suitable	potentiall available	potentially achievable	Potentially de
potentially suitable	potentiall available	potentially achievable	Potentially de
potentially suitable	available	potentially achievable	Potentially de
potentially suitable	potentiall available	potentially achievable	Potentially de
potentially suitable	available	potentially achievable	Potentially de
potentially suitable	potentiall available	potentially achievable	Potentially de

[Redacted]

3 in perpetuity of: at least 8ha per 1,000 new population; and, make financial contributions to

[Redacted]

[Redacted]

[Redacted]

[Redacted]

ation;Setting of Listed Building within the College grounds;Provision of affordable housing;Ma

ong existing roadsides, to preserve the landscape setting and provide visual mitigation;Provis

in relation to proximity of site to London Road);Make financial contributions towards existing
within the site, to preserve the landscape setting and provide visual mitigation;Provision of af

safeguard the character and appearance of the area; and retain and strengthen a strong physical form of an acoustic report, due to the site's proximity to an A-road and railway. Undertake and tabulate proposals.

- Retain and enhance the trees/treed areas on site that are of value and provide biodiversity

maintain connectivity through the site and to the wider area; safeguard the character and appearance required in order to improve the existing biodiversity value; improve habitat connectivity through

development (including site access), the scale, density and design of dwellings and the retention and enhancement of landscape features; and if required a Phase II report; and if required a Remediation/Gas Mitigation Plan and a Remediation/Verification Report; and if required a Remediation/Gas Mitigation Plan and a Remediation/Verification Report gateway to the Town Centre, and; provide green infrastructure in order to improve the area's biodiversity and a remediation verification report potentially also necessary if recommended in the report below) will: take place in a comprehensive manner, consider townscape and form a high quality gateway to the town in BRA14 site profile) will: take place in a comprehensive manner, consider townscape and form a high quality gateway to the church, including retention and enhancement of boundary vegetation. Access to development which clearly respects and references the entrance to the church, including retention and enhancement of boundary vegetation. Access to development which clearly respects and references the entrance to the church, including retention and enhancement of boundary vegetation. Access to development which clearly respects and references the entrance to the church, including retention and enhancement of boundary vegetation. Access to development which clearly respects and references the entrance to the church, including retention and enhancement of boundary vegetation. Access to development which clearly respects and references the entrance to the church, including retention and enhancement of boundary vegetation. Access to development which clearly respects and references the entrance to the church, including retention and enhancement of boundary vegetation. Access to development which clearly respects and references the entrance to the church, including retention and enhancement of boundary vegetation.

- Preclude development from areas within the gas pipeline inner consultation zone

/developability

developable

developable
 developable
 developable
 developable
 developable
 developable
 developable

developable
 developable

developable within the next 15 years

developable
 developable

developable

able within the nex 15 years

developable

developable

developable

developable

developable

developable

ble within the next 15 years

developable

developable

developable

developable

developable

developable

developable

ble within the next 15 years

developable

developable

ble within the next 15 years

developable

developable

developable

developable

developable

developable

developable

developable

developable

ble within the next 15 years

ble within the next 15 years

developable

developable

developable

developable

developable

developable

developable

developable

developable
developable
developable
developable
developable
developable
developable
developable

developable
developable
developable
developable
developable
developable
developable
developable
developable

developable
developable

developable

developable
developable in the next 15 years

developable
developable
developable
developable
developable
developable
developable
developable
developable
developable
developable

developable within the next 15 years
WINK32

developable
developable
developable
developable within the next 15 years

[Redacted]

owards Strategic Access Management and Monitoring

[Redacted]

[Redacted]

[Redacted]

[Redacted]

ke financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) a

ion of open space, including provision of open space alongside Murrell Hill lane in order to pre

Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Mo
fordable housing;Provision of open space;Make financial contributions towards existing Suital

cal boundary between the defined settlement and green wedge. Be informed by an appropriate account of an air quality assessment to assess the impact of the AQMA on the health of re

iversity net gain. These measures are required to improve the existing biodiversity value and i

ice of the area; and retain and strengthen a strong physical boundary of the defined settlement the site and to the wider area; safeguard the character and appearance of the area; and reta

enhancement of boundary vegetation. • Be informed by an appropriate desk-based archaeology
Investigation Plan and a Remediation/Mitigation Verification Report. • Undertake and take account
of Remediation/Mitigation Verification Report. • Retain and enhance the hedgerows and trees/woodland on
habitat connectivity through to the wider area. • Meet the requirements for the site identified
by the Phase I report. • Provide green infrastructure in order to improve habitat connectivity
quality gateway to the Town Centre, and; provide biodiversity net gain and green infrastructure
to the Town Centre, and; provide biodiversity net gain and green infrastructure in order to improve
and form a high quality gateway to the Town Centre, and; provide biodiversity net gain and green
infrastructure on this site and SAND10 will minimise harm to the setting of the church; this may involve a situation
and enhancement of boundary vegetation. Access to development on this site and SAND
10 zone. • Undertake and take account of an acoustic report, due to the site's proximity to an A-



[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

and Strategic Access Management and Monitoring

preserve character of Murrell Hill Lane and the landscape setting of the area;Make financial cor

monitoring

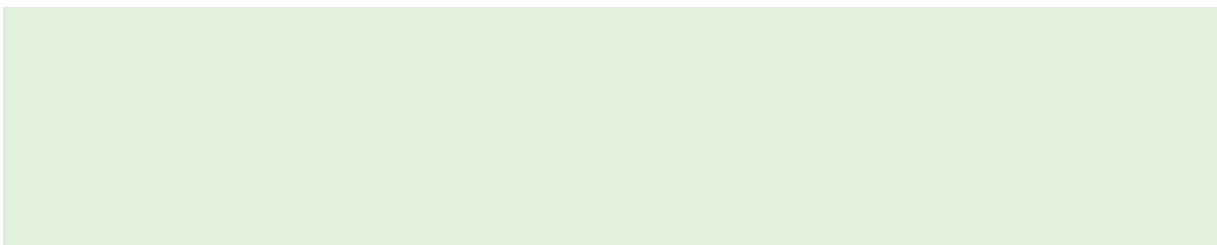
ole Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitorin

te desk-based archaeological assessment, and where necessary, a field evaluation in order to residents. Provide green infrastructure in order to improve habitat connectivity through the site

improve habitat connectivity through the site and to the wider area. • Undertake and take acc

nt. Biodiversity net gain may result in the need to provide offsite after applying the mitigation in and strengthen a strong physical boundary between the defined settlement and strategic g

gical assessment, and where necessary, a field evaluation in order to avoid and mitigate any i
it of an acoustic report, due to the site's proximity to an A-road. • Provide green infrastructure
site that are of value, provide green infrastructure and provide biodiversity net gain. These m
d in the Level 2 SFRA Detailed Site Summary Tables 'Requirements for planning and NPPF'. •
/ through the site and to the wider area. • Undertake and take account of an acoustic report, i
e in order to improve the area's biodiversity value and habitat connectivity to the wider area. •
e the area's biodiversity value and habitat connectivity to the wider area. • Meet the requirem
en infrastructure in order to improve the area's biodiversity value and habitat connectivity to th
ngle access serving both sites. • Take the significance of the nearby locally listed heritage esse
9 will minimise harm to the setting of the church; this may involve a single access serving bo
road. • Provide green infrastructure in order to improve habitat connectivity through the site a



[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Ac

g; Potential impacts on amenity for future occupiers of proposed development must be consid

to avoid and mitigate any impacts.

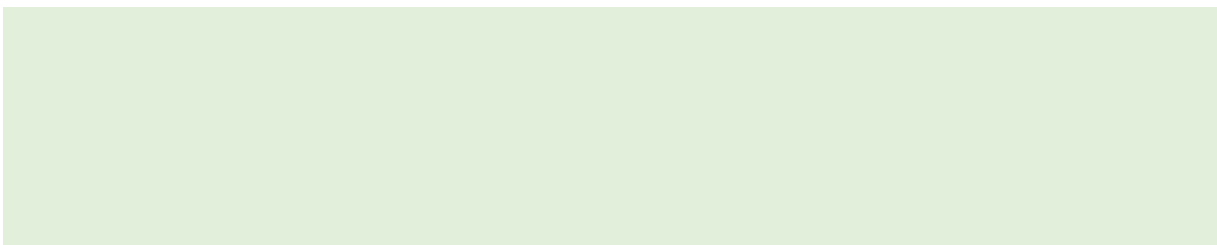
and to the wider area. Carry out a Phase I contaminated land report and/or Landfill gas & leachate

count of a site-specific flood risk assessment, to include an assessment of groundwater flood

management strategy. • Undertake and take account of an acoustic report, due to the site's proximity to a railway and A-road. Biodiversity net gain may result in the need to provide offsite after applying the mitigation

measures. • Retain and enhance vegetation along Murrell Hill Lane, provide green infrastructure measures in order to improve habitat connectivity through the site and to the wider area. • Be informed by the measures required to improve the existing biodiversity value and improve habitat connectivity. Take account of the changes in levels across the site. • Undertake and take account of an acoustic assessment due to the site's proximity to a railway and A-road.

• Retain and enhance or replace the trees on site that are of value. • Meet the requirements for the site identified in the Level 2 SFRA Detailed Site Summary Tables 'Requirements for the wider area'. • Either replace bus station on-site or at another location in proximity to the railway and their settings into account. • Meet the requirements for the site identified in the Level 2 SFRA Detailed Site Summary Tables 'Requirements for the wider area'. • Take the significance of the nearby locally listed heritage assets and their settings into account. • Retain and strengthen a strong physical boundary between the defined site and the wider area. • Retain and strengthen a strong physical boundary between the defined site and the wider area.



[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Access Management and Monitoring

[Redacted]

dered and assessed, including an appraisal of existing odour, noise and lighting from Ascot Se

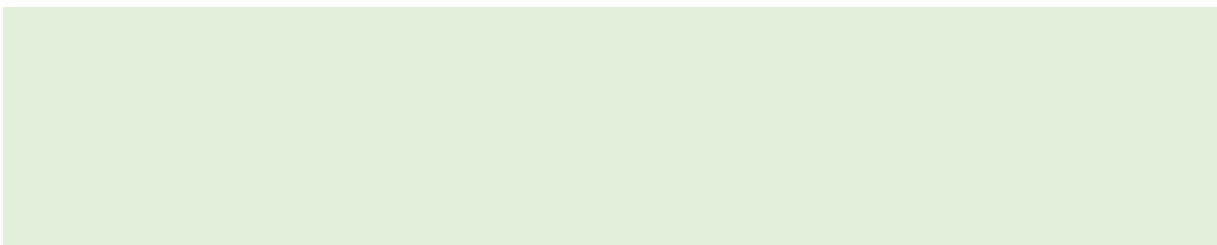
Phase investigation and risk assessment; and if Required a Phase II report; and if required a Risk

risk. • Undertake and take account of an acoustic report, due to the site's proximity to an A-road.

an A-road. • Preclude development from areas at risk of surface water flooding. • Be informed on strategy. • Provide a buffer between development and the habitats along the western boundary

and provide biodiversity net gain. These measures are required in order to improve habitat quality by an appropriate desk-based archaeological assessment, and where necessary, a field evaluation through the site and to the wider area. • Meet the requirements for the site identified in the acoustic report, due to the site's proximity to an A-road. • Retain the pedestrian links through the

site or the site identified in the Level 2 SFRA Detailed Site Summary Tables 'Requirements for planning and NPPF'. • Retain pedestrian links through site to other locations; including retail station and Town Centre in order to continue the provision of a multi-modal public transport network. • Meet the requirements for the site identified in the Level 2 SFRA Detailed Site Summary Tables 'Requirements for planning and NPPF sections'. Develop a settlement and the strategic gap to the northern boundary. • Be informed by an appropriate



[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Wage Treatment Works and its potential impact on future occupiers of the proposed develop

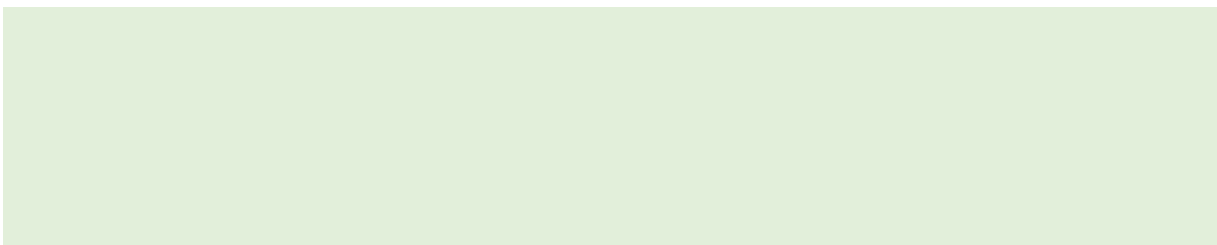
remediation/Gas Mitigation Plan and a Remediation/Mitigation Verification Report. Meet the road and railway.

led by an appropriate desk-based archaeological assessment, and where necessary, a field evaluation to protect the TPO trees. • Be informed by an appropriate desk-based archaeological a

connectivity through the site and to the wider area; conserve the significance of the heritage valuation in order to avoid and mitigate any impacts.

the Level 2 SFRA Detailed Site Summary Tables 'Requirements for planning and NPPF'. • Be informed by a site, and either retain underpass or replace with a street level crossing. • Provide a replacement

in planning and NPPF'. • Take account of the changes in levels across the site. • Retain pedestrian level of underpasses or replacement with street level crossings. • Undertake and take account of the hub. • Take the significance of the nearby heritage asset and its setting into account. • Take account shall be excluded from the areas of site at fluvial flood risk. • Undertake and take account of the Summary Tables 'Requirements for planning and NPPF sections'. Development shall be excluded from a desk-based archaeological assessment, and where necessary, a field evaluation in order to avoid



[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]
ment

requirements for the site identified in the Level 2 SFRA Detailed Site Summary Tables 'Requir

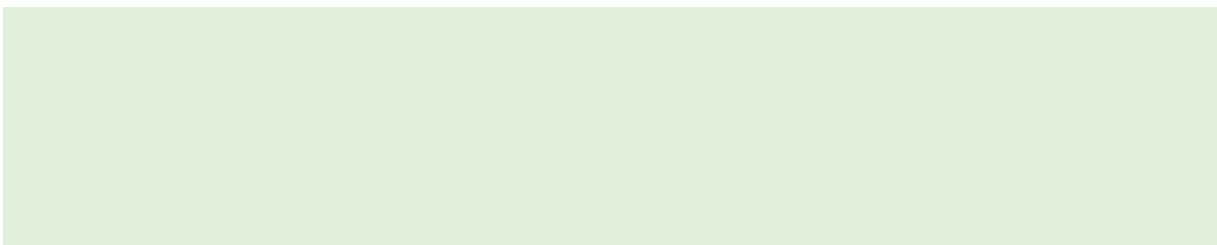
luation in order to avoid and mitigate any impacts
assessment, and where necessary, a field evaluation in order to avoid and mitigate any impac

assets opposite; safeguard the character and appearance of the area; and retain and strengt

informed by an appropriate desk-based archaeological assessment, and where necessary, a fi
ent library facility, either on site or elsewhere in the Town Centre.

inks through site to other locations; including retention of underpasses or replacement with s
nt of an acoustic report, due to the site's proximity to an A-road and railway.

:count of and address changes in levels on site. • Undertake and take account of a contaminat
nt of an acoustic report, due to the site's proximity to an A-road and railway. • Retain and enl
luded from the areas of site at fluvial flood risk. • Undertake and take account of an acoustic
id and mitigate any impacts. • Site is indicated to be within a proposed Minerals and WasteS:

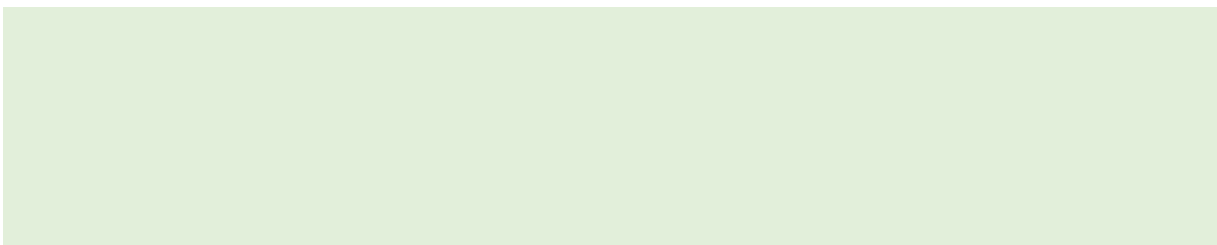


ements for planning and NPPF'.

ts.

hen a strong physical boundary between the defined settlement and strategic gap. Biodiversi
ield evaluation in order to avoid and mitigate any impacts.

treet level crossings. • Undertake and take account of an acoustic report, due to the site's pro
ed land Phase I report, with a Phase II report, remediation and a remediation verification repo
ance the hedgerows, trees and linear habitat on site that are of value, provide green
report, due to the site's proximity to an A-road and railway. • Retain and enhance hedgerows
afeguarding Area; further review required to determine the suitability and viability for prio



ty net gain

ximity to

s, trees

