

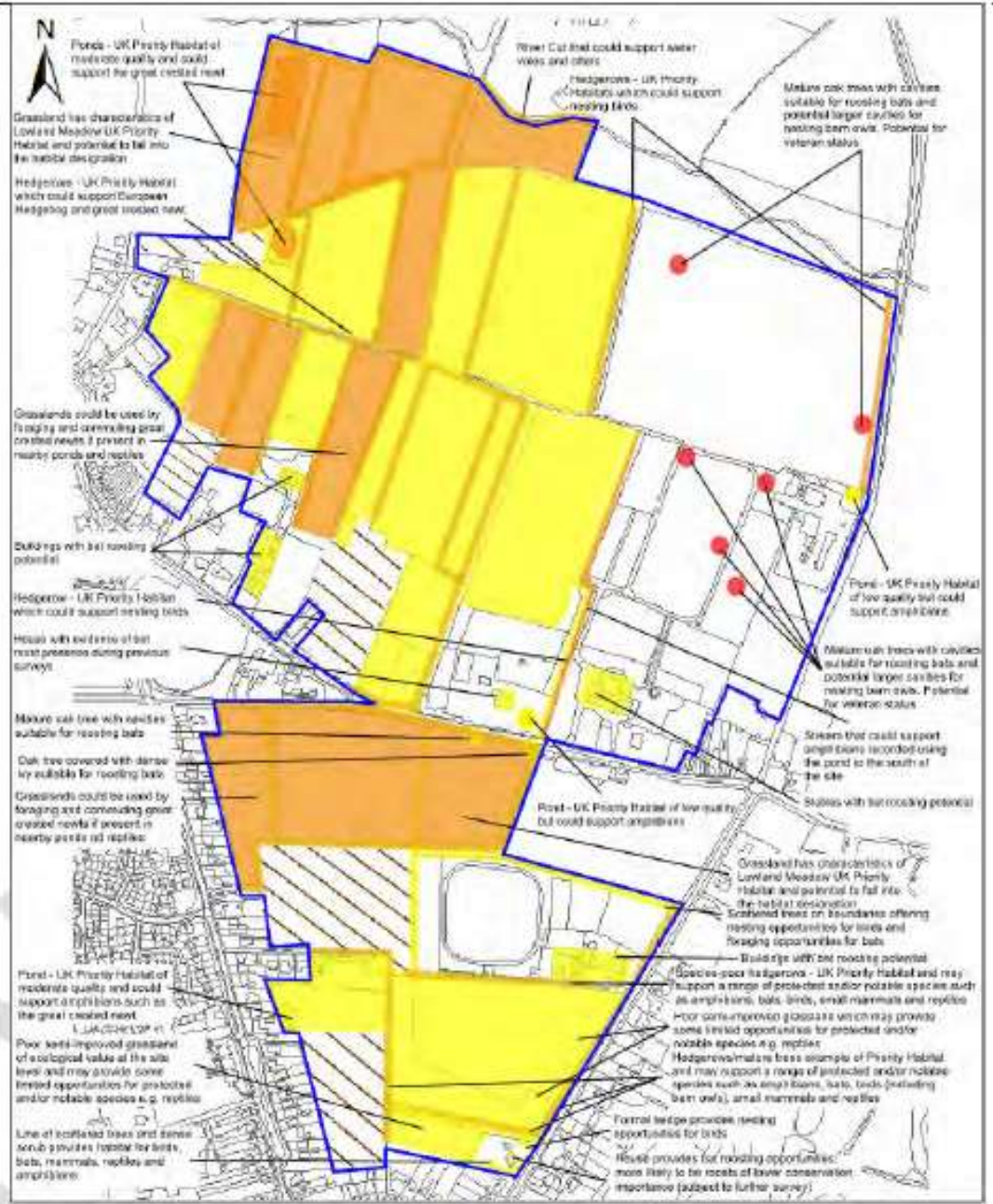
Site Ref	Cluster 5 Comprising sites WINK13 & WINK14)	Site Address	Land at Winkfield Row
Parish	Winkfield	Ward	Winkfield & Cranbourne



Site description	<p>Site area: 59.88ha</p> <p>Site: Extensive agricultural/grazing land – sub-divided into fields with boundaries marked by hedgerows and mature trees, with some residential uses. Some views of properties along Winkfield Row/Forest Road from Footpath 10 which crosses the site west to east. Limited views of properties in Chavey Down Road from Locks Ride. (Also see site description for individual sites).</p> <p>Access: Various field/property accesses along road and footpath access Footpath 10 (Ramblers Route) in northern part of site.</p> <p>Levels: Appears level.</p> <p>Current use: Agricultural grazing/equestrian with some residential uses.</p> <p>Character: Rural. Transitional area on fringe of residential to south (defined settlement of Chavey Down/ Winkfield Row) and open rural/agriculture to north. (Small part of site within defined settlement).</p>					
Location of site	Settlement	-	Countryside	Yes	Green Belt	-
PDL status of site	Previously Developed Land		-	Greenfield		Yes
Availability	Site owner:			Various owners		
Potentially available <ul style="list-style-type: none"> The land is in multiple ownerships and may have site assembly issues. 						
Suitability Assessment						
Landscape Assessments	<p><u>Landscape Character Assessment</u></p> <p>Southern half of the site is located within the Type F1: Chavey Down Wooded Sands Landscape Character Area (LCA). Area characterised by presence of suburban and urban fringe development and significant areas of tree cover. Historic landscape pattern largely subsumed by modern edge of town development which has fragmented the area.</p> <p>Northern half of the site is located within the Type C2: Winkfield and Cranbourne Clay Farmland LCA. Area characterised by gently undulating farmed landscape with arable fields bordered by streams and areas of broadleaved woodland. A mixture of small villages, modern ribbon settlement and historic manors and farmhouses is present.</p> <p><u>Landscape Sensitivity Appraisal</u></p> <p>It is not possible to provide an overall landscape sensitivity score to the SHELAA proposal for this cluster as a whole, because the sensitivity of the areas north and south of Forest Road are different. However, any proposal including the sites north of Forest Road (and particularly the whole area north of Forest Road) would result in a medium-high sensitivity to the SHELAA proposal.</p> <p>North of Forest Road the cluster adjoins Winkfield Row, which has a linear, low density 'village' character and a rural landscape setting which reinforces the rural 'village' character of the Conservation Area and the historic farmsteads along Winkfield Row. Sensitivity would be medium-high to the SHELAA proposal, to the north of Forest Road as a result of the large scale change that would occur, including the loss of this whole area of rural farmland with its intact historic field pattern, that forms an attractive rural setting to Winkfield Row.</p> <p>South of Forest Road, the cluster adjoins Chavey Down which has a less distinctive settlement pattern. The Cluster forms part of the wider recommended 'Strategic Gap' between Bracknell Town and North Ascot, however there is potential for development to be designed to retain the sense of separation between these settlements and between Chavey Down and Winkfield Road. The area south of Forest Road has a low-medium sensitivity as a whole to the SHELAA proposal because of the less rural character, modern field pattern and better relationship with the existing settlement pattern.</p>					

<p>Heritage Assessments</p>	<p>The north-west of the cluster retains a late medieval or post-medieval fieldscape and has value as a historic landscape as it is an example of a system now not found elsewhere in the district. South of Forest Road field boundaries are of more recent origin and historic landscape value is more limited. Listed buildings, Ascot House Registered Park and Garden and the Winkfield Row Conservation Area lie in close proximity to the cluster and have varied intervisibility with the cluster. There is high potential for archaeological assets to be present due to the cluster's undeveloped nature. Overall, the level of potential effect is high as development, particularly north of Forest Road, is likely to be harmful to the historic fieldscape, nearby listed buildings and the Conservation Area. Development of entire cluster would constitute a major impact on the historic environment that is unlikely to be able to be satisfactorily mitigated due to the presence of a comparatively rare historic landscape type.</p>
<p>Strategic Flood Risk Assessments</p>	<p>Based on Level 1 Strategic Flood Risk Assessment:</p> <ul style="list-style-type: none"> • In total, 4.7% of the site is in Flood Zone 3, 1.3% of the site is in Flood Zone 2* • In total, 21.5% of the site is at risk of surface water flooding • In total, 2.0% of the site is at risk of groundwater flooding (depth of water level below ground surface 0.025 to 0.5m) • Fluvial and surface water flood risk present, site has not immediately passed the Sequential Test, Level 2 SFRA required. <p><i>* Flood Zone 2 percentage excludes percentage of the site at flood risk at a higher risk flood zone. This avoids double counting and overlapping of flood zones.</i></p> <div data-bbox="459 929 1548 1691"> <p>Site Reference Number: Cluster</p> <p>Risk of Flooding from Surface Water</p> <p>uFMSW 1 in 1000 flood extent</p> <p>Prepared by: [unreadable] 1. Crown copyright and database right 2019 Ordnance Survey 100016488</p> <p>Other data: Creston Environmental Agency Information 1. Environment Agency and database right 10 0</p> </div>
<p>Strategic Transport Assessments</p>	<p>A Transport assessment of the site has shown that financial contributions would be required towards:</p> <ul style="list-style-type: none"> • Capacity improvements to junctions including Forest road/Bracknell Road/Jigs Lane (known as Five Ways crossing), Hatchet Lane and Locks Ride/Priory Road • Improvements to the footway along Forest Road to allow shared use, providing better accessibility for pedestrians and cyclists to education and the wider pedestrian and cycle network • Improvements to the footway along Chavey Down Road to allow shared

	<p>use, providing better accessibility for pedestrians and cyclists to education and the wider pedestrian and cycle</p> <ul style="list-style-type: none"> • Improving public transport links to Bracknell town centre, and to wider area.
Accessibility Assessments	<ul style="list-style-type: none"> • Accessibility is limited due to the lack of access to the Bracknell pedestrian / cycle network and the site does not score well in terms of proximity to rail stations, long distance bus routes or access to employment and healthcare. • The 162 and 192 bus routes run close to the site and provide reasonable access to the town centre however journey times are long in comparison to distance. • There is existing education provision in the vicinity and reasonable access by foot to the nearby local centre in Winkfield. • Due to the number of planned dwellings, the sites could benefit from public transport improvements, including increased frequency on service 162.
Ecological Assessments	<p>Site consists of a number of fields divided by hedges, trees, fences and running water. Land mainly covered by grassland, marshy grassland and amenity grassland with small areas of bare ground, broadleaved parkland/scattered trees, standing water and scrub.</p> <ul style="list-style-type: none"> • Hedgerows on site are a UK Priority Habitat which could act as corridors for reptiles or great crested newts if present on site. Opportunity to infill hedgerows to increase connectivity. Neutral grassland on site could also be a UK Priority Habitat as some characteristics present. • Trees and grassland supporting birds, bats with some trees having characteristics of veteran trees. • Site not subject to any statutory or non-statutory nature conservation designations.



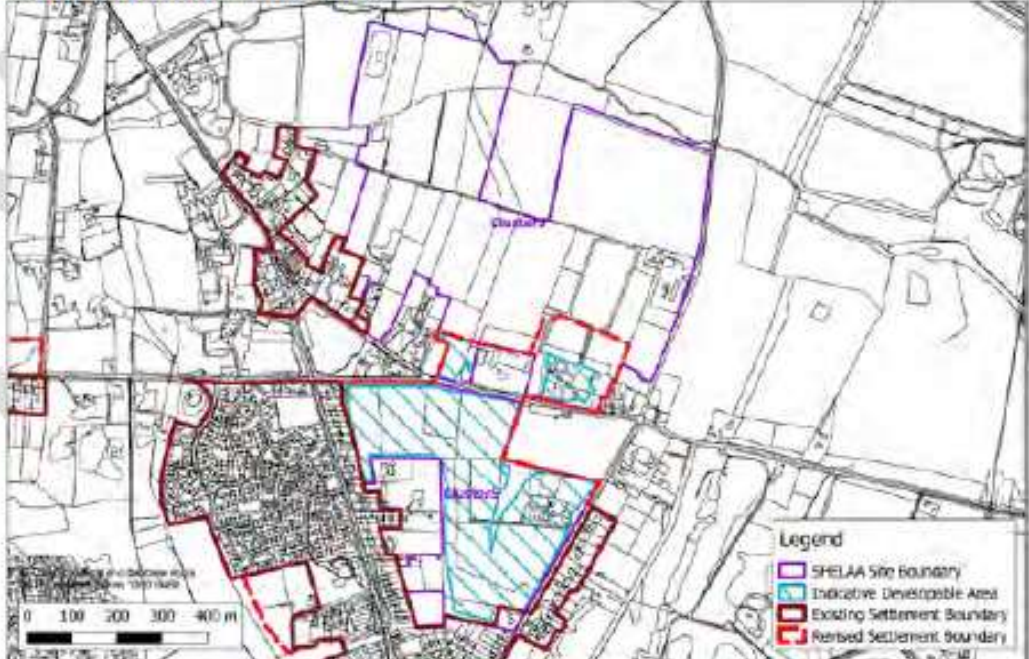
Survey site boundary					
High level of ecological constraint	Low level of ecological constraint				
Moderate level of ecological constraint	Negligible level of ecological constraint				
<table border="1"> <tr> <td>Cluster Site Ref.</td> <td>CLUS</td> </tr> <tr> <td>Individual Sites</td> <td>WINK13 & 14</td> </tr> </table>		Cluster Site Ref.	CLUS	Individual Sites	WINK13 & 14
Cluster Site Ref.	CLUS				
Individual Sites	WINK13 & 14				

Noise, Air Quality and Contamination Assessments

A small part of the site is located on a landfill site (western edge of southern fields) with the western half of the southern area located within 250m of this landfill site. The Woodbine Stores West of Orchard House landfill site received inert, industrial and commercial waste whilst operational between 1970 and 1979. A contaminated land Phase I report will be required before any development of the site with a Phase II report, remediation and a remediation verification report potentially also necessary if recommended by the Phase I report.

Site is not located within 500m of an A-road, motorway or railway and is not within an Air Quality Management Area. No known noise or air quality issues.

Minerals Assessments	<ul style="list-style-type: none"> • A small part of the site, in the north-western corner of the southern half of the site, is located on a minerals deposit. The remainder of the site is not located on a minerals deposit. • Regional Agricultural Land Classification maps show the cluster to be within an area of grade 3 agricultural land.
Other infrastructure requirements/impediments e.g. education, health, water and sewage	<p>Water Cycle Study: Phase 1 Scoping Report</p> <p><u>Water Resources:</u> Adopted Water Resources Management Plan has planned for the increase in demand, or sufficient time to address supply demand issues in the next Water Resources Management Plan.</p> <p><u>Water supply:</u> Infrastructure and/or treatment work upgrades are required to serve proposed growth, but no significant constraints to the provision of this infrastructure have been identified.</p> <p><u>Wastewater Treatment Works:</u> Infrastructure and/or treatment work upgrades are required to serve proposed growth, but no significant constraints to the provision of this infrastructure have been identified.</p> <p><u>Odour Screening:</u> Site is unlikely to be impacted by odour from Wastewater Treatment Works.</p> <p><u>Effluent Flood Risk:</u> Additional flow $\leq 5\%$ of peak flow (Q30). Low risk that increased discharges will increase fluvial flood risk.</p> <p>Waste Management</p> <p>Area of hard standing to accommodate an over ground recycling facility required. BFC would provide 3 glass banks and 1 textile bank.</p> <p>A standard bank is 1.75 metres high, 1.2 metres wide and 1.8 metres in length. Each bank should have a 15 millimetre gap beside adjoining banks.</p>
Green Infrastructure	<p>Habitats & Ecological Networks</p> <p>Grassland and woodland habitat networks are located in close proximity to the site in all directions; the site is mainly mapped as a gap in the woodland habitat network. Woodland habitat network mapping does not currently account for hedgerows, which is likely to increase the connectivity. As such, the trees and hedgerows on site may currently form a key link between parts of the network and should be retained. There is an opportunity to enhance connectivity through the enhancement of existing hedgerows. The site is partially within the grassland habitat network, opportunities to incorporate grassland or wildflower strips within any development may improve connectivity across the network.</p> <p>Access & Recreation</p> <p>The site is located within an area where there is a deficit of open spaces with an area of 2ha or more within 300m of housing; as such, there is an opportunity to address this deficit through the provision of open space on this site. Open space is provided near to the site, including at King George V Recreation Ground, Carnation Hall and Locks Ride Recreation Ground; there is an opportunity to enhance footway and cycleway links to open spaces within Winkfield.</p> <p>The site itself is not listed in the inventory of play, open space and sports facilities; however, it is located in close proximity to such facilities. These serve multiple Green Infrastructure functions. Whilst no single space serves all five functions¹ several spaces serve one, two, three or four functions. There may be an opportunity in the area to increase the functionality of these facilities.</p>

<p>Sustainability Appraisal and Site Suitability Summary</p>	<table border="1" data-bbox="432 129 1484 286"> <thead> <tr> <th>SA1</th> <th>SA2</th> <th>SA3</th> <th>SA4a</th> <th>SA4b</th> <th>SA6a</th> <th>SA6b</th> <th>SA7a</th> <th>SA7b</th> <th>SA9</th> <th>SA11</th> <th>SA12</th> <th>SA15</th> <th>SA16</th> <th>SA17</th> <th>SA18</th> </tr> </thead> <tbody> <tr> <td>x</td> <td>Im p</td> <td>x</td> <td>xx</td> <td>xx</td> <td>xx</td> <td>x</td> <td>xx</td> <td>x</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓ x</td> <td>x</td> <td>x</td> <td>✓ x</td> </tr> </tbody> </table> <p>The cluster is PARTIALLY suitable for allocation.</p> <p>The following key issues/constraints have been identified which have been taken into account during capacity assessments:</p> <ul style="list-style-type: none"> • Proximity to the Green Belt; • Potential to impact on the setting of various adjacent listed buildings; • Potential to impact on the setting of Conservation Area; • High historic landscape value to the north west of the site; • Parts of the site are considered to have medium-high landscape sensitivity; • Fluvial, surface water and groundwater flood risk; • Presence of trees (including protected); • Potential for contamination from landfill site; and • Location partially on a minerals deposit. 	SA1	SA2	SA3	SA4a	SA4b	SA6a	SA6b	SA7a	SA7b	SA9	SA11	SA12	SA15	SA16	SA17	SA18	x	Im p	x	xx	xx	xx	x	xx	x	✓	✓	✓	✓ x	x	x	✓ x
SA1	SA2	SA3	SA4a	SA4b	SA6a	SA6b	SA7a	SA7b	SA9	SA11	SA12	SA15	SA16	SA17	SA18																		
x	Im p	x	xx	xx	xx	x	xx	x	✓	✓	✓	✓ x	x	x	✓ x																		
<p>Capacity Assessment</p>																																	
<p>Developable Area Assessments</p>	<p>In southern part of the cluster, most of the land could be developed with WINK12, 13 and 14 giving a cumulative net developable area 13.1ha. Additional parcels of 0.86ha and 0.57 hectares could be developed in the northern part of the cluster. This gives a cumulative yield of 500 dwellings, based on densities of 35dph in the south and 30dph in the north.</p> 																																
<p>Open Space Assessments</p>	<p>In terms of Open Space of Public Value (OSPV), the site has to provide on site Active OSPV at a standard of 2 hectares per 1000 persons (2.31 hectares). However, the provision of on-site SANG does not require a quantifiable amount of Passive OSPV to be provided on-site. Instead the Council will accept a financial contribution towards off-site Passive OSPV projects at 2.3 hectares per 1000 persons less any Passive OSPV that can be accommodated on site.</p>																																
<p>Draft Habitat Regulations</p>	<p>The site is located between 5km and 7km of the Thames Basin Heaths Special Protection Area (SPA) designation but the residential development would be within</p>																																

Assessments	5km of the SPA designation and therefore would require a bespoke based on a minimum of 8 hectares per 1000 persons towards Suitable Alternative Natural Greenspace (SANGs) based on 8 hectares per 1000 persons (9.24 hectares) to be provided on-site and secured at the planning application stage.
Recommended Approach	
Recommendation	ALLOCATE PART OF CLUSTER for: <ul style="list-style-type: none"> • 500 dwellings • 2.31ha on-site OSPV • 9.24ha on-site SANG
Basis of Allocation	<p>This allocation is made based on the best available information, as summarised above and detailed in evidence studies. Where constraints have been identified, the capacity for avoidance, mitigation and compensation has been considered as part of the sustainability appraisal; this information has also informed capacity assessments.</p> <p>In terms of the spatial strategy, the cluster is divided by Forest Road. The settlement of Chavey Down wraps around a large proportion of the southern section of the site, there being a significant amount of linear development along Chavey Down Road and Locks Ride. The southern boundary of the northern section of the site adjoins Forest Road. Although not currently in the settlement, sporadic development fronts onto this section of the Road. The land becomes progressively more rural, the greater the distance from Forest Road although it feels quite enclosed due to vegetation. Consequently, it is considered important that a large proportion of this area is retained as SANG/open space, in any allocation. Development of the northern section would need to be restricted to a band of land adjoining Forest Road and would need to relate well to development to the south. It is therefore considered appropriate to revise the settlement boundary so that it reflects the presence of existing development and allows for an extension of the settlement of Chavey Down/Winkfield Row within the bounds of existing development. As there are limited services and facilities within the existing settlement, it is important that the development adds to these and aids self sufficiency.</p> <p>Development of this site will be expected to comply with all relevant policies, including those relating to the provision of affordable housing, open space and SANG, and take account of the recommendations made in evidence studies and the capacity assessment set out above.</p> <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>
Trajectory	The site is a suitable location for the defined use and there is a reasonable prospect that the site could be viably developed in years 6-15 of the plan period (assuming that a developer/house builder is yet to be involved).