

Site Ref	WINK 15	Site Address	Whitegates, Mushroom Castle, Winkfield Row
Parish	Winkfield	Ward	Winkfield & Cranbourne




<b>Site description</b>	<p><b>Site area:</b> 2.48ha</p> <p><b>Site:</b> Existing two-storey detached dwelling and garden, detached garage, various outbuildings. Former agricultural land (appears unmanaged), enclosed by trees. Wooded (unmanaged) area with informal path connecting site to Gardeners Road.</p> <p><b>Access:</b> Single access lane (Mushroom Castle) accessed from Chavey Down Road and from an informal path from Gardeners Road.</p> <p><b>Levels:</b> Land rises from north-west to south-east (properties in Aldridge Park are lower than site).</p> <p><b>Current use:</b> Agricultural land with residential and informal access.</p> <p><b>Character:</b> Rural – transitional area adjoining edge of settlement on 3 sides – residential development and Carnation Hall (defined settlement of Chavey Down and Winkfield Row). Rural to the west/south.</p>					
<b>Location of site</b>	Settlement	-	Countryside	Yes	Green Belt	-
<b>PDL status of site</b>	Previously Developed Land		-	Greenfield		Yes
<b>Availability</b>	<b>Site owner:</b>	<b>Part owned by</b> Persimmon Homes		<b>Submitted by:</b>	Persimmon Homes	
	<p><b>Available</b></p> <ul style="list-style-type: none"> <li>• There are no known legal issues or ownership problems.</li> <li>• A developer/house builder is involved (Vanderbilt Strategic).</li> </ul>					
<b>Suitability Assessment</b>						
<b>Landscape Assessments</b>	<p><u>Landscape Character Assessment</u></p> <p>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. Forms transitional landscape between the sandy forests and heathlands to the south and lower lying open clay farmland to the north.</p> <p><u>Landscape Sensitivity Appraisal</u></p> <p>The site slopes down moderately, from Chavey Down Road. It is outside of the defined settlement of Chavey Down but directly abuts the existing settlement edge to the north, east and south-east. Overall the sensitivity of the site to the SHELAA proposal is considered to be <b>low-medium</b>. It has a sense of semi-rural character due to the lack of development on the site. However, it is visually enclosed by trees and if developed would fit relatively well with the existing settlement pattern. The areas of broadleaved woodland around the boundaries of the site are valued landscape features and represent particularly sensitive parts of the site. They would also play an important role in helping to screen views of any new development.</p>					
<b>Heritage Assessments</b>	<p>The site contains former agricultural land and residential buildings. There is the potential for archaeological assets to be present with the previously undeveloped nature of most of the site meaning that there is a high potential for remains to survive well. Overall, the level of potential effect is low as any archaeological assets are not likely to preclude development.</p>					
<b>Strategic Flood Risk Assessments</b>	<p>Based on Level 1 Strategic Flood Risk Assessment:</p> <ul style="list-style-type: none"> <li>• Site in Flood Zone 1</li> <li>• In total, 2.3% of the site is at risk of surface water flooding</li> <li>• <b>Site passes the Sequential Test</b></li> </ul>					
<b>Strategic Transport Assessments</b>	<p>A Transport assessment of the site has shown that financial contributions would be required towards:</p> <ul style="list-style-type: none"> <li>• Capacity improvements to junctions including Forest road/Bracknell Road/Jigs Lane (known as Five Ways crossing), Hatchet Lane and Locks Ride/Priory Road</li> <li>• Improvements to the footway along Forest Road to allow shared use, providing</li> </ul>					

	<p>better accessibility for pedestrians and cyclists to education and the wider pedestrian and cycle network</p> <ul style="list-style-type: none"> <li>• Improvements to the footway along Chavey Down Road to allow shared use, providing better accessibility for pedestrians and cyclists to education and the wider pedestrian and cycle</li> <li>• Improving public transport links to Bracknell town centre, and to wider area.</li> </ul>						
<p><b>Accessibility Assessments</b></p>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The 162 and 192 bus routes run close to the site and provide reasonable access to Warfield Local Centre and to Bracknell town centre however journey times are long in comparison to distance.</li> <li>• There is existing primary education provision in the vicinity, secondary education facilities are less accessible.</li> </ul>						
<p><b>Ecological Assessments</b></p>	<p>Site mainly managed neutral grassland with areas of amenity grassland, broadleaved parkland/scattered trees, coniferous parkland/scattered trees and bare ground, particularly to the east of the site.</p> <ul style="list-style-type: none"> <li>• Hedgerows and group of apple trees are UK Priority Habitats with neutral grassland also having characteristics of a UK Priority Habitat.</li> <li>• Hedgerow on western boundary is an important corridor linking three nearby LWSs and could support birds, reptiles and mammals. Grassland, scattered trees and introduced shrubs could also support birds, bats, badgers and reptiles.</li> <li>• Site not subject to any statutory or non-statutory nature conservation designations although two LWS are adjacent to the site and a further LWS is 110m to the south.</li> <li>• Opportunity to create buffer zone of native vegetation between development and ancient woodland/LWS to west of site.</li> </ul> <div data-bbox="424 974 1291 1585"> <p>The map displays the site boundaries in blue. Ecological corridors are color-coded: red for high level, orange for moderate level, and yellow for low level. Key features include hedgerows on the western boundary, scattered trees, and grassland areas. A table in the bottom right corner provides site information:</p> <table border="1"> <tr> <td>Site ref.</td> <td>WPK15</td> </tr> <tr> <td>Site name</td> <td>Whitgate, Washmore Code</td> </tr> <tr> <td colspan="2"> </td> </tr> </table> </div>	Site ref.	WPK15	Site name	Whitgate, Washmore Code		
Site ref.	WPK15						
Site name	Whitgate, Washmore Code						
<p><b>Noise, Air Quality and Contamination Assessments</b></p>	<p>The north-eastern corner of the site is located within 250m of the Woodbine Stores West of Orchard House landfill site. The 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</p>						

	<p>report, remediation and a remediation verification report potentially also necessary if recommended by the Phase I report.</p> <p>Site is not located within 500m of A-road, motorway or railway or within an Air Quality Management Area. No known noise or air quality issues on the site.</p>
<b>Minerals Assessments</b>	<ul style="list-style-type: none"> <li>• Site is not located on a minerals deposit.</li> <li>• Agricultural Land Classification maps show the site to be mainly within an area of grade 3b agricultural land.</li> </ul>
<b>Other infrastructure requirements/impediments e.g. education, health, water and sewage</b>	<p><b>Water Cycle Study: Phase 1 Scoping Report</b></p> <p><b>Water Resources:</b> Adopted Water Resource Management Plan has planned for the increase in demand, or sufficient time to address supply demand issues in the next Water Resource Management Plan.</p> <p><b>Water Supply:</b> 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><b>Wastewater Treatment Works:</b> 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><b>Odour Screening:</b> Site is unlikely to be impacted by odour from Wastewater Treatment Works.</p> <p><b>Effluent Flood Risk:</b> Additional flow <math>\leq 5\%</math> of peak flow (Q30). Low risk that increased discharges will increase fluvial flood risk.</p>
<b>Green Infrastructure</b>	<p><b>Habitats &amp; Ecological Networks</b></p> <p>Grassland and woodland habitat networks are located in close proximity to the site in all directions; the site is mapped as part of both habitat networks. 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 within the grassland habitat network, opportunities to incorporate grassland or wildflower strips within any development may improve connectivity across the network.</p> <p><b>Access &amp; Recreation</b></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. Open space is provided near to the site, including at King George V Recreation Ground and Carnation Hall; 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 functions<sup>1</sup> 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>
<b>Other</b>	<p><b>Character Area Assessment</b></p> <p>Located adjacent to Area D of the Northern Villages Study Area of the Character Area Assessment.</p>

<sup>1</sup> The functions are: access and recreation; habitats and ecological networks; landscape and visual amenity; productive land; and water management.

Sustainability Appraisal and Site Suitability Summary	<table border="1"> <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>0</td> <td>x</td> <td>✓x</td> <td>✓x</td> <td>x</td> <td>x</td> <td>x</td> <td>x</td> <td>0</td> <td>✓✓</td> <td>✓</td> <td>✓x</td> <td>x</td> <td>x</td> <td>✓x</td> </tr> </tbody> </table>	SA1	SA2	SA3	SA4a	SA4b	SA6a	SA6b	SA7a	SA7b	SA9	SA11	SA12	SA15	SA16	SA17	SA18	x	0	x	✓x	✓x	x	x	x	x	0	✓✓	✓	✓x	x	x	✓x
	SA1	SA2	SA3	SA4a	SA4b	SA6a	SA6b	SA7a	SA7b	SA9	SA11	SA12	SA15	SA16	SA17	SA18																	
x	0	x	✓x	✓x	x	x	x	x	0	✓✓	✓	✓x	x	x	✓x																		
<p>The site is 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"> <li>Local Wildlife Site/Ancient Woodland immediately to the west of the site;</li> <li>Presence of trees;</li> <li>Potential for contamination from nearby landfill site.</li> </ul>																																	
<b>Capacity Assessment</b>																																	
Developable Area Assessments	<p>The developable area has been calculated as 1.64ha having regard to the need to provide on-site open space and a buffer with a Local Wildlife Site that bounds the western boundary of the site. A density of 30dph has been assumed, given that the site is a smaller edge of settlement site in a semi-rural/transitional location. This would give an overall yield of 48 dwellings (net).</p> 																																
Open Space Assessments	In terms of Open Space of Public Value (OSPV), the site is more than 2 hectares in area (2.48 hectares) and has to provide on-site provision at a standard of 4.3 hectares per 1000 persons which for 48 dwellings is 0.48 hectares.																																
Draft Habitat Regulations Assessments	The site is located within 5km of the Thames Basin Heaths Special Protection Area (SPA) designation and therefore would require to purchase SANG capacity from a SANG capable of serving the site. Should the Council not have available Strategic SANG capacity then capacity will need to be purchased from a third party SANG. Options include Moss End, Wellers Lane SANG or another to be identified by the planning application stage.																																
<b>Recommended Approach</b>																																	
Recommendation	<p>ALLOCATE SITE for:</p> <ul style="list-style-type: none"> <li>48 dwellings</li> <li>0.48ha on-site OSPV</li> </ul>																																
Basis of Allocation	This allocation is made based on the best available information, as summarised																																

	<p>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. In terms of the spatial strategy, the northern and eastern boundaries of the site adjoin the existing settlement boundary of Chavey Down. Although greenfield land, the proposal would represent the rounding off of the settlement.</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. Policy requirements relating to no net loss/net gain of biodiversity are likely to result in the need to provide compensation offsite.</p> <p>Development Management should be contacted for up to date and comprehensive details of requirements.</p>
<b>Trajectory</b>	<p>The site is available for development, offers a suitable location for the defined use, and is achievable with a realistic prospect that the defined use will be delivered on the site in <b>years 6-10 of the plan period</b> (a developer/house builder is involved).</p>

DRAFT