Area Analysis

3.622 The area has good defensible boundaries. The area boundaries are formed by Dedworth Road and Tarbay Lane in the north and west and a tree line in the south. The area abuts the existing urban area of the Broom Farm Estate in the east. The area does form a logical extension of the existing urban area of the excluded settlement of Windsor to the west.

Historic Environment

3.623 There are three Grade II listed buildings located south of Dedworth Road. They include The Old Malthouse, The White House and a Granary east of the White House.

3.624 Archaeological assessment of this area has shown evidence for human habitation since the Mesolithic period, with large amounts of material relating to exploitation of the fertile land close to the river, and good survival of significant sites. Of particular note are the ridge and furrow earthworks of Medieval or early Post-Medieval date. Previous uses of the area may have disturbed archaeological remains in some areas but in the undeveloped parts archaeological remains are likely to survive in situ. Therefore prior to submission of any planning application for this area, a programme of assessment and evaluation would be required, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.

Biodiversity

3.625 The habitat is pastures with tree belts and scattered trees. The area falls within an ancient woodland buffer.

Flooding

3.626 The majority of the area is considered to be at low risk of flooding being located within flood zone 1 (less than a 1 in 1,000 change of flooding in any year. A very small part in the north-western tip lies within flood zone 2 and 3a. Floodzone 3a is an area of high probability of flood risk. Development within these areas may only be considered following application of the Sequential Test and where necessary the Exception Test.

Other Environmental Considerations

3.627 There are two contamination buffers in the area due to potential ground contamination caused by filling in the past (unknown filled ground (Pond, marsh, river, stream, dock etc). In the south-east corner there is possible contamination from military uses. None of these are considered to be a barrier to potential development.

Resources

3.628 The area is classified as Grade 3 agricultural land. According to national guidance, Grade 3A is classified as Best and Most Versatile Agricultural Land (BMVAL) and Grade 3B is not. It is unknown whether this area is Grade 3A or 3B and therefore a cautious approach must be applied, and the higher classification used. Development might therefore lead to the loss of BMVAL.

3.629 The area does not fall within a groundwater source protection zone.

Infrastructure

3.630 Thames Water has concerns regarding Waste Water Services in relation to this area. Specifically, the sewerage network capacity in this area at present is considered unlikely to be able to support the demand anticipated from development. Drainage Infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. In the first instance a drainage strategy would be required from the developer to determine the exact impact on existing infrastructure and the significance of the infrastructure to support development. It should be noted that in the event of an upgrade to assets being required, up to three years lead in time could be necessary for the delivery of the infrastructure. There are confirmed local issues due to infiltration, inundation and flooding in the area. Further network investigations would be required.

3.631 For the assessment of the impact of development on school places areas 8A, 8B and 8C have been combined. If released for housing this land would generate the need for more first, middle and upper school places. There is capacity for expansion at some of the local first schools, most of which are already full. There is the potential for expansion at the middle schools in the town, although this will be needed for children already
in the first schools. There is limited potential for expansion at the upper schools in the town, and this will be needed for children already in the first and middle schools. A new middle and/or upper school may, therefore, be required.

3.632 According to the Open Space Strategy the Windsor area has a good amount of open space provision when balanced against the recommended local standard for each typology. This equates to a total of 62 hectares of open space above the recommended minimum total level of provision. A significant proportion of this total amount of open space comprises outdoor sports facilities. Children's play provision, outdoor teenage facilities and allotment provision are also all above the recommended minimum level. In contrast, natural and semi-natural greenspace and amenity greenspace are below the recommended minimum level. Parks and gardens provision is adequate when balanced against the recommended local standard.

Highways and Accessibility

3.633 The area only has frontage to the B3024 Dedworth Road where there are a number of existing accesses.

3.634 Access to the north would be derived by Dedworth Road which to the west of the existing garden centre is subject to a 40mph speed restriction and 30mph to the east. Dedworth Road is also a bus route.

3.635 A staggered T-junction (with right turn lane where appropriate) to serve both areas 8B and 8C off Dedworth Road may suffice. Improved crossing points at least by way of pedestrian refuges and junction protection traffic islands should be introduced to help address and/or minimise any future issues that may arise with regard to safety and severance. Further works to provide continuous footways of adequate width, continuous street lighting together with a review of the current 40mph speed restriction to the west would also be required.

3.636 Any new priority T-junction accesses to the area should be provided with adequate visibility splays in each direction. The need for any right turn provision would be identified through the Transport Assessment. A Transport Assessment (TA) and Residential Travel Plan would be required in connection with any development of this area. The TA is likely to identify the main local impact as being the priority B3024 Dedworth Road/B3383 Oakley Green Road T-junction (currently no right turn lane). Accordingly appropriate mitigation measures should be sought.

3.637 The proposal, together with that which may emerge through area 8A (Windsor north of the A308) and 8B (north of Dedworth Road) would add to peak hour congestion in the area. In addition to junction operations modelling testing which would be undertaken through the requisite TA, this level of development would also need to be tested against the strategic model. Although the area has local highway issues, suitable mitigation measures can be sought to overcome these issues.

3.638 The area benefits from good access to local services, including shops, health care and schools. The local centre is 770 metres distance away. The nearest health service 1.1 km. Windsor Town Centre is 4.8 km away and Windsor & Eton Central station is 4.9 km away.

Sustainability Appraisal

3.639 The area scored 8 when assessed against sustainability objectives.

Availability

3.640 About a quarter of the area, 3.5ha is available in the south east corner.
Area Analysis

Area 9A Windsor - Area at Lower Farm & St Leonard's Farm/west of Wilton Crescent

Area Description

3.641 The area lies to the west of Wilton Crescent on the western side of Windsor containing St Leonard's Farm and Lower Farm. The area is 51.8 hectares in size.

Stage 2 Assessment

Gaps and boundaries

3.642 The area's boundaries are formed by treelines/ treebelts or tracks and the area is partially bordered by residential areas to the north-east. The area is not in a settlement gap.

Countryside setting and topography

3.643 The area consists of grassland/fields with treebelts and has a steep gradient. The topography of the area slopes upwards as you move from the north to the south. Development would visually intrude into the countryside character and openness of the Green Belt.

Agriculture

3.644 The land is classified as Grade 3 agricultural land.
Nature conservation and ancient woodland

3.645 The area contains two ancient woodlands and lies within a 500m ancient woodland buffer. A small part of the area in the south-western tip borders the Windsor and Great Park SSSI which is also ancient woodland. The area is also bordered on two sides by further ancient woodland. Tree lines/treebelts in the area provide a green corridor and connect the woodlands within and surrounding the area with each other. The trees are likely to be ancient and part of the character and fabric of the area and there is a historical link to how the area was managed in the past and therefore the trees in the area have a higher ecological value.

Historic Environment

3.646 There is a Grade II listed building in the area.

Pollution

3.647 A small area is potentially contaminated caused by filled ground in the past.

Minerals

3.648 There are no minerals in the area.

Stage 2: Conclusion

Reject.

Unacceptable adverse impacts of development have been demonstrated through the assessment of the Stage 2 criteria.

It is an open area and development would have an unacceptable impact of the openness of the Green Belt. The area has a steep gradient and development could adversely affect ancient woodland. There is a Grade II listed building.
Area Analysis

Area 9C Windsor - Area north and east of Legoland

Area Description

3.649 The area lies north of Legoland to the west of Winkfield Road and south of Leonard's Hill. The area is 12.4 hectares in size.

Stage 2 Assessment

Gaps and boundaries

3.650 The area has good defensible boundaries and are formed by treelines/treebelts and tracks and beyond the treebelt in the south of the area is a road, the boundary is defined by a road into Legoland. The area is not in a settlement gap.

Countryside setting and topography

3.651 The area comprises a hotel (southern section) and an open field. The field is bordered in the north, east and west by trees and woodland which screen the houses in a park / woodland setting from the field. The area would not be well connected to the existing urban area and an urban extension is likely to be difficult to establish.

3.652 The topography of the area has a rising gradient that slopes upwards as you move from the south east to the north west.
Agriculture

3.653 The area has no agricultural land classification and there is no evidence that it has recently been in agricultural use.

Nature conservation and ancient woodland

3.654 The area lies in two 500m ancient woodland buffers with a narrow area of ancient woodland along the northern boundary of the area. The area is bordered by ancient woodland in the west and there is ancient woodland a bit further south of the area. The Windsor Forest and Great Park SSSI borders the area in the south-eastern tip.

Historic Environment

3.655 There are no heritage assets in the area.

Pollution

3.656 There is no pollution in the area.

Minerals

3.657 There are no minerals workings in or surrounding the area.

Stage 2: Conclusion

Reject.

Unacceptable adverse impacts of development have been demonstrated through the assessment of the Stage 2 criteria.

The area would not be well connected to the existing urban area of the excluded settlement. Ancient woodland would form a barrier between the existing urban settlement and new development. Development could adversely affect ancient woodland.
Area Description

**3.658** The area lies to the north of Datchet, south of the M4 and is bordered by London Road in the south and Riding Court Road in the west. The area is 5.1 ha in size.

Stage 2 Assessment

Gaps and boundaries

**3.659** The land is flat in nature and has good defensible boundaries with the M4 in the north and Riding Court Road in the west which is lined with trees. Whilst development would impact on the openness of the Green Belt, the impacts would be seen against the existing built form of Datchet when viewed from the north. Thus the impact would be limited but would be would be apparent when viewed from London Road.

Countryside setting and topography

**3.660** The area comprises agricultural fields and a small number of residential dwellings. The field is arable land without trees.
Agriculture

3.661 The land is classified as Grade 1 agricultural land and development would therefore lead to the loss of Best and Most Versatile Agricultural Land.

Nature conservation and ancient woodland

3.662 There is no land of ecological value in the area.

Historic Environment

3.663 There are no historic assets in the area.

Pollution

3.664 Over half of the area falls within the M4 motorway road noise buffer.

Minerals

3.665 There are no mineral workings in the area, but land north of the M4 at Riding Court Farm is a preferred area for minerals extraction.

Stage 2: Conclusion

Reject.

Unacceptable adverse impacts of development have been demonstrated through the assessment of the Stage 2 criteria.

Development would result in the loss of Best and Most Versatile Agricultural Land (Grade 1).
Area Analysis

Area 10B Datchet - Area north of Churchmead School

Area Description

3.666 The area lies to the north of Datchet, south of the M4 and north of Churchmead School and the Cricket Ground. The area is 21.8 ha in size.

Stage 2 Assessment

Gaps and boundaries

3.667 The land is flat in nature and has good defensible boundaries with the M4 in the north and Riding Court Road in the east and Whites Lane in the west. Whilst development would impact on the openness of the Green Belt, the impacts would be seen against the existing built form of Datchet when viewed from the north. Thus the impact would be limited but would be apparent when viewed from London Road.

Countryside setting and topography

3.668 The area comprises agricultural field without trees and is flat in nature.

Agriculture

3.669 The land is classed as Grade 1 agricultural which is Best and Most Versatile Agricultural Land.
Nature conservation and ancient woodland

3.670 There is no land of ecological value in the area.

Historic Environment

3.671 There are no historic assets in the area.

Pollution

3.672 The area lies within the M4 motorway road noise buffer.

Minerals

3.673 There are no mineral workings in the area, but land north of Riding Court Farm is a preferred area for minerals extraction.

Stage 2: Conclusion

Reject.

Unacceptable adverse impacts of development have been demonstrated through the assessment of the Stage 2 criteria.

Development would result in the loss of Best and Most Versatile Agricultural Land (Grade 1).
Area Analysis

Area 11A Wraysbury - Area south of Old Ferry Drive

Area Description

3.674 The area is located south of Old Ferry Road and is 2.4ha in size.

Stage 2 Assessment

Gaps and boundaries

3.675 The area connects to the existing urban area on two sides. It has defensible boundaries in the form or a road (Old Ferry Drive) and residential dwellings and gardens to the west.

Countryside setting and topography

3.676 The area consists of relatively flat open grassland. There is woodland to the west and north of the area.

Agriculture

3.677 Part of the land, about a quarter, is Grade 3 agricultural land.

Nature conservation and ancient woodland

3.678 There are no areas of ecological value in the area. Woodland abuts the area to the west and north.
Historic Environment
3.679  There are no historic assets.

Pollution
3.680  There is no known pollution in the area.

Minerals
3.681  There are no mineral workings in the area.

Stage 2: Conclusion
Pass.
Unacceptable adverse impacts of development have not been demonstrated through consideration of the Stage 2 criteria.

Stage 3 Assessment

Planning History/Background
3.682  No relevant planning applications.

Green Belt and Countryside Character
3.683  The area contains open grassland and is surrounded by woodland on two sides and by residential development on the other sides. Whilst contributing to the purposes and openness of the Green Belt, the area is well screened and sites between areas of previously developed land so limiting any visual impacts of development.

3.684  The area is within the 'Farmed Parkland' landscape character area (3a Windsor Riverside). The landscape type encompasses the landscapes of the wider historic parkland areas associated with the Royal Hunting Forest of Windsor and the designed landscapes of the 17th century. The scale of the fields varies from vast expanses of arable fields within flatter areas to gently undulating permanent pastureland. The landscape is sometimes open and sometimes intimate and enclosed. It is influenced by settlement at Old Windsor and Wraysbury. The landscape condition is deemed to be excellent and the landscape capacity to accept development is low.

Settlement and Townscape Character
3.685  Development would form a logical extension to the existing urban settlement with existing residential development to the east and south.

3.686  The area is bordered by the 'Leafy residential suburbs' (13W) townscape character area in the east which is characterised by spacious suburban style detached two storey houses, on medium to large plots. Urban form is defined by wide streets (curvilinear and straight) with secondary streets culminating in 'dead ends', cul de sacs or vegetated ‘turning circles’. Gardens are private which provides a strong sense of enclosure and privacy to dwellings. In the south the area is bordered by the 'Inter war suburbs' (8U) which is characterised by a strong pattern of long curved streets (crescents), linear streets (avenues/roads) and ‘dead ends’ (closes). The block pattern is created by bungalows, on regular plots, with short front gardens and larger rear gardens resulting in a medium density suburb with uniform building line and rhythm along the street. This townscape type is one of quiet, peaceful suburbia, essentially private and ‘closed’ in character due to the predominant land use of suburban residential streets, with each house and plot historically a ‘contained’ or private unit, separated from the streetscape by walled, fenced and planted garden boundaries and parking provided off street.

Historic Environment
3.687  There are no historic assets in the area.
Area Analysis

3.688 The area is within an area of high potential for archaeology, given its location immediately adjacent to an area of cropmarks, identified through aerial photography, and reflecting rectilinear enclosures and ditched linear features of unknown date. The geology of this area is known to support settlement and other exploitation since the Prehistoric period and it is likely that archaeological remains survive well below ground.

3.689 Therefore assessment and evaluation of the area would be required prior to a detailed development proposal being drawn up, in order that any highly significant remains can be preserved in situ (through engineering solutions or relocation of impact) as appropriate, and any impacts on remains of lesser significance mitigated through preservation “by record” (through careful excavation, recording and analysis).

Biodiversity

3.690 The habitat is grassland.

Flooding

3.691 The whole area lies within flood zone 3a which is of high probability of flood risk of between a 1 in 100 chance of river flooding in any year. The SFRA states that areas of ‘high’ probability of flooding are assessed as having a 1 in 100 or greater chance of river flooding (>1%) in any year, and are referred to as Zone 3 High Probability. Development within these areas may only be considered following application of the Sequential Test and where necessary the Exception Test. More vulnerable development (e.g. housing) should be avoided wherever possible.

Other Environmental Considerations

Resources

3.692 Part of the land, about a quarter, is Grade 3 agricultural land. However, the land doesn't seem to be in agricultural use. According to the NPPF, Grade 3A is classified as Best and Most Versatile Agricultural Land (BMVAL) and Grade 3B is not. It is unknown whether this area is Grade 3A or 3B. As the land is not in use as agricultural land it is not considered to be a loss of BMVAL.

3.693 There is no Source Protection Zone in the area.

Infrastructure

3.694 Thames Water has concerns regarding Waste Water Services in relation to this area. Specifically, the sewerage network capacity in this area at present is considered unlikely to be able to support the demand anticipated from development. New drainage infrastructure would be required to ensure sufficient capacity is brought forward ahead of the development. In the first instance a drainage strategy would be required from the developer to determine the exact impact on existing infrastructure and the significance of the infrastructure to support development. It should be noted that in the event of an upgrade to assets being required, up to three years lead in time could be necessary for the delivery of the infrastructure.

3.695 It would be difficult to expand school places at primary school level. There should be sufficient existing capacity at secondary school level.

3.696 According to the Open Space Strategy the Southern wards have the second greatest shortfall in open space provision when balanced against the recommended local standard for each typology. The total shortfall is 85 hectares. Whilst the amount of outdoor sports facilities, outdoor teenage facilities and children’s play provision are all above the minimum level, there is a significant shortfall of natural and semi-natural green space, which combined with a shortfall of parks and gardens, amenity green space and allotments results in a shortfall of open space provision in the analysis area.

Highways and Accessibility

3.697 Old Ferry Drive is a private street which currently serves a series of other private streets at Kingswood Creek, King John's Close and parts of Friary Road and Friary Island. Access to the public highway network is derived by way of a priority T-Junction to the B346 Welley Road which serves as a district distributor road linking Datchet with Staines.
Because Old Ferry Drive is a private street it means that there are significant highway issues relating to the development of this area. The private street would require some localised widening works together with the re-profiling of the junction (with Welley Road) to improve its layout and width and also alleviate problems with flooding.

Visibility at the Old Ferry Drive junction with Welley Road is restricted in a northerly direction looking left. It would require some third party land to improve visibility and provide a sufficient splay. There is no restriction to visibility looking right (in southerly direction) for drivers’ of vehicle emerging from Old Ferry Drive.

A Transport Assessment is likely to be required for a development of this size.

Traffic generated by the proposal is unlikely to add significant peak hour congestion on the wider highway network that would require testing against the strategic model. However, the requisite Transport Assessment will need to take account the potential cumulative impact of areas 11B, 11C & 11E and review the one-way Traffic Signal Shuttle Working at Welley Bridge and also the operation of the B376 Windsor Road/Staines Road junction with Wraysbury High Street. However, in view of the problems associated with the making up of the private streets, the development of this area is not supported from the highways aspect at this stage.

The local centre is 1 km distance away. The nearest dentist is 370 m, pharmacy is 1.1 km and community facilities are 885 metres distance away. A doctor’s surgery is over 1.5 km distance away. There are two railway stations that serve Wraysbury. Sunnymeads is 1.1 km away and Wraysbury station is 1.5 km away.

The area scored -13 when assessed against sustainability objectives.

The area has not been promoted for development and is not available.
Area Description

3.705 The area is located south of The Drive and west of Welley Road. The area is 3.6 ha in size. The area boundary on the western and southern side is defined by the functional floodplain.

Stage 2 Assessment

Gaps and boundaries

3.706 The area is bounded by functional flood plain in the west and drains could form a defensible boundary on that side if it were not in the functional floodplain. There is no defensible boundary in the south and development would encroach on the open countryside. The area is not in a gap.

Countryside setting and topography

3.707 This is an area with pastures and trees. The area is relatively flat.

Agriculture

3.708 About 30% of the area is Grade 3 agricultural land.
Nature conservation and ancient woodland

3.709 There are no sites of ecological value or protected species in the area.

Historic Environment

3.710 There are no historic assets in the area.

Pollution

3.711 A very small part of land in the south western corner is potentially contaminated.

Minerals

3.712 There are no mineral workings in the area.

Stage 2: Conclusion

Pass.

Unacceptable adverse impacts of development have not been demonstrated through consideration of the Stage 2 criteria.

Stage 3 Assessment

Planning History/Background

3.713 No relevant planning applications.

Green Belt and Countryside Character

3.714 The area contains grassland, trees and residential development. It is and is surrounded by woodland on the western side, residential development on the northern and eastern side and open grassland in the functional floodplain to the south with woodland beyond. Whilst contributing to the purposes and openness of the Green Belt, the area is situated between areas of previously developed land and woodland on 3 sides and short distance views on the south side, so limiting any visual impacts of development.

3.715 The area is within the ‘Farmed Parkland’ landscape character area (3a Windsor Riverside). The landscape type encompasses the landscapes of the wider historic parkland areas associated with the Royal Hunting Forest of Windsor and the designed landscapes of the 17th century. The scale of the fields varies from vast expanses of arable fields within flatter areas to gently undulating permanent pasturage. The landscape is sometimes open and sometimes intimate and enclosed. It is influenced by settlement at Old Windsor and Wraysbury. The landscape condition is deemed to be excellent and the landscape capacity to accept development is low.

Settlement and Townscape Character

3.716 Development of the whole area would form a logical extension to the existing urban settlement with existing residential development to the east and north.

3.717 The area is bordered by the 'Leafy residential suburbs' (13Q) townscape character area in the east which is characterised by spacious suburban style detached two storey houses, on medium to large plots. Urban form is defined by wide streets (curvilinear and straight) with secondary streets culminating in 'dead ends', cul de sacs or vegetated 'turning circles’. Gardens are private, often with high hedges, which provides a strong sense of enclosure and privacy to dwellings.

Historic Environment

3.718 There are no historic assets in the area.
Area Analysis

3.719 The area is within an area of archaeological potential, being situated on a gravel terrace known to have been favoured for settlement and other activities throughout the Prehistoric period. The Berkshire Historic Environment Record notes several undated features over an extended area nearby, and archaeological deposits are likely to survive well in the previously undeveloped parts of the area. Therefore an archaeological desk-based assessment would be required at an early stage, and field evaluation is likely to be needed prior to determination of any planning application, to ensure that any impacts on important remains can be mitigated, either through preservation in situ or “by record” (through careful excavation, recording and analysis).

Biodiversity

3.720 The habitat is relatively flat grassland and trees. There are no sites of ecological value or protected species in the area.

Flooding

3.721 Apart from a cluster of houses in the middle, the whole area falls within flood zone 3a which is of high probability of flood risk of between a 1 in 100 chance of river flooding in any year. The SFRA states that areas of ‘high’ probability of flooding are assessed as having a 1 in 100 or greater chance of river flooding (>1%) in any year, and are referred to as Zone 3 High Probability. Development within these areas may only be considered following application of the Sequential Test and where necessary the Exception Test. More vulnerable development (e.g. housing) should be avoided wherever possible.

Other Environmental Considerations

3.722 A very small part in the south western corner is potentially contaminated as a result of sand and gravel extraction. This is unlikely to have an adverse impact on development.

Resources

3.723 About 30% of the area is Grade 3 agricultural land. According to the NPPF, Grade 3A is classified as Best and Most Versatile Agricultural Land (BMVAL) and Grade 3B is not. It is unknown whether this area is Grade 3A or 3B.

3.724 There is no Source Protection Zone (SPZ) in the area.

Infrastructure

3.725 Thames Water has concerns regarding Waste Water Services in relation to this area. Specifically, the sewerage network capacity in this area at present is considered unlikely to be able to support the demand anticipated from development. New drainage infrastructure would be required to ensure sufficient capacity is brought forward ahead of the development. In the first instance a drainage strategy would be required from the developer to determine the exact impact on existing infrastructure and the significance of the infrastructure to support development. It should be noted that in the event of an upgrade to assets being required, up to three years lead in time could be necessary for the delivery of the infrastructure.

3.726 It would be difficult to expand school places at primary school level. There should be sufficient existing capacity at secondary school level.

3.727 According to the Open Space Strategy the Southern wards have the second greatest shortfall in open space provision when balanced against the recommended local standard for each typology. The total shortfall is 85 hectares. Whilst the amount of outdoor sports facilities, outdoor teenage facilities and children’s play provision are all above the minimum level, there is a significant shortfall of natural and semi-natural green space, which combined with a shortfall of parks and gardens, amenity green space and allotments results in a shortfall of open space provision in the analysis area.

Highways & Accessibility

3.728 The Drive is a private street which links to another private street known as Park Avenue. Access to the public highway network is likely derived by way of The Drive priority T-Junction to the B346 Welley Road. Welley Road serves as a district distributor road linking Datchet with Staines and also forms part of a bus route.
3.729 Both The Drive and Park Avenue are private streets and this means that there are significant highway issues relating to the development of this area. The Drive private street would require some localised widening works together with the re-profiling of the junction (with Welley Road) to improve its geometric layout, width and visibility.

3.730 All the owners of properties’ fronting the private street subject to any widening/improvements works would need to be agreement with those works before the private street can be brought up to adoptable standards. This would be in addition to the acquisition of any third party land that may be affected.

3.731 If the fundamental problems with widening works etc can be overcome then there is scope to provide safe and satisfactory access points to this area by way of two T-Junction’s off The Drive (linked with an internal loop road). None of the existing access points would be suitable to serve the development.

3.732 Visibility at the The Drive junction with Welley Road is restricted in both directions by front boundary hedge/fence(s). This would therefore require some third party land to improve visibility and provide a satisfactory visibility splay.

3.733 A Transport Assessment is likely to be required for a development of this size.

3.734 Traffic generated by the proposal is unlikely to add significant peak hour congestion on the wider highway network that would require testing against the strategic model. However, the requisite Transport Assessment will need to take account of the potential cumulative impact of areas 11A, 11C & 11E and review the one-way Traffic Signal Shuttle Working at Welley Bridge and also the operation of the B376 Windsor Road/Staines Road junction with Wraysbury High Street. However, in view of the problems associated with the making up of the private streets, the development of this area is not supported from the highways aspect at this stage.

3.735 The local centre is 1.3 km distance away. The nearest dentist is 785 m, pharmacy is 1.2 km and community facilities are 990 metres distance away. A doctor’s surgery is over 1.5 km. There are two railway stations in Wraysbury. Sunnymeads station is 1.2 km away and Wraysbury is 2.4 km away.

Sustainability Appraisal

3.736 The area scored -15 when assessed against sustainability objectives.

Availability

3.737 About 40% of the area has been promoted for development.
Area Analysis

Area 11C Wraysbury - Area south of Waylands

Area Description

3.738 The area is located to the east of Wraysbury Primary School and south of Waylands. The area is 2.4 ha in size. The area is bounded by the Wraybury No 1 Gravel Pit SSSI in the south east which is in the functional floodplain.

Stage 2 Assessment

Gaps and boundaries

3.739 The area does have defensible boundaries in the form of treelines and a road - Waylands - in the north. The area is not in a gap.

Countryside setting and topography

3.740 The area is relatively flat open grassland (and playing fields) with some trees. Trees line the edge of the boundaries.
Area Analysis

Agriculture

3.741 The area has agricultural land classification.

Nature conservation and ancient woodland

3.742 There are no areas of ecological value or protected species.

Historic Environment

3.743 There are no heritage assets in the area.

Pollution

3.744 There is potential contamination in the south-eastern part of the area.

Minerals

3.745 There are no minerals workings in the area.

Stage 2: Conclusion

Pass.

Unacceptable adverse impacts of development have not been demonstrated through consideration of the Stage 2 criteria.

Stage 3 Assessment

Planning History/Background

3.746 No relevant planning applications.

Green Belt and Countryside Character

3.747 The area contains grassland, trees and playing fields associated with the school. It has residential areas to the north and west and functional floodplain to the east (Wraysbury Lake). It does contribute to the purposes and openness of the Green Belt. The area lies between residential areas and a lake and any visual impacts of development are considered to be limited.

3.748 As set out in the Landscape Character Assessment the landscape character type for this area is Settled Developed Floodplain (14c) and the area is a relatively recent wetland landscape with flooded former gravel pits. The overall character is disparate and somewhat ‘scruffy’. The landscape condition is declining to derelict. The area has a medium capacity to accept development and smaller scale development could assist in redefining the landscape ‘sense of place’ and improve degraded areas.

Settlement and Townscape Character

3.749 Development would form a logical extension to the existing urban settlement with existing residential development to the west and north.

3.750 The area is bordered by the ‘Leafy residential suburbs’ (13Q) townscape character area in the west which is characterised by spacious suburban style detached two storey houses, on medium to large plots. Urban form is defined by wide streets (curvilinear and straight) with secondary streets culminating in ‘dead ends’, cul de sacs or vegetated ‘turning circles’. Gardens are private which provides a strong sense of enclosure and privacy to dwellings. In the south the area is bordered by the ‘Late 20th Century Suburbs (1960s onwards)’ townscape character area (10 AO & AP). This area type is characterised by medium density residential suburbs consisting of long curvilinear feeder streets with short subsidiary roads culminating in cul-de-sacs/dead ends. There are suburban style semi-detached and detached two storey houses, set in regular plots with short front, and long back, gardens. Consistency in plot form, density and building scale results in a harmonised streetscape character. Car-orientated developments with generous street widths, and private off-street parking on driveways.
Area Analysis

(sometimes with garages) or communal parking bays. A third neighbouring residential area is the 'Historic Village Core' (3C) townscape character area. These form the historic core of villages, usually associated with a village church, green or common. A considerable time depth is apparent with built development having evolved from the medieval period to the present day. A tight urban grain is created by relatively high density development with buildings often drawn close to street frontages. Village greens and former market places provide important nodes with an open character.

### Historic Environment

3.751 There are no heritage assets in the area.

3.752 The area encompasses part of the late Prehistoric occupation site of Waylands Nursery, where important archaeological features and finds of late Bronze Age/early Iron Age have been identified through archaeological investigation. Further similar remains are likely to survive across the area, in particular in those areas which are previously undeveloped, and as such this area must be considered to be of high potential for Prehistoric archaeology.

3.753 Therefore assessment and evaluation of the area would be required prior to a detailed development proposal being drawn up, in order that any highly significant remains can be preserved in situ (through engineering solutions or relocation of impact) as appropriate, and any impacts on remains of lesser significance mitigated through preservation “by record” (through careful excavation, recording and analysis).

### Biodiversity

3.754 The area borders the Wraysbury No 1 Gravel Pit SSSI in the east. The area itself does not comprise any areas of ecological value.

### Flooding

3.755 Two thirds of the area is in flood zone 3a and the area is bordered by functional floodplain in the south eastern part of the area. Flood zone 3a is of high probability of flood risk of between a 1 in 100 chance of river flooding in any year. The SFRA states that areas of ‘high’ probability of flooding are assessed as having a 1 in 100 or greater chance of river flooding (>1%) in any year, and are referred to as Zone 3 High Probability. Development within these areas may only be considered following application of the Sequential Test and where necessary the Exception Test. More vulnerable development (e.g. housing) should be avoided wherever possible.

### Other Environmental Considerations

3.756 There is potential contamination in the south-eastern part of the area caused by sand and gravel extraction in the past.

### Resources

3.757 There is no agricultural land in the area.

3.758 There is no Source Protection Zone (SPZ) in the area.

### Infrastructure

3.759 Thames Water has concerns regarding Waste Water Services in relation to this area. Specifically, the sewerage network capacity in this area at present is considered unlikely to be able to support the demand anticipated from development. Drainage Infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. In the first instance a drainage strategy would be required from the developer to determine the exact impact on existing infrastructure and the significance of the infrastructure to support development. It should be noted that in the event of an upgrade to assets being required, up to three years lead in time could be necessary for the delivery of the infrastructure.

3.760 It would be difficult to expand school places at primary school level. There should be sufficient existing capacity at secondary school level.
According to the Open Space Strategy the Southern wards have the second greatest shortfall in open space provision when balanced against the recommended local standard for each typology. The total shortfall is 85 hectares. Whilst the amount of outdoor sports facilities, outdoor teenage facilities and children’s play provision are all above the minimum level, there is a significant shortfall of natural and semi-natural green space, which combined with a shortfall of parks and gardens, amenity green space and allotments results in a shortfall of open space provision in the analysis area.

Highways & Accessibility

Waylands is a highway maintainable at public expense which currently serves less than 30 dwellings as well a car park for the local primary school. Access to the main highway network is derived by way of a priority T-Junction to the B346 Welley Road which serves as a district distributor road linking Datchet with Staines. Welley Road also forms part of a bus route.

The existing car park is well used during school term times and space should not be lost as part of any future residential development. While access to the area is possible via the car parking area, consideration should be given to accessing the area from a new access point off the residential street section of Waylands so as to minimise any potential conflict with the school. An additional footway on the southern side of Waylands would be required.

There is sufficient visibility at the Waylands junction with Welley Road to accommodate the additional traffic that is likely to be generated by the development. Sufficient visibility splays in each direction would be required for any new access road serving the development. Any development of land adjacent to the school car park should also ensure that sufficient visibility is maintained in perpetuity from the aforementioned car park access.

A Transport Assessment is likely to be required for a development of this size.

Traffic generated by the proposal is unlikely to add significant peak hour congestion on the wider highway network that would require testing against the strategic model. However, the requisite Transport Assessment will need to take account of the potential cumulative impact of areas 11A, 11B & 11E and review the one-way Traffic Signal Shuttle Working at Welley Bridge and also the operation of the B376 Windsor Road/Staines Road junction with Wraysbury High Street.

Before releasing any land for residential development, the Council will need to be satisfied that sufficient land is retained to accommodate both the existing and future needs of the school.

The local centre is 390 metres distance away. The nearest dentist is 400 metres, pharmacy is 400 metres and community facilities are 260 metres distance away. A doctor’s surgery is over 1.5 km. Wraysbury railway station is 1.8 km distance away and Sunnymeads is 1.9 km away.

The area scored -21 when assessed against sustainability objectives.

The area has not been promoted for development and is not available.
Area Analysis

Area 11E Wraysbury - Area east of St Andrew's Close

Area Description

3.771 The area is located east of Garson Lane, south of St Andrew's Close and south of Windsor Road. The area is 2.22ha in size. The area contains St Andrew's Church and the churchyard. The area borders the functional floodplain in the south.

Stage 2 Assessment

Gaps and boundaries

3.772 The area has no defensible boundaries to the south as the defensible boundary would be outside the broad area in the functional floodplain. Development to the south would be an encroachment on the open countryside.

Countryside setting and topography

3.773 The area consists of relatively flat open grassland with treelines to the east and west and a churchyard. The west also has an agricultural field.

Agriculture

3.774 A very small area of the land is Grade 3 agricultural land.
Nature conservation and ancient woodland

3.775 There are no sites of ecological value or protected species in the area. There are protected species in the neighbouring areas.

Historic Environment

3.776 St Andrew’s church is a Grade II* listed building.

Pollution

3.777 The graveyard is a possible source of contamination.

Minerals

3.778 There are no mineral workings in the area.

Stage 2: Conclusion

Reject in part.

Unacceptable adverse impacts of development have been demonstrated through consideration of the Stage 2 criteria for the south-western part of the area. This area is not suitable to go forward for further consideration due to the lack of defensible boundaries and the Grade II* Listed Building (St Andrew’s Church).

Pass in part.

Unacceptable adverse impacts of development have not been demonstrated through the assessment of Stage 2 criteria for the land to the south of and including the Lodge.
Area Analysis

Stage 3 Assessment (area south of and including the Lodge only)

Planning History / Background

3.779 No relevant planning applications. The area is approximately 0.6ha in size.

Green Belt and Countryside Character

3.780 The area is bound by residential development to the west, trees to the east and south with trees beyond on the western side and open land beyond on the south-side. The area is flat open grassland with mature trees on the boundary and a house in the northern part bordering Windsor Road. Development would not unduly impact the openness of the Green Belt. There are defensible boundaries in the form of tracks and treelines.

3.781 The area is within the 'Farmed Parkland' landscape character area (3b Old Windsor). The landscape type encompasses the landscapes of the wider historic parkland areas associated with the Royal Hunting Forest of Windsor and the designed landscapes of the 17th century. The Old Windsor landscape character area includes the historic farmlands to the south of Old Windsor and Wraysbury. This landscape is flat to gently undulating and fields are regularly divided. The grazing of sheep and cattle is the predominant landuse, with some linear blocks of mature deciduous woodland. The landscape condition is deemed to be excellent and the landscape capacity to accept development is low.

Settlement and Townscape Character

3.782 The area lies to the east of a residential area situated south of Windsor Road and east of St Andrews Close. It would be possible for a development here to connect with the existing excluded settlement.
3.783 The area abuts the 'Historic Village Core' (3C) townscape character area. These form the historic core of villages, usually associated with a village church, green or common. A considerable time depth is apparent with built development having evolved from the medieval period to the present day. A tight urban grain is created by relatively high density development with buildings often drawn close to street frontages. Village greens and former market places provide important nodes with an open character.

Historic Environment

3.784 The area does not have any historic assets.

3.785 The area is within an area of high potential for archaeology of most periods, due to its location adjacent to a multi-period occupation site (Manor Farm) with good evidence for settlement and other exploitation in the Prehistoric, Roman and late Saxon periods. This use is likely to extend across the wider area, which means important archaeological features are likely to survive within the current proposed area.

3.786 Therefore assessment and evaluation of the area would be required prior to a detailed development proposal being drawn up, in order that any highly significant remains can be preserved in situ (through engineering solutions or relocation of impact) as appropriate, and any impacts on remains of lesser significance mitigated through preservation “by record” (through careful excavation, recording and analysis).

Biodiversity

3.787 The habitat consists of relatively flat grassland and trees. There are no nature conservation sites or protected species in the area.

Flooding

3.788 The whole area falls within flood zone 3a. The whole area lies within flood zone 3a which is of high probability of flood risk of between a 1 in 100 chance of river flooding in any year. The SFRA states that areas of ‘high’ probability of flooding are assessed as having a 1 in 100 or greater chance of river flooding (>1%) in any year, and are referred to as Zone 3 High Probability. Development within these areas may only be considered following application of the Sequential Test and where necessary the Exception Test. More vulnerable development (e.g. housing) should be avoided wherever possible.

Other Environmental Considerations

3.789 There is no contamination in the area.

Resources

3.790 The land has no Agricultural Land Classification.

3.791 The area is not located in a groundwater source protection zone (SPZ).

Infrastructure

3.792 Thames Water has concerns regarding Waste Water Services in relation to this area. Specifically, the sewerage network capacity in this area at present is considered unlikely to be able to support the demand anticipated from development. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. In the first instance a drainage strategy would be required from the developer to determine the exact impact on existing infrastructure and the significance of the infrastructure to support development. It should be noted that in the event of an upgrade to assets being required, up to three years lead in time could be necessary for the delivery of the infrastructure.

3.793 It would be difficult to expand school places at primary school level. There should be sufficient existing capacity at secondary school level.

3.794 According to the Open Space Strategy the Southern wards have the second greatest shortfall in open space provision when balanced against the recommended local standard for each typology. The total shortfall is 85 hectares. Whilst the amount of outdoor sports facilities, outdoor teenage facilities and children's play provision are all above the minimum level, there is a significant shortfall of natural and semi-natural green space, which combined with a shortfall of parks and gardens, amenity green space and allotments results in a shortfall of open space provision in the analysis area.
Highways and Accessibility

3.795 Access to the main highway network is derived by way of the B346 Windsor Road which serves as a district distributor road linking Datchet with Staines. Windsor Road also forms part of a bus route.

3.796 The area has direct frontage to the B376 Windsor Road to the north and is bounded by properties in St Andrews Close to the west and land at Meadow Hall Farm and The Grange to the east.

3.797 There is no direct access to Windsor Road but there may be scope to utilise the existing access to the east currently serving The Grange and Meadow Hall Farm. Whilst the existing access could be improved slightly, opportunities to undertake substantial works is limited due to the presence of a mature tree and existing building either side of the access point. A carriageway width of at least 4.8m with 2.0m wide service strip would be required. It may also be necessary to provide a separate access to the area for pedestrians. Some limited residential development could possibly be accommodated from St Andrews Close a residential street with a 5.0m wide carriageway and footways on both sides thereof. However, there does not appear to be any through access to the potential development area.

3.798 Visibility splays are achievable from the existing point to Windsor Road.

3.799 A Transport Statement would normally be required.

3.800 Traffic generated by the proposal is unlikely to add significant peak hour congestion on the wider highway network that would require testing against the strategic model. However, the requisite Transport Statement may have to be upgraded to a Transport Assessment and also take account of the potential cumulative impact of areas 11B, 11C & 11E. This would include the review of the one-way Traffic Signal Shuttle Working at Welley Bridge and also the operation of the B376 Windsor Road/Staines Road junction with Wraysbury High Street. The area has local highway issues but suitable mitigation measures can be sought to overcome these issues.

3.801 The local centre is 180 metres distance away. The nearest dentist is 400 metres, pharmacy is 310 metres and community facilities are 355 metres distance away. A doctor’s surgery is over 1.5 km. Wraysbury station is 1.7 km away.

Sustainability Appraisal

3.802 The area scored -18 when assessed against sustainability objectives.

Availability

3.803 The area has not been promoted for development and is currently not available.
Area Description

3.804 The area lies south of Bowdry Drive and on both sides of Tithe Lane and incorporates Tithe Farm and farm buildings. The area is 2.5 ha in size.

Stage 2 Assessment

Gaps and Boundaries

3.805 Whilst being located on the edge of a settlement it is not within a gap between settlements. The area has defensible boundaries in the form of tracks and treelines.

Countryside and Topography

3.806 The area is characterised by relatively flat grassland and trees. Existing uses in the area are a large detached house with garden and a farm with farm buildings (Tithe Farm).

Agriculture

3.807 The land in the area has no agricultural classification.
Area Analysis

Nature Conservation and Ancient Woodland

3.808 There are no nature conservation sites or protected species in the area.

Historic Environment

3.809 There are no heritage assets in the area.

Pollution

3.810 There is possible land contamination.

Minerals

3.811 There are no minerals workings in the area.

Stage 2: Conclusion

Pass.

Unacceptable adverse impacts of development have not been demonstrated through the assessment of the Stage 2 criteria.

Stage 3 Assessment

Planning History / Background

3.812 No relevant planning applications.

Green Belt and Countryside Character

3.813 The area is bounded by lakes to the south and the area itself is closed as there are mature trees and an existing farm and buildings. Development would not unduly impact the openness of the Green Belt. There is a public right of way that crosses the area. There are defensible boundaries in the form of tracks and treelines.

3.814 As set out in the Landscape Character Assessment the landscape character type for this area is Settled Developed Floodplain (14c) and the area is a relatively recent wetland landscape with flooded former gravel pits. The overall character is disparate. The landscape condition is declining to derelict. The area has a medium capacity to accept development and smaller scale development could assist in redefining the landscape ‘sense of place’ and improve degraded areas.

Settlement and Townscape Character

3.815 The area lies south of a low density urban area (Bowry Drive) in Datchet. It would be possible for a development here to connect with the existing excluded settlement.

3.816 The area abuts two townscape character areas, one is the ‘Post War Suburbs (1960s onwards)’ townscape character area (10AN). This area is characterised medium density residential suburbs consisting of a distinctive network of curvilinear streets (roads, avenues or drives), with dead end roads (closes) and cul de sacs, and generally of two storey semi-detached dwellings and short terraces are set in regular plots with relatively short front gardens. The other area is the ‘Victorian Villages’ (5F) townscape character. The urban form is defined by a hierarchy of principal village streets and secondary side streets, with narrow building plots. Rows of terraces and semi-detached properties, typically 2-2.5 storeys, contribute to a townscape of human scale.

Historic Environment

3.817 There are no heritage assets in the area although Tithe Farm Cottage (just outside the broad area) is a Grade II Listed Building.
3.818 The area is within an area of high archaeological potential, being situated on gravels known to support Prehistoric settlement and other activities. There is also a background of Medieval exploitation, as demonstrated by the presence of a 15th century hall house a short distance to the north-east. The immediate proposed area is small in scale and has obviously seen some ground disturbance through previous uses, meaning that archaeological mitigation of any development proposal, if needed, could potentially be secured by a condition requiring a scheme of archaeological works. However larger-scale development of the wider study area is proposed then a programme of assessment and evaluation should be carried out, to inform a planning application and demonstrate that any impacts can be mitigated.

**Biodiversity**

3.819 The habitat consists of grassland and trees. There are no nature conservation sites or protected species in the area itself, however the area borders an SSSI to the south.

**Flooding**

3.820 The whole area lies in flood zone 2 and a small part lies in flood zone 3a. Flood zone 2 is an area of medium probability of flooding (of between a 1 in 100 and 1 in 1000 chance of river flooding (1% to 0.1%) in any year). Flood zone 3a is an area of high probability of flooding for which housing is not appropriate. The area is surrounded by functional flood plain (flood zone 3b) but is a dry island with sufficient offer of emergency services.

**Other Environmental Considerations**

3.821 The area lies in a contamination buffer. There is possible contamination from former quarrying activities.

**Resources**

3.822 The land has no Agricultural Land Classification.

3.823 The area is not located in a groundwater source protection zone (SPZ).

**Infrastructure**

3.824 Thames Water has concerns regarding Waste Water Services in relation to this area. Specifically, the sewerage network capacity in this area at present is considered unlikely to be able to support the demand anticipated from development. Drainage Infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. In the first instance a drainage strategy would be required from the developer to determine the exact impact on existing infrastructure and the significance of the infrastructure to support development. It should be noted that in the event of an upgrade to assets being required, up to three years lead in time could be necessary for the delivery of the infrastructure.

3.825 There is currently no capacity in Wraysbury for any more school places.

3.826 According to the Open Space Strategy the Southern wards have the second greatest shortfall in open space provision when balanced against the recommended local standard for each typology. The total shortfall is 85 hectares. Whilst the amount of outdoor sports facilities, outdoor teenage facilities and children’s play provision are all above the minimum level, there is a significant shortfall of natural and semi-natural green space, which combined with a shortfall of parks and gardens, amenity green space and allotments results in a shortfall of open space provision in the analysis area.

**Highways & Accessibility**

3.827 The area is located off a metalled private road known as Tithe Lane over which there exists a public right of way on foot. Access to the nearest public highway known as Station Road, Wraysbury is by way of a bifurcated junction with a mature tree located in the centre of the junction. The area is in close proximity to the Wraysbury Rail Station and Station Road itself is on a bus route.

3.828 There is only one point of access and that is via the existing access road, suitably improved. No direct access is available to Bowry Drive. Station Road in the vicinity of the area is subject to a 30mph speed restriction and is lit. The bifurcated junction is unlikely to pose any significant problem in deriving access but the access road itself will need improvement to bring it up to a standard acceptable for residential development. This may well involve third party land. Visibility would be as existing. A Transport Statement is unlikely to be required for
Area Analysis

A development of this size is unlikely to add significantly to peak hour congestion on the wider highway network and therefore does not need to be tested against the strategic model. Although the area has local highway issues, suitable mitigation measures can be sought to overcome these issues.

3.829 The area benefits from good access to local services, including shops and schools. The nearest facilities are within 600 metres distance. A doctor's surgery is over 1.5 km. Wraysbury Station is 480 metres away.

Sustainability Appraisal

3.830 The area scored 3 when assessed against sustainability objectives.

Availability

3.831 The area has not been promoted for development and is currently not available.
Area Description

3.832 The area is located to the north of Old Windsor, accessed off Church Road. The area is approximately 3ha in size.

Stage 2 Assessment

Gaps and boundaries

3.833 The area lies north of Old Windsor. The area is not in a settlement gap.

3.834 The area has some defensible boundaries provided by the existing urban area to the west and the edge of the allotments to the north, however if the whole area were to be developed it may not create a logical settlement pattern, extending further north than the existing settlement.

Countryside setting and topography

3.835 The area is characterised by a strip of open land to the east, allotments to the north and west, and is bounded to the north by Crown Estate ownership.

3.836 The topography of the land is relatively flat.
Area Analysis

Agriculture

3.837 The land is classified as Grade 3 agricultural land, though it is unknown whether it is Best and Most Versatile Agricultural Land.

Nature conservation and ancient woodland

3.838 The area itself is not designated for its ecological value.

3.839 The area does not contain any ancient woodland.

Historic environment

3.840 Whilst the area itself has no known heritage assets, the north and east is in the wider setting of the 'Early medieval and medieval palace and associated monuments, Kingsbury scheduled ancient monument.

Pollution

3.841 The very west of the area is near the A308, and therefore traffic noise is present across this part of the area.

Minerals

3.842 There are no mineral workings in the area.

Stage 2: Conclusion

Pass.

Unacceptable adverse impacts of development have not been demonstrated through assessment of Stage 2 criteria.

Stage 3 Assessment

Planning History / Background

3.843 No relevant planning applications.

Green Belt and Countryside Character

3.844 Development would be viewed against the existing housing of Old Windsor. The south of the area is able to relate to the main existing excluded settlement, particularly that to the west of Pollard Close which would not result in intrusion into the countryside beyond the existing urban area boundary. The area would protrude into the countryside beyond this point affecting the openness of the countryside. It is therefore considered that the area does not have strong enough boundaries which could act to avoid the future encroachment of development to the east or to the north at the edge of the allotments.

3.845 The area is within the 'Farmed Parkland' landscape character area. The landscape character assessment considers the wider landscape to be a designed historic landscape, much of which is included within the Register of Historic Parks and Gardens, with both arable and pastoral land uses, and a unified feel. It is a rich working agricultural landscape which would traditionally have had a central role in supporting the Castle population’s needs. Its farmed character is important to the perceived (if not actual) link between the Castle and its hinterland. The landscape condition is deemed to be excellent, and entirely unsuitable as a location for any form of development, even that which is very minor.

3.846 The area itself is currently used for allotments for the most part, with some open grassland to the very east and west of the area.
Settlement and Townscape Character

3.847 The area is connected to the existing settlement on the southern and western boundary, protruding beyond the existing settlement into the countryside to the north. It is likely that development in this area would be able to integrate with the wider urban area, particularly to the south where it adjoins the existing settlement and there are existing links through due to the allotments. The surrounding land uses are residential properties to the south, open farmland to the north and community facilities to the west.

3.848 The area abuts three different townscape character areas. The first is the 'Post War Suburbs (1960s onwards)' townscape character area (10 O). This area is characterised medium density residential suburbs consisting of a distinctive network of curvilinear streets (roads, avenues or drives), with dead end roads (closes) and cul de sacs, and generally of two storey semi-detached dwellings and short terraces are set in regular plots with relatively short front gardens. The area is also linked to the 'Post War Suburbs (to 1960)' townscape character area (9F and 9G). This area is characterised medium density residential suburbs consisting of a distinctive network of curvilinear streets (roads, avenues or drives), with dead end roads (closes) and cul de sacs, and generally of two storey semi-detached dwellings and short terraces are set in regular plots with relatively short front gardens. The west of the area is linked to 'Victorian Villages' townscape character area (5B). In this character area streets tend to have larger properties with commercial/retail function while the residential side streets are usually more unified with regular terraces of 2 storey brick built cottages. Finally the area abuts the 'Inter War Suburbs' townscape character area (8 I). This area is characterised by medium density residential suburbs consisting of a distinctive network of curvilinear streets (crescents), linear streets (avenues) and 'dead ends' (closes).

Historic Environment

3.849 There are no known heritage assets within the area itself, although there is a Scheduled Ancient Monument immediately to the east.

3.850 The area is immediately adjacent to the Scheduled Ancient Monument of Kingsbury, designated as being of national importance. The area comprises an extensive early Medieval settlement as well as the Medieval royal palace and known features from other periods, and it is likely that below ground remains of similar significance survive in the vicinity. In addition the area’s location on a gravel terrace known to have been favoured for settlement and other activities throughout the Prehistoric period means that it must be considered to be of high archaeological potential. Therefore prior to submission of any planning application for this area, a programme of assessment and evaluation would be required, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily, including by preservation in situ of very significant remains if identified.

Biodiversity

3.851 None of the area itself is designated for its ecological value.

3.852 The habitat of the area is comprises allotments, with areas to the east and west improved grassland.

Flooding

3.853 Much of the area is within floodzone 3a (high risk), with the remainder within floodzone 2 (medium risk). The SFRA states that areas of ‘high’ probability of flooding are assessed as having a 1 in 100 or greater chance of river flooding (>1%) in any year, and are referred to as Zone 3 High Probability. Development within these areas may only be considered following application of the Sequential Test and where necessary the Exception Test. More vulnerable development (e.g. housing) should be avoided wherever possible. Any development on land covered by floodzone 2 would require an application of the Sequential Test.

Other Environmental Considerations

3.854 The west of the area is likely to be subject to noise pollution from the A308, and the far east is classified as an area at risk from contamination.
Area Analysis

Resources

3.855 The area is classified as Grade 3 agricultural land. According to national guidance, Grade 3A is classified as Best and Most Versatile Agricultural Land (BMVAL) and Grade 3B is not. It is unknown whether this area is Grade 3A or 3B and therefore a cautious approach must be applied, and the higher classification used. Given the existing use as allotments, development might therefore lead to the loss of BMVAL.

3.856 The area is located in proximity to a groundwater Source Protection Zone (SPZ). Residential development is considered unlikely to cause an adverse impact on water quality.

Infrastructure

3.857 Thames Water has concerns regarding Waste Water Services in relation to this area. Specifically, the sewerage network capacity in this area at present is considered unlikely to be able to support the demand anticipated from development. Drainage Infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. In the first instance a drainage strategy would be required from the developer to determine the exact impact on existing infrastructure and the significance of the infrastructure to support development. It should be noted that in the event of an upgrade to assets being required, up to three years lead in time could be necessary for the delivery of the infrastructure.

3.858 The local first school is currently full and could not easily be expanded. There is some potential for expansion at the local middle school although this will be needed for children already in the first schools. There is limited potential for expansion of upper schools serving the area, and this will be needed for children already in the first and middle schools. A new middle and/or upper school may therefore be required.

3.859 The Southern Wards analysis area has the second greatest shortfall of provision in terms of total amount of open space balanced against the recommended local standard for each typology. Whilst the amount of outdoor sports facilities, outdoor teenage facilities and children's play provision are all above the minimum level, there is a significant shortfall of natural and semi-natural greenspace. The area itself provides open space in the form of allotments.

3.860 The area is adjacent to local community facilities to the west in the form of a village hall and a library.

Highways and Accessibility

3.861 On the local network, Church Road joins the A308 Straight Road just south of the busy one-way gyratory junction where the A308 Albert Road and Straight Road meet with the B3021 Datchet Road. There are two potential points of access to serve the area from Church Road and that is via an improved existing access point over a green area of land or (with appropriate consents) via the privately maintained road known as Pollard Close whose car parking area backs onto the allotments. Each of these potential options would require some improvement work in the form of widening, junction modifications and additional parking for existing displaced car parking.

3.862 The fundamental problem with access to the area is with safely exiting the Church Road junction with the A308 Straight Road. The junction is effectively a crossroads formed with St Luke's Road and while there is some protection for right turning traffic, the road is very busy throughout day and not just peak times. There may be scope for this junction to be signalised as part of any larger scale residential development in Old Windsor e.g in combination with other areas, but that may affect capacity and create additional delays. The area is considered to have significant highways issues.

3.863 The area benefits from good connectivity with the existing excluded settlement. The area is well connected for recreation facilities (approximately 300m), nearby local shops (approximately 155m away) and services available in Old Windsor itself and to the west in Windsor town centre.

3.864 The area has bus routes (approximately 85m away), is approximately 400m from the national cycle route, is close to the strategic highway network (in particular the M25), though it does not have a train station (the nearest is Datchet) leading to a potential reliance on the car.

Sustainability Appraisal

3.865 The area scored -26 when assessed against sustainability appraisal objectives.
Availability

3.866 No land in the area has been promoted for development, and therefore land is not known to be available or deliverable.
Area Analysis

Area 12B Old Windsor - Area west of Old Windsor and north of Crimp Hill

Area Description

The area is located to the west of Old Windsor, between Millers Lane to the north and Crimp Hill to the south. The area is approximately 2.6 ha in size.

Stage 2 Assessment

Gaps and boundaries

The area is not in a settlement gap.

The land has a defensible boundary to both the north and south, but a limited defensible boundary to the west, with demarcations provided by some mature vegetation. The land to the north of the area is bounded by Millers Lane.

Countryside setting and topography

The area is characterised by open agricultural land, leading to Windsor Great Park.

The land slopes gently away from the existing settlement in the east, therefore views from the existing urban area may be restricted by any new development.
Agriculture

3.872 The land is classified as Grade 3 agricultural land.

Nature conservation and ancient woodland

3.873 The area itself is not designated for its ecological value.

3.874 The area does not contain any ancient woodland.

Historic environment

3.875 There is the 'Moated site at Tileplace' scheduled ancient monument approximately 200m to the north west of the area, and therefore it is possible that this area is within its setting.

Pollution

3.876 There are no known pollution issues in the area.

Minerals

3.877 There are no mineral workings in the area.

Stage 2: Conclusion

Pass.

Unacceptable adverse impacts of development have not been demonstrated through the assessment of Stage 2 criteria.

Stage 3 Assessment

Planning History / Background

3.878 No relevant planning applications.

Green Belt and Countryside Character

3.879 Development from someone's perspective from within the countryside would therefore be viewed against the existing housing on the eastern boundary of Old Windsor. To the east the area follows the varied existing urban area boundary. The area would protrude into the countryside beyond the existing settlement to the west, affecting the openness of the countryside. The area therefore does not have clear boundaries which could act to avoid the future encroachment of development.

3.880 Millers Lane to the north, and Crimp Hill to the south form defensible boundaries. However the western boundary is less defensible, comprising large fields with scattered vegetation. A strong defensible boundary to the west would require a larger area to be considered, which would not be in keeping with the size of the existing village and would potentially impact on the wider setting of Windsor Great Park.

3.881 The area is within the 'Farmed Parkland' landscape character area. The landscape character assessment considers the wider landscape to be a designed historic landscape, much of which is included within the Register of Historic Parks and Gardens, with both arable and pastoral land uses, and a unified feel. It is a rich working agricultural landscape which would traditionally have had a central role in supporting the Castle population's needs. Its farmed character is important to the perceived (if not actual) link between the Castle and its hinterland. The landscape condition is deemed to be excellent, and entirely unsuitable as a location for any form of development, even that which is very minor.

3.882 The area itself is currently open grassland.
Area Analysis

Settlement and Townscape Character

3.883 The area is connected to the existing settlement on the eastern boundary, protruding beyond the existing settlement into the countryside. It is likely that development in this area would be able to integrate with the wider urban area. The surrounding land uses are residential properties to the east, and open land to the west.

3.884 The area predominantly abuts the 'Post War Suburbs (1960s onwards)' townscape character area (10L). This area is characterised medium density residential suburbs consisting of a distinctive network of curvilinear streets (roads, avenues or drives), with dead end roads (closes) and cul de sacs, and generally of two storey semi-detached dwellings and short terraces are set in regular plots with relatively short front gardens.

Historic Environment

3.885 There are no heritage assets within the area, although there is a Scheduled Ancient Monument to the north west.

3.886 Other than excavations relating to the Scheduled Kingsbury Saxon Royal Palace site to the east, there has been little archaeological excavations in this area, although it must be said to be of high potential for surviving remains, due to its location on a gravel terrace known to have been favoured throughout the Prehistoric period. The Berkshire Historic Environment Record notes a number of Medieval and early Post-Medieval earthworks in the area, relating to moated sites and other settlement features, as well Iron Age and Bronze Age artefacts found in the vicinity. Therefore prior to submission of any planning application for this area, a programme of assessment and evaluation would be required, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.

Biodiversity

3.887 None of the area itself is designated for its ecological value, though approximately 550m to the west of the area is the Windsor Great Park designations of Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).

3.888 The habitat of the area is primarily considered to be cultivated and disturbed agricultural land, with some improved grassland to the south.

Flooding

3.889 The area is in floodzone 1 low probability, which according to the SFRA means the area is assessed as having a less than 1 in 1000 chance of flooding (<0.1%) in any year. As the area is greenfield it is likely to experience a significant decrease in permeability if built on, causing surface water runoff to increase. An increase in surface water runoff following any development would need to mitigated, e.g. through SUDs. The topography of the area slopes gently towards the existing settlement, so the flood risk to the settlement is relatively low.

Other Environmental Considerations

3.890 There are no known pollution issues within the area.

Resources

3.891 Most of the area (bar a small area to the east) is classified as Grade 3 agricultural land. According to national guidance, Grade 3A is classified as Best and Most Versatile Agricultural Land (BMVAL) and Grade 3B is not. It is unknown whether this area is Grade 3A or 3B and therefore a cautious approach must be applied, and the higher classification used. Development might therefore lead to the loss of BMVAL.

3.892 The area is located in proximity to a groundwater Source Protection Zone (SPZ). Residential development is considered unlikely to cause an adverse impact on water quality.

Infrastructure

3.893 Thames Water has concerns regarding Waste Water Services in relation to this area. Specifically, the sewerage network capacity in this area at present is considered unlikely to be able to support the demand anticipated from development. Drainage Infrastructure is likely to be required to ensure sufficient capacity is
brought forward ahead of the development. In the first instance a drainage strategy would be required from the developer to determine the exact impact on existing infrastructure and the significance of the infrastructure to support development. It should be noted that in the event of an upgrade to assets being required, up to three years lead in time could be necessary for the delivery of the infrastructure.

3.894 The local first school is currently full and could not easily be expanded. There is some potential for expansion at the local middle school although this will be needed for children already in the first schools. There is limited potential for expansion of upper schools serving the area, and this will be needed for children already in the first and middle schools. A new middle and/or upper school may therefore be required.

3.895 The Southern Wards analysis area has the second greatest shortfall of provision in terms of total amount of open space balanced against the recommended local standard for each typology. Whilst the amount of outdoor sports facilities, outdoor teenage facilities and children’s play provision are all above the minimum level, there is a significant shortfall of natural and semi-natural greenspace.

3.896 There are several existing community facilities in Old Windsor that the area could access.

**Highways and Accessibility**

3.897 The area is in a difficult position from the highways aspect, being partially landlocked and/or having frontage to or requiring access to or via busy roads or simply the local network itself is substandard. Access for even some limited development to St Lukes Road from St Andrew’s Close and Hartley Copse would require demolishing existing dwellings (this also applies to Crofters off Crimp Hill). Miller’s Lane is effectively a footpath and is substandard in width and layout to serve residential development. St Luke’s Road itself has limitations effectively reduced along some sections to single lane because of on-street parking.

3.898 There is concern from the highways safety aspect that traffic generated from the development would have an adverse impact at the current B3021 junction with the A308 Straight Road to the east. The junction is effectively a crossroads formed with Church Road and while there is some protection for right turning traffic, the road is very busy throughout day and not just peak times. There may be scope for this junction to be signalised as part of any further residential development in Old Windsor but that may affect capacity and create additional delays. The area is considered to have significant highways issues.

3.899 Old Windsor local centre is approximately 200m away to the north east. The nearest health facilities are approximately 300m to the south east of the area.

3.900 The area is approximately 470m away from the national cycle network and benefits from bus routes along St Lukes Road to the east, although the area does not have a train station (the nearest is Datchet). The strategic road network is within a reasonable distance to the south.

**Sustainability Appraisal**

3.901 The area scored -17 when assessed against sustainability appraisal objectives.

**Availability**

3.902 There is no land in the area that is known to be available for development.
Area Analysis

Area 12C Old Windsor - Area west of Burfield Road

Site Description

3.903 The area is located on the western side of Burfield Road in Old Windsor. The site area is approximately 25.33 ha.

Stage 2 Assessment

Gaps and boundaries

3.904 The area lies south west of Old Windsor and is not in a settlement gap.

3.905 The area contains some defensible boundaries provided by mature hedges, though these would not always create more logical settlement boundaries.

Countryside setting and topography

3.906 The area is characterised by open agricultural land, with a rising slope westwards towards Crown Estate ownership in the west. There are some existing dwellings included in the broad area adjacent the existing excluded settlement. The land is within the wider setting of Windsor Great Park.

3.907 The topography of the area slopes westwards away from the existing excluded settlement towards Crimp Hill and Windsor Great Park.
Agriculture

3.908  Some of the land (approximately 25%) is Grade 3 agricultural land. It is not known whether this is classified as Best and Most Versatile and therefore a cautious approach must be applied.

Nature conservation and ancient woodland

3.909  The area itself is not designated for its ecological value.

3.910  The south of the area contains ancient woodland which connects to Windsor Great Park to the west, so consequently much of the sub-area is within a 500m buffer of ancient woodland.

Historic environment

3.911  The south of the area contains some listed buildings, and is also in the wider setting of the listed Beaumont Estate.

Pollution

3.912  There is the potential for noise pollution to the east of the area, and some contamination buffers along Burfield Road.

Minerals

3.913  There are no mineral workings in the area.

Stage 2: Conclusion

Reject area

Unacceptable adverse impacts of development have been demonstrated through assessment of the Stage 2 criteria.

Development would harm the wider setting of and extensive ancient woodland links to Windsor Great Park, listed buildings to the south and the wider setting of the listed Beaumont Estate.
Area Analysis

Area 13A Ascot - Area east of Winkfield Road

Area Description

3.914  The area lies east of Winkfield Road and south of Hodge Lane and the area is 10.9 ha in size.

Stage 2 Assessment

Gaps and boundaries

3.915  The area has defensible boundaries in the form of Winkfield Road and tree lines. The area is not within any local Ascot or Green Belt settlement gap. Development of the area would encroach on the countryside and it would not form a logical boundary of the settlement. The new development would protrude into the countryside.

Countryside Setting and Topography

3.916  The area is characterised by relatively flat grassland, treelines and residential dwellings. There are low density large detached residential dwellings and agricultural and equestrian / horsiculture uses.

Agriculture

3.917  The land is Grade 4 agricultural land.
Nature Conservation and ancient woodland

3.918 This area consists of grassland, trees and treelines. Ancient woodland is bordering the area in the south and the area lies in the 500m ancient woodland buffer. The ancient woodland in the south connects with the woodland north-west of the area through tree clusters and tree lines/belts that form a green corridor throughout the area. The trees in the Brookside area were existent in the 19th century and have historic value. They are also likely to have ecological value as the historical link shows how the area was managed in the past.

Historic Environment

3.919 There is a Grade II listed building in the area.

Pollution

3.920 There is contaminated land and road noise in the area.

Minerals

3.921 There are no mineral workings in the area.

Stage 2: Conclusion

Reject.

Unacceptable adverse impacts of development have been demonstrated through the assessment of Stage 2 criteria.

Development would protrude into the countryside and affect the openness of the countryside and Green Belt. The area contains a listed building, trees with historical and likely ecological value, treelines that form a green corridor and the area borders ancient woodland.
Area Description

3.922 The area is situated to the east Cheapside Road and south of Silwood Close. The area measures 4 ha.

Stage 2 Assessment

Gaps and Boundaries

3.923 This area has defensible boundaries in the form of tree lines in the north and south and in the east the woodland (part of it ancient) forms the boundary. The southern part of the area borders the local gap between Sunninghill and Ascot. The area itself does not fall within the local gap but forms an area between two local gaps as there is a gap between Cheapside and Ascot in the north.

Countryside Setting and Topography

3.924 The area consists of the grounds of Tetworth Hall and is relatively flat grassland with mature trees and a pond.

Agriculture

3.925 There is Grade 4 agricultural land in the east.
Nature Conservation and Ancient Woodland

3.926 The area is bordered by ancient woodland in the east and the area is within the 500m buffer of ancient woodland. The local wildlife site at Silwood Park also borders the area on the eastern side. The area is within the 5km Thames Basin Heaths SPA buffer. Most of the trees in the area were existent in the 19th century and have historic value. They are also likely to have ecological value as the historical link shows how the area was managed in the past. The trees also form a green corridor.

Historic Environment

3.927 There are two Grade II listed buildings in the area. These are Tetworth Hall and a cottage belonging to Tetworth Hall.

Pollution

3.928 There is no pollution in the area.

Minerals

3.929 There are no mineral workings in the area.

Stage 2: Conclusion

Reject.

Unacceptable adverse impacts of development have been demonstrated through consideration of the Stage 2 criteria.

This area is not suitable for further consideration due to listed buildings, historical and likely ecological value of trees, proximity to ancient woodland and proximity to local gaps.
Area Description

3.930 The area is situated south of the High Street and is bordered by Station Road in the west and St George's Lane in the east. It has a mix of uses including a commercial waste site, offices, businesses and residential. The area size is approximately 14 ha. Part of this area is included in the draft Ascot, Sunninghill & Sunningdale Neighbourhood Plan and has been identified as a key site for delivering the rejuvenation of Ascot High Street.

Stage 2 Assessment

Gaps and Boundaries

3.931 The area has defensible boundaries for most of the area and lies just north of the local Ascot to South Ascot gap.

Countryside Setting and Topography

3.932 The area consists of relatively flat undeveloped land and grassland with mature trees. The undeveloped areas are used for car boot sales and also for parking during Royal Ascot race days.
Agriculture

3.933  The area has no agricultural land classification.

Nature Conservation and Woodland

3.934  There are wooded areas and small fields. The treebelt to the south of the recycling/waste site needs to be retained as the trees could be ancient. To the west are mature trees in a parkland setting that need to be retained.

3.935  The area is within 5km of the Thames Basin Heaths Special Protection Area.

Historic Environment

3.936  There are no historic assets in the area.

Pollution

3.937  The area lies in a road noise zone and there is possible contamination.

Minerals

3.938  There are no mineral workings in the area.

Stage 2: Conclusion

Pass.

Unacceptable adverse impacts of development have not been demonstrated through consideration of the Stage 2 criteria.

Stage 3 Assessment

Planning History / Background

3.939  The following applications are relevant to the area:

- 01/80894/FULL: applications for demolition of car park and erection of 6 one-bed and 8 two-bed flats. Refused.
- 08/00273/FULL: applications for demolition of car park and erection of 6 one-bed and 8 two-bed flats. Refused.
- 92/00039/FULL: application for redevelopment of site to provide a crescent of eight three storey bedroom town houses. Refused.
- 92/00042/FULL: application for redevelopment of site to provide five detached five bedroom houses with double garages. Refused.
- 92/00040/FULL: application for redevelopment of site to provide a block of four 4-bedroom dwellings. Permitted.
- 92/00041/FULL: application for redevelopment of site to provide a block of four 4-bedroom dwellings. Permitted.
- 10/00989/FULL: application for continued use of Waste Transfer Station and recycling facility. Permitted.

Green Belt and Countryside Character

3.940  The area has good defensible boundaries in the form of a road, paths and treelines/treebelts. As set out in the Landscape Character Assessment, the landscape character type for this area is Settled Wooded Sands. The area is a settled landscape with much of the traditional pattern subsumed by modern 'edge of town' development. There is a strong framework of mature mixed woodland which merge into the urban structure resulting on the absence of clear 'town and county' boundaries. The landscape condition is good to declining.
Area Analysis

The area has a low capacity to accept development. There are few long-distance views and the character is not open therefore the encroachment of the Green Belt would be well contained. The area lies north of a local gap that separates Ascot from South Ascot.

Settlement and Townscape Character

3.941 The area connects to the existing settlement in the north and east. The area is bordered by the Ascot Victorian Village townscape character area (5B) in the north which is Ascot High Street with Royal Ascot Grandstand forming a prominent landmark. To the east is the Villas in Woodland Setting character area (14D) which is characterised by low density residential suburb comprising large villas set in large, irregular plots. The retention of Ascot High Street is seen as the main focus of the settlement.

3.942 Development of the area to the south of the High Street would help regenerate Ascot High Street. It would help creating a hub or centre for the community and provide sustainable residential areas. The area would strengthen the townscape and urban character of Ascot High Street and assist in maintaining the High Street as the main focus of Ascot.

Historic Environment

3.943 There are no heritage assets in the area.

3.944 There is little recorded archaeological information for this area, mainly as a result of a lack of previous investigative work, but also perhaps reflecting a lower density of exploitation for settlement and agriculture than other parts of the borough. Given the size of the area however, it is likely that some archaeological deposits would be present, and the potential for remains from various periods explored prior to any large-scale applications, through a desk-based assessment. These are unlikely to be of sufficient significance to warrant preservation in situ, therefore if this is demonstrated in an assessment, it is likely that any remaining potential could be dealt with post-determination, by a condition requiring a programme of archaeological works to be agreed and implemented. Given the previous land uses at the south of the area (refuse tip), it is very unlikely that any archaeological potential remains. Therefore no archaeological mitigation would be required for redevelopment of this part of the area.

Biodiversity

3.945 The area borders an ancient woodland and therefore falls within the 500m ancient woodland buffer. There are no nature conservation sites or protected species in the area. The area is within 5km of the Thames Basin Heaths Special Protection Area, but is within the catchment of the Suitable Alternative Natural Greenspace at Allen’s Field.

Flooding

3.946 The area lies in flood zone 1 which has a low probability of flood risk.

Other Environmental Considerations

3.947 The area lies in a road noise zone (Ascot Hight Street) and there is possible contamination from filled ground in the north eastern corner.

Resources

3.948 This area is not classified as agricultural land in the Agricultural Land Classification.

3.949 The area is not located in a source protection zone.

Infrastructure

3.950 Thames Water has concerns regarding Waste Water Services in relation to this area. Specifically, the sewerage network capacity in this area is considered unlikely to be able to support the demand anticipated from development. Drainage Infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. In the first instance a drainage strategy would be required from the developer to determine the exact impact on existing infrastructure and the significance of the infrastructure to support development. It should be noted that in the event of an upgrade to assets being required, up to three years lead in time could be necessary for the delivery of the infrastructure.
3.951 The area needs to be looked at in conjunction with other potential development area. Ascot sewage treatment works has capacity to take up to an additional 2600 Population Equivalent (PE) increase up to 2021. The sewer network will need upgrading.

3.952 Development here could cause an issue with school places locally. Most of the primary schools in the area are already full, although there is some limited capacity for expansion (particularly if they can be relocated to larger sites). This development could justify a whole new primary school, possibly within the cartilage of the development or on an adjacent site. The local secondary school is full but does have some capacity to expand further.

3.953 According to the Open Space Strategy the Southern wards have the second greatest shortfall in open space provision when balanced against the recommended local standard for each typology. The total shortfall is 85 hectares. Whilst the amount of outdoor sports facilities, outdoor teenage facilities and children’s play provision are all above the minimum level, there is a significant shortfall of natural and semi-natural green space, which combined with a shortfall of parks and gardens, amenity green space and allotments results in a shortfall of open space provision in the analysis area.

3.954 A private commercial waste recycling and transfer station is located in the sub-area.

**Highways & Accessibility**

3.955 Access to the network is derived by way of the A329 High Street to the north and to the west to the A330 Station Hill via existing entrances from two of the three frontages. The third frontage to the east is to a private road known as St George’s Lane.

3.956 The High Street west of its roundabout junction with the A330 Station Hill where the 20mph zone ends becomes 40mph and here to the south, the A330 road becomes 30mph. To the east the High Street becomes 30mph near to the entrance to the Car Park on its southern side at Gate 5A.

3.957 As with most towns in this area, Ascot does experience some peak hour congestion at key junctions and these peaks are extended and congestion exacerbated, by additional traffic in the area on race days. This leads to there being a considerable demand for parking in the town on such days.

3.958 There are numerous existing access points to both the A329 High Street and to the A330 Station Hill. The area south of the High Street and east of Station Hill excludes the fuel service station and food store and is currently used for car parking purposes in connection with Ascot Racecourse. Although there is considerable demand for parking during horse racing meetings, the area’s existing car parks are still used for that purpose albeit on a lesser scale on non-race days.

3.959 In principle the utilisation of existing access points suitably improved to both the Ascot High Street and Station Hill is recommended. Further work will be required perhaps by way of an Access Strategy included in the requisite Transport Assessment, to identify which of those accesses would suitably best serve development and to establish the extent to which they would need to be improved. Access to the High Street should include improvements for pedestrians not only along the frontage (e.g. widened footways) but also potential additional crossing points to minimise conflict with through traffic. In addition careful consideration will need to be given to any access in close proximity to the fuel service station and food store again to minimise conflicting turning and access movements. It is unfortunate that these areas are not within the emerging development area under consideration.

3.960 Accesses within the 20mph and 30mph zone would require appropriate visibility splays.

3.961 A Transport Assessment (TA) and Residential Travel Plan would be required in connection with any development of this area. The TA in this instance may need to include an Access Strategy to determine which existing accesses are to be utilised and improved to serve any redevelopment.

3.962 The proposal would add to peak hour congestion in the area. In addition to junction operations modelling testing which would be undertaken through the requisite Transport Assessment, it may be prudent to also test the development against the strategic model, particularly given other possible emerging development in this area at Heatherwood Hospital and the Shorts Recycling Facility.
Area Analysis

3.963 The loss of parking space for Ascot Racecourse as a result of residential development on this area could well have a profound effect on parking demand in the town and also affect the travel arrangements for the racing public. This will need to be taken account in future Travel Plan reviews and considerations for Ascot Racecourse as well as in connection with any redevelopment. Although the area has local highway issues, suitable mitigation measures can be sought to overcome these issues.

3.964 There are 2 doctors surgeries, 2 dentists and 2 pharmacies within 800m. There are 2 primary schools, with the nearest being St Michaels which is approximately 300m distance away, and Charters secondary school which is approximately 600m distance away. The High Street in Ascot has all main conveniences such as supermarkets, cafes, restaurants etc. and some specialist independent shops and services. There is a library on the High Street along with the parish council office.

Sustainability Appraisal

3.965 The area scored 25 when assessed against sustainability objectives.

Availability

3.966 Most of the area has been promoted and is available for development. The total size of available land is 11.3 ha.
Area Description

3.967 The area lies to the north of London Road and comprises land east and west of Church Lane in Sunninghill. The area is approximately 15.46 ha size. The area consists of large residential properties and grounds, a church, two Grade II listed buildings, Ashurst Manor (offices) and a woodland.

Stage 2 Assessment

Gaps and boundaries

3.968 The area abuts the Sunninghill to Ascot local gap in the west. The area has defensible boundaries.

Countryside setting and topography

3.969 It is a relatively flat open area with trees and a small wooded area. There are four properties in a parkland setting. The treebelts north of London Road prevent development from connecting with the existing excluded settlement.

Agriculture

3.970 The area has a Grade 4 agricultural land classification.
Area Analysis

Nature conservation and ancient woodland

3.971 The area lies in an ancient woodland buffer (500 m) with ancient woodland to the north-west and east of the area. The local wildlife site Silwood Park is also located to the west and east. Tree lines/treebelts in the area provide a green corridor and connect the high density tree cover (woodland) in the south of the area with the ancient woodland in Silwood Park to the north west of the area. Berkshire protected species are also evident in the area. The trees are part of the character and fabric of the area. There is a historical link to how the area was managed in the past and therefore the trees in the area are likely to have a higher ecological value. The area is within the 5km Thames Basin Heath SPA buffer.

Historic Environment

3.972 There are two Grade II listed buildings; the Cedars and the Church.

Pollution

3.973 There is potential contamination from filled in ground and the cemetery. Road noise is also evident from the London Road.

Minerals

3.974 There are no mineral workings in the area.

Stage 2: Conclusion

Reject.

Unacceptable adverse impacts of development have been demonstrated through consideration of the Stage 2 criteria.

This area is not suitable for further consideration due to listed buildings, historical and likely ecological value of trees, treelines forming a green corridor and proximity to ancient woodland.
Area 13I Sunningdale - Area around Tittenhurst Park

Area Description

3.975 The area is located around Tittenhurst Park in Sunningdale, accessed off Kiln Road to the south. The area is 37.45 ha in size.

Stage 2 Assessment

Gaps and boundaries

3.976 The area is not in a settlement gap. The area has defensible boundaries provided by roads. However the size of the area is such that it would not create a more logical settlement boundary to the existing excluded settlement.

Countryside setting and topography

3.977 The area is characterised by dispersed buildings in a mature tree and woodland setting, with remaining areas forming open grassland. There is a lake to the east of the area and a cemetery to the south.

3.978 The topography of the area slopes quite steeply westwards, rising some 30m across the area.

Agriculture

3.979 The area has no agricultural land classification.
Area Analysis

Nature conservation and ancient woodland

3.980 None of the area is designated for its ecological value, though the areas does lie within a 5km buffer of the Thames Basin Heaths Special Protection Area.

3.981 The area abuts ancient woodland to the east and is therefore entirely within a 500m buffer.

Historic Environment

3.982 There are several buildings in the north of area which are Grade II listed, including Tittenhurst itself, the Gate Lodge to North West of Tittenhurst, the Garden Lodge at corner of Whitmore Lane, and several urns and basins in the grounds.

Pollution

3.983 The area contains a couple of potential contamination buffers from disturbed or unknown filled ground.

Minerals

3.984 The are no minerals workings in the area or immediate surrounds.

Stage 2: Conclusion

Reject.

Unacceptable adverse impacts of development have been demonstrated through assessment of the Stage 2 criteria.

The area would not form a logical settlement boundary and contains several listed buildings.
Area Description

3.985 The area is located north of Bedford Lane in Sunningdale. The area is 27.2 ha in size.

Stage 2 Assessment

Gaps and boundaries

3.986 The area lies in a local settlement gap between Old Sunningdale to Sunningdale. The area connects to the existing settlement in the west, and has defensible boundaries. To the south this is provided by Bedford Road, and to the east and north these are provided by tracks.

Countryside setting and topography

3.987 The area is characterised by open fields with some existing buildings to the south in a mature woodland setting. The area has equestrian facilities associated with Coworth Park located to the north.

3.988 The topography of the area rises some 30m eastwards across the area.

Agriculture

3.989 The area is classified as Grade 4 agricultural land.
Nature conservation and ancient woodland

3.990 The area has not been designated for its ecological value, though the area does lie within a 5km buffer of the Thames Basin Heaths Special Protection Area.

3.991 The area contains ancient woodland in both the east and west, with equestrian uses in between. The area is therefore consequently within a 500m ancient woodland buffer. Given the trees are likely to be ancient and part of the character and fabric of the area, it is considered there is likely to be a historical link to how the site was managed in the past and therefore the trees have a high ecological value.

Historic environment

3.992 The area abuts Sunningdale conservation area to the west.

Pollution

3.993 The south west of the area is in a potential contamination buffer for the cemetery grounds.

Minerals

3.994 There are no mineral workings in the area or surrounds.

Stage 2: Conclusion

Reject.

Unacceptable adverse impacts of development have been demonstrated through the assessment of the Stage 2 criteria.

The ancient woodland in the area and the barrier this forms to connect to the existing urban area particularly in the west, mean the area is unsuitable for further consideration.
Area Description

3.995 The area is located off the A30 London Road in Sunningdale. The area is 7.96 ha in size.

Stage 2 Assessment

Gaps and boundaries

3.996 The area is not in a settlement gap, though it does lie to the east of a local gap between Old Sunningdale to Sunningdale. The area has defensible boundaries to the north provided by roads and to the east by mature trees. The area also abuts Thames Basin Heaths Special Protection Area and the borough boundary to the east.

Countryside setting and topography

3.997 The area is characterised by existing buildings in a mature woodland setting, some of which to the south east is classified as ancient.

3.998 The topography of the area rises gently eastwards across the area.

Agriculture

3.999 The area does not have an agricultural land classification.
Area Analysis

Nature conservation and ancient woodland

3.1000 The area has not been designated for its ecological value, though the area does abut the 400m buffer of Thames Basin Heaths Special Protection Area, which protects the nearby habitat.

3.1001 The area contains ancient woodland to the south east and lies within a 500 m buffer. Given the trees form part of the character and fabric of the area, it is considered there is likely to be a historical link to how the site was managed in the past and therefore the trees have a high ecological value.

Historic environment

3.1002 There are no known heritage assets in the immediate area.

Pollution

3.1003 The west of the area is potentially subject to noise pollution from the A30.

Minerals

3.1004 There are no mineral workings in the area.

Stage 2: Conclusion

Reject.

Unacceptable adverse impacts of development have been demonstrated through the assessment of the Stage 2 criteria.

Development could cause harm to ancient woodland.
Area 13L Area part of Sunningdale Golf Course

Area Description

3.1005 The area incorporates part of the international standard Sunningdale Golf Course (used in PGA competitions). The area is approximately 18.68 ha in size.

Stage 2 Assessment

Gaps and boundaries

3.1006 The area is not in a settlement gap. Although the area abuts the urban settlement on several sides, the area does not have defensible boundaries to the south where the area extends into a neighbouring authority and the golf course continues.

Countryside setting and topography

3.1007 The area is currently used as a golf course, and characterised by open grassland with mature woodland forming most of the boundaries. The golf course itself extends beyond the borough boundary into a neighbouring local authority.

3.1008 The topography of the area is relatively flat.
Area Analysis

Agriculture

3.1009 The area does not have an agricultural land classification.

Nature conservation and ancient woodland

3.1010 The area has not been designated for its ecological value, though the area does abut the 400m buffer of Thames Basin Heaths Special Protection Area, which protects the nearby habitat.

3.1011 The area does not contain any ancient woodland.

Historic environment

3.1012 The area is in the wider setting of the Bowl barrow at Round Barrow House scheduled ancient monument.

Pollution

3.1013 A small parcel of land in the east of the area falls within a contamination buffer for unknown filled ground.

Minerals

3.1014 There are no mineral workings in the area or immediate surrounds.

Stage 2: Conclusion

Reject.

Unacceptable adverse impacts of development have been demonstrated through the assessment of the Stage 2 criteria.

The area does not have defensible boundaries to the south to prevent future encroachment.
Area 13N Sunningdale - Area around Lynwood Care Home

Area Description

3.1015 The area is located off Rise Road in Sunningdale. The area is approximately 6.47 ha in size.

Stage 2 Assessment

Gaps and boundaries

3.1016 The area is north of a railway line and is west of a locally defined gap between Sunninghill and Sunningdale. Development could therefore harm the separation of these settlements. However, the area does have clear defensible boundaries provided by the railway line and fences to prevent future encroachment.

Countryside setting and topography

3.1017 The area is characterised by mature woodland some of which to the west is classified as ancient, with areas of open grassland. The buildings in the area are associated with an existing care home. Extensive redevelopment of the site is currently under construction.

3.1018 The topography of the area varies across the site, seeing a variation of approximately 10m.

Agriculture

3.1019 The area does not have an agricultural land classification.
Area Analysis

Nature conservation and ancient woodland

3.1020 The area has not been designated for its ecological value, though the area does lie within a 5km buffer of Thames Basin Heaths Special Protection Area.

3.1021 The area contains ancient woodland to the west, so consequently the area falls within a 500m buffer. Given the trees are likely to form part of the character and fabric of the area, it is considered there is likely to be a historical link to how the site was managed in the past and therefore the trees have a high ecological value.

Historic environment

3.1022 There are no known heritage assets within the immediate area.

Pollution

3.1023 The area has a potential noise and contamination buffers to the south from the railway line.

Minerals

3.1024 There are no mineral workings in the area or immediate surrounds.

Stage 2: Conclusion

Reject.

Unacceptable adverse impacts of development have been demonstrated through assessment of the Stage 2 criteria.

Development would harm the separation of settlements and impact on ancient woodland.
Area Description

3.1025 The area is located off Hancocks Mount in Sunningdale, and contains listed buildings currently in residential use. The area is approximately 7.45 ha in size.

Stage 2 Assessment

Gaps and boundaries

3.1026 The area is south of a railway line and is north of a locally defined gap between Sunninghill and Sunningdale. The area has clear defensible boundaries which could prevent future encroachment of development. These are predominantly defined by the edge of the existing urban area.

Countryside setting and topography

3.1027 The area is characterised by mature woodland, some of which to the north is classified as ancient, with areas of open grassland and some large buildings. The area also contains Heathermount School.

3.1028 The topography of the area varies across the area of approximately 15m.

Agriculture

3.1029 The area does not have an agricultural land classification.
Area Analysis

Nature conservation and ancient woodland

3.1030 The area has not been designated for its ecological value, though the area does lie within a 5km buffer of Thames Basin Heaths Special Protection Area.

3.1031 The area contains ancient woodland towards the north and consequently the area falls within a 500m ancient woodland buffer. Given the trees are likely to form part of the character and fabric of the area, it is considered there is likely to be a historical link to how the site was managed in the past and therefore the trees have a high ecological value.

Historic environment

3.1032 The area contains two Grade II listed buildings one of which is Charters, Kings Road, and the other a 'Columned Fountain Enclosure at Charters'.

Pollution

3.1033 The area has a potential contamination buffer covering much of the centre for technical & environmental testing & analysis.

Minerals

3.1034 There are no mineral workings in the area or immediate surrounds.

Stage 2: Conclusion

Reject.

Unacceptable adverse impacts of development have been demonstrated through the assessment of the Stage 2 criteria.

Development would harm the separation of settlements, some ancient woodland, and the setting of a Grade II listed building.
Area Description

3.1035 The area includes Charters Secondary School, and is located on the corner of Devenish Road and Charters Road in Sunningdale. The area is approximately 12.09 ha in size.

Stage 2 Assessment

Gaps and boundaries

3.1036 The area is in a settlement gap between Sunninghill and Sunningdale. The area has clear defensible boundaries which could prevent future encroachment of development. These are defined by its existing urban edge to the south and Charters Road and Devenish Road to the north and west respectively.

Countryside setting and topography

3.1037 The entire area is characterised by secondary school buildings and associated uses, with lakes to the east.

3.1038 The topography of the area is relatively flat.

Agriculture

3.1039 The area does not have an agricultural land classification.
Nature conservation and ancient woodland

3.1040 The area has not been designated for its ecological value, though the area does lie within a 5km buffer of Thames Basin Heaths Special Protection Area.

3.1041 The area does not contain ancient woodland, but most of the area is in a 500m buffer of ancient woodland. However development is unlikely to have an impact with the site being separated from the woodland by a road.

Historic environment

3.1042 There are no known heritage assets within the immediate area.

Pollution

3.1043 The west of the area could potentially be affected by noise pollution from the A330 Devenish Road.

Minerals

3.1044 There are no mineral workings in the area.

Stage 2: Conclusion

Reject.

Adverse impacts have been demonstrated through assessment of Stage 2 criteria.

The area lies in a settlement gap between Sunninghill and Sunningdale.
Area Description

3.1045 The area is located off Bagshot Road in Sunningdale. The area is approximately 6.94 ha in size.

Stage 2 Assessment

Gaps and boundaries

3.1046 The area lies in a settlement gap between Sunninghill and Sunningdale. The area does not have clear defensible boundaries to the east, though the boundary to the south is provided by a track and the area along the western edge is bounded by the Bagshot Road.

Countryside setting and topography

3.1047 The area includes an existing farm with some open grassland with scattered mature trees. East of the area is further open land beyond which is a mature woodland.

3.1048 The topography of the area slopes gently down eastwards.

Agriculture

3.1049 The southern part of the area is classified as Grade 4 agricultural land. This is not Best and Most Versatile Agricultural Land. The area to the north has no agricultural land classification.
Area Analysis

Nature conservation and ancient woodland

3.1050 The area has not been designated for its ecological value, though the area does lie within a 5km buffer of Thames Basin Heaths Special Protection Area.

3.1051 The area does not contain ancient woodland, but the area is in a 500m buffer.

Historic environment

3.1052 There are no known heritage assets within the immediate area.

Pollution

3.1053 There are no known pollution issues in the area.

Minerals

3.1054 There are no mineral workings in the area.

Stage 2: Conclusion

Reject.

Unacceptable adverse impacts of development have been demonstrated through the assessment of the Stage 2 criteria.

The area lies in a settlement gap and does not have clear defensible boundaries to prevent future encroachment.
Area Description

3.1055 The area incorporates St Mary's School, and can be accessed of Coronation Road and Bagshot Road. The area is approximately 38.95 ha in size.

Stage 2 Assessment

Gaps and boundaries

3.1056 The area lies in a settlement gap between Sunninghill and Windlesham. The area has clear defensible boundaries provided by the Bagshot Road to the west, with paths and woodland to the south that could prevent future encroachment of development.

Countryside setting and topography

3.1057 The area is characterised by some existing buildings in a wooded setting. The area is occupied by two schools and their associated buildings and playing fields; one to the south and one to the north, which form part of the St Mary's School complex.

3.1058 The topography of the area is varied across the area.
Area Analysis

Agriculture

3.1059 The area does not have an agricultural land classification.

Nature conservation and ancient woodland

3.1060 The area has not been designated for its ecological value, though the area does lie within a 5km buffer of Thames Basin Heaths Special Protection Area. The area contains some Berkshire Protected Species.

3.1061 The south west of the area comprises ancient woodland, and consequently the area is within a 500m buffer.

Historic environment

3.1062 There are no known heritage assets within the immediate area.

Pollution

3.1063 A small parcel of land to the north west of the area lies within a potential contamination buffer.

Minerals

3.1064 There are no mineral workings in the area.

Stage 2: Conclusion

Reject.

Adverse impacts have been demonstrated through assessment of the Stage 2 criteria.

The area lies in a settlement gap.
4 Interim Conclusions

4.1 The process of assessment has identified 23 areas to be subject to public consultation, which are listed below and shown in maps 14 and 15, along with the sites that were rejected at Stage 2.

- 1B Area west of Whyteladyes Lane, Cookham Rise
- 3A Area around Spencers Farm; East of Cookham Road, Maidenhead
- 3F Area west of Sheephouse Road, Maidenhead
- 4A Strip of land west of Cannon Lane, Cox Green
- 4B Area south of railway and north of Breadcroft Lane, Cox Green
- 5A Area including Maidenhead Golf Course
- 5B Area west of A404M, Maidenhead
- 5C Triangle M4/A308(M)/Ascot Road, Maidenhead
- 5D Area north of Kimbers Lane, Maidenhead
- 5E Area south of Harvest Hill Road, Maidenhead
- 6A Stafferton Way, Braywick
- 7A Land west of Holyport - Area between Ascot Road and Holyport Road
- 8A Area north of A308, south of Maidenhead Road, Windsor
- 8B Area south of A308, east of Oakley Green Road and north of Dedworth Road, Windsor
- 8C Area south of Dedworth Road and west of Broom Farm Estate, Windsor
- 11A Area south of Old Ferry Drive, Wraysbury
- 11B Area south of the Drive, Wraysbury
- 11C Area south of Waylands, Wraysbury
- 11E Area east of St Andrew’s Close, Wraysbury
- 11F Area around Tithe Farm, Wraysbury
- 12A Area north of Church Road, Old Windsor
- 12B Area west of Old Windsor and north of Crimp Hill, Old Windsor
- 13C Area south of Ascot High Street

4.2 The public consultation will inform the selection of sites for allocation. For example, previously unidentified constraints may come to light which may affect the suitability of an individual area assessment, or it may reveal that sites are available, which to date we thought were not.

4.3 The assessment work published here does not offer a guide to future housing development capacity. Further work will need to be undertaken to select sites for allocation, and to assess the capacity of those sites. That further work will take account of the comments received from the public consultation.
Interim Conclusions
Map 15 Summary Map - Windsor and Ascot