

APPENDIX A

**HOUSING SITE ALLOCATIONS DEVELOPMENT PLAN
DOCUMENT**

PREFERRED OPTIONS

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Housing Site Allocations – Preferred Options

1 What is the Housing Site Allocations Development Plan Document?

The Housing Site Allocations Development Plan Document (DPD) is the second DPD within West Berkshire's Local Plan.

It has been prepared following the adoption of the West Berkshire Core Strategy in July 2012 which set out the overall planning framework for the site specific proposals and policies to be contained in other documents.

The Core Strategy allocates strategic development sites in Newbury (Newbury Racecourse and Sandford Park). It also sets out strategic policies. The role of the Housing Site Allocations DPD is now to implement the framework set by the Core Strategy by allocating non-strategic housing sites across the District in accordance with the spatial strategy of the Core Strategy. This means that the sites to be allocated are in the areas that the Core Strategy sets out as suitable for some level of future growth and that the proposals will conform to the policy details set out in the Core Strategy.

Sites for Gypsies, Travellers and Travelling Showpeople are also proposed for allocation and the Housing Site Allocations DPD will also include updated residential parking standards and a policy which updates part of adopted policy Core Strategy policy (CS3) on Sandford Park.

1.1 Approach to Housing Numbers

The Core Strategy sets out a housing requirement for the District of 'at least' 10,500 dwellings from 2006 to 2026. The Core Strategy was prepared at a time when the housing number for the District was allocated via the regional tier of Government which has now been abolished.

The Council is now required by national policy set out in the National Planning Policy Framework (NPPF) to meet the 'objectively assessed needs' of the area. Work is underway in partnership with other local authorities to establish how much housing West Berkshire will need in the future through the production of a Strategic Housing Market Assessment (SHMA).

The first part of the future housing requirement is being met through the preparation of the Housing Site Allocations DPD which will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy, with some additional flexibility around these numbers. Once the DPD has been adopted, the remainder of the future housing requirement will be met through the preparation of a new Local Plan which will allocate additional development and look longer term to 2036, as well as dealing with other policy issues.

1.2 Consultation

Consultation so far on the Housing Site Allocations DPD has included two newsletters and workshops with Parish and Town Councils as part of the process of shortlisting and selecting sites to be included within the DPD.

Between 30 April and 11 June 2014 we held a consultation about the scope and content of the DPD. This is a regulatory consultation and we notified specified bodies and persons of the proposed subject of the DPD and asked them to make representations. We received over 40 responses and

have carefully considered and responded to the points made. This information is set out in the Statement of Consultation that accompanies the DPD.

This is a preferred options consultation, setting out shortlisted housing allocations, proposed sites for Gypsies, Travellers and Travelling Showpeople as well as a policy on residential parking standards and an updated policy to guide the future development of Sandford Park. This is an optional period of consultation, but in the Council's view an important one as it gives you an opportunity to comment at an early stage of the planning process and for us to be able to take your views into account before final decisions are made.

We would now like your comments on the soundness of the proposals within the draft Plan. This is a 7 week period of consultation which is taking place between 25 July and 12 September 2014. Copies of the documents will be available at the libraries in the District and at the Council Offices. You can comment via our consultation portal at <http://consult.westberks.gov.uk/portal> and register using the 'login/register' section. Alternatively please fill in the on-line consultation form which is available at www.westberks.gov.uk/housingsiteallocations and return it to us by email at planningpolicy@westberks.gov.uk. Hard copies of the consultation form are also available.

Following the consultation, a submission draft Housing Site Allocations DPD will be produced, taking into account the outcome of the consultation. This will then be submitted to the Secretary of State following a further period of consultation.

1.3 Duty to Cooperate

Section 110 of the Localism Act places a legal duty on local planning authorities and other prescribed bodies to cooperate with each other when preparing development plan documents in order to address strategic planning issues relevant to their areas.

Work is ongoing on satisfying the Duty including sending a paper out to those with whom West Berkshire needs to cooperate which sets out how West Berkshire Council will deal with strategic planning issues as part of the preparation of the DPD. The paper sought comments on the approach as part of the ongoing process of cooperation.

Additionally one to one discussions have taken place with some of the relevant organisations as part of the process of site selection.

A Statement of Consultation has been prepared and forms a background paper to the DPD.

2 Spatial Strategy – where are the houses proposed to go and why?

This DPD Preferred Options document contains shortlisted sites for future housing development. These are set out in four spatial areas, to deliver the framework of the adopted West Berkshire Core Strategy. The spatial strategy builds on the existing settlement pattern of West Berkshire, with a particular focus on Newbury as the District's main urban centre.

The four spatial areas reflect the distinct characteristics of the different parts of West Berkshire, and use the District's settlement hierarchy of Urban Areas, Rural Service Centres and Service Villages as the focus for development within these areas. The four spatial areas are:

- Newbury and Thatcham, including the Service Village of Cold Ash.
- The Eastern Area, which includes the Eastern Urban Area (Tilehurst, Calcot and Purley on Thames) and the Rural Service Centre of Theale.
- The North Wessex Downs AONB which includes the Rural Service Centres of Hungerford, Lambourn and Pangbourne and the Service Villages of Compton, Hermitage, Chieveley, Kintbury, Great Shefford and Bradfield Southend.
- The East Kennet Valley, including the Rural Service Centres of Burghfield Common and Mortimer and the Service Villages of Woolhampton and Aldermaston.

The settlement hierarchy of the Core Strategy sets out that whilst the urban areas will be the focus of development in West Berkshire, there will also be development in Rural Service Centres which provide the role of a focal point for the surrounding villages and rural areas in terms of the provision of services and facilities. Service Villages will accommodate more limited development, appropriate to the character and function of the village, in order to meet local needs.

The Core Strategy sets out a vision for each of the four spatial areas, showing how each area is expected to change and evolve to 2026. This is followed by a set of bullet points which show how the vision will be implemented, what the level of growth will be and how this level of growth for each area will be delivered.

Proposed housing allocations have been made in conformity with the Core Strategy. Information about these allocations is set out in summary form in **Section 1**, divided by spatial area. All of the detailed background information is set out in the Site Selection Process paper.

2.1 How have the potential housing sites been selected?

We held a 'call for sites' in the spring of 2013 which led to an update of the Strategic Housing Land Availability Assessment (SHLAA) being published in December 2013. The role of the SHLAA is to identify a range of sites that may have potential for housing development over the coming years. The SHLAA provides a basket of sites from which choices are made through the preparation of the DPD.

The DPD has to be based on evidence, and so all of the sites have been assessed against the same planning criteria to assess the suitability of each of the sites for development. These criteria are set out in the background paper which accompanies the Housing Site Allocations DPD. The site

selection criteria have their basis in national and local policy, focusing on the three elements of sustainability (environmental, social and economic).

Workshops were held with the Parish and Town Councils during the spring of 2014 in order to discuss the SHLAA sites and to get their views on them at an early stage of the process. Technical consultees were also asked for their comments on the sites during the site selection process to gain their early views. Further information on this is also set out in the background paper.

Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) is a key part of the site selection process. This focuses on the significant sustainability effects of the DPD and considers alternatives that take into account the social, environmental and economic objectives. The SA/SEA objectives have been used to assess the sustainability of the sites and the outcomes of this process have been set out in the SA/SEA Environmental Report.

2.2 Settlement Boundary Reviews

Settlement boundaries identify the main built up area of a settlement within which development is likely to be considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. They create a level of certainty about whether or not the principle of development is likely to be acceptable which is helpful for Development Control Officers, Council Members, applicants and members of the public.

It is proposed that the settlement boundaries around the settlements within the settlement hierarchy will be re-drawn to include the proposed site allocations. Additional sites which are too small to be housing allocations (typically those which are below 5 dwellings) may also be included within revised settlement boundaries.

Criteria for reviewing the settlement boundaries have been prepared and are set out as **Appendix 3**. These form part of the preferred options consultation. The settlement boundaries themselves have not been re-drawn at this stage but will be as part of the submission version of the DPD.

2.3 Sites for Gypsies, Travellers and Travelling Showpeople.

There is a requirement for West Berkshire Council, as the Local Planning Authority, to identify sites to meet the needs of Gypsies, Travellers and Travelling Showpeople. National policy sets out a need to set pitch and plot targets which address the likely permanent and transit accommodation needs in the area, working in partnership with neighbouring authorities.

Any pitch provision must be based on evidence and so a Gypsy and Traveller Accommodation Assessment (GTAA) has been carried out. This was carried out by an independent consultant, using a shared methodology with other Berkshire authorities. The GTAA has informed the number and location of pitches required.

A 'call for sites' exercise was held between 28 April and 27 May 2014 in which interested parties could suggest sites they considered suitable for Gypsies, Travellers and Travelling Showpeople. A total of 5 sites were submitted, including requests from owners of some existing authorised sites to extend their sites and/or increase the number of pitches. In addition to these submitted sites 4 other sites have been considered for allocation; one existing unauthorised site, a site which was promoted through the SHLAA for Gypsies and Travellers (EUA035), a site where planning permission had

lapsed and a Council owned site. The potential suitability of each site has been assessed to see which would be suitable to take forward as preferred sites. This information is set out in **Section 2** of the DPD.

2.4 Policies to Guide Development in the Countryside

Given the importance of the landscape within West Berkshire, both inside and outside the AONB, and the pressures for development, it is important to provide clear, up to date planning policy guidance to ensure a sound starting point for development management decisions.

A review has therefore been undertaken of all the 'saved' policies from the previous Local Plan (West Berkshire District Local Plan 1991-2006) which relate to the management of housing in the countryside and which remain in force as part of the development plan.

The proposed new policies reflect national policy and respond to local issues in West Berkshire. The policies do not form part of this consultation. Instead there will be a separate consultation on them for 6 weeks from September.

2.5 Parking Standards for Residential Development

Levels of parking provision and the way in which they are designed are important factors in creating good quality environments where people want to live. Standards for car parking have now been developed which seek to ensure the delivery of good quality developments in West Berkshire. These standards take into account national policy set out in the National Planning Policy Framework (NPPF) and take into account factors such as the accessibility of the development, the size, type, mix and use of the development, local car ownership levels, existing levels of parking provision and the overall need to reduce the use of high-emission vehicles.

The draft parking standards for residential development are included within **Section 3** of the DPD and is accompanied by a background paper accompanying the DPD.

2.6 Updated Policy to guide development at Sandleford Park

Since the adoption of the Core Strategy in July 2012, new evidence has become available on two specific elements of the Core Strategy policy on Sandleford Park (CS3). These relate to highways access (where evidence shows benefits to the Highways network of additional all vehicle accesses onto Warren Road and to the A339) and to education provision where updated child yield figures show an increased primary requirement to accommodate pupil numbers arising from the site.

The policy has therefore been updated to ensure that it reflects the most up to date evidence on highways and access. The policy has also been updated to include reference to the need for masterplans for the site to be prepared as part of any planning application.

All other aspects of the policy remain unchanged. The revised policy is included within **Section 3** of the DPD.

The policy is supported by background technical evidence which is set out as a background paper accompanying the DPD.

3 Housing Site Allocations

3.1 Spatial Area – Newbury and Thatcham including Cold Ash

The Newbury and Thatcham area includes not only the two towns but the surrounding area, including the parishes of Greenham, Enborne, Shaw-cum-Donnington and parts of Speen and Cold Ash. Newbury is the main town and administrative centre for the District, with a wide range of retail, employment, leisure and community services and facilities. Thatcham has a more modest level of facilities and has experienced rapid housing growth over the last few decades. Both towns are surrounded by attractive countryside and the area has a number of important environmental and heritage assets including ancient woodlands, local wildlife sites, SSSIs and, in the case of Newbury, a designated battlefield site.

The Core Strategy sets out a housing requirement for the spatial area of approximately 6,300 new homes between 2006 and 2026. At March 2013 the completions and outstanding commitments (homes with planning permission or allocated for development) left a remaining requirement of approximately 1,100. The number needing to be allocated is reduced by taking account of permissions granted since March 2013, sites within the settlement boundary that have been identified in the Strategic Housing Land Availability Assessment (SHLAA), office sites that have been identified for conversion to residential use through permitted development and by the inclusion of a modest windfall allowance.

Newbury is the main focus for housing growth over the plan period with new housing development to be integrated into the town, supporting the vitality of the town centre and accompanied by enhanced services, facilities and infrastructure, as outlined in the Infrastructure Delivery Plan. Strategic sites have already been allocated at Newbury Racecourse, where development is well underway, and at Sandleford Park. There is significant potential on previously developed land, particularly in the town centre and periphery, including the Market Street site which will see the development of an “urban village” linking the railway station to the town centre.

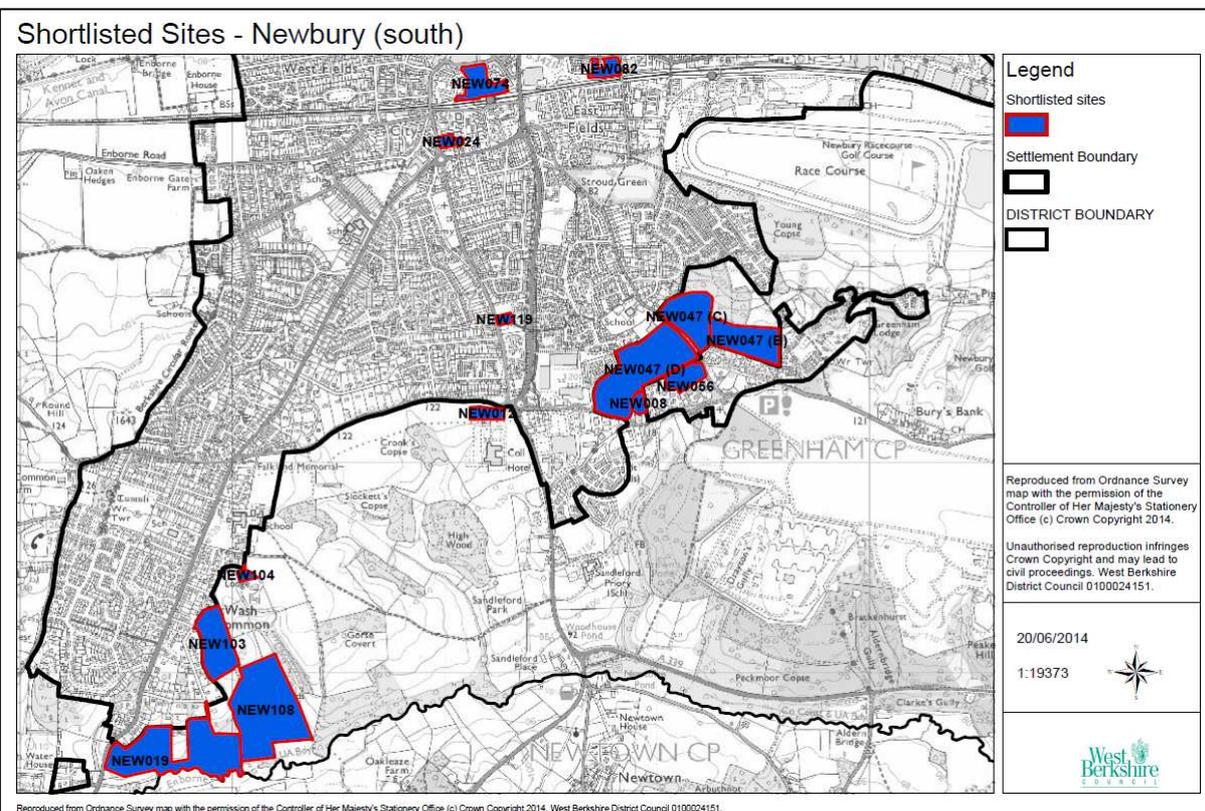
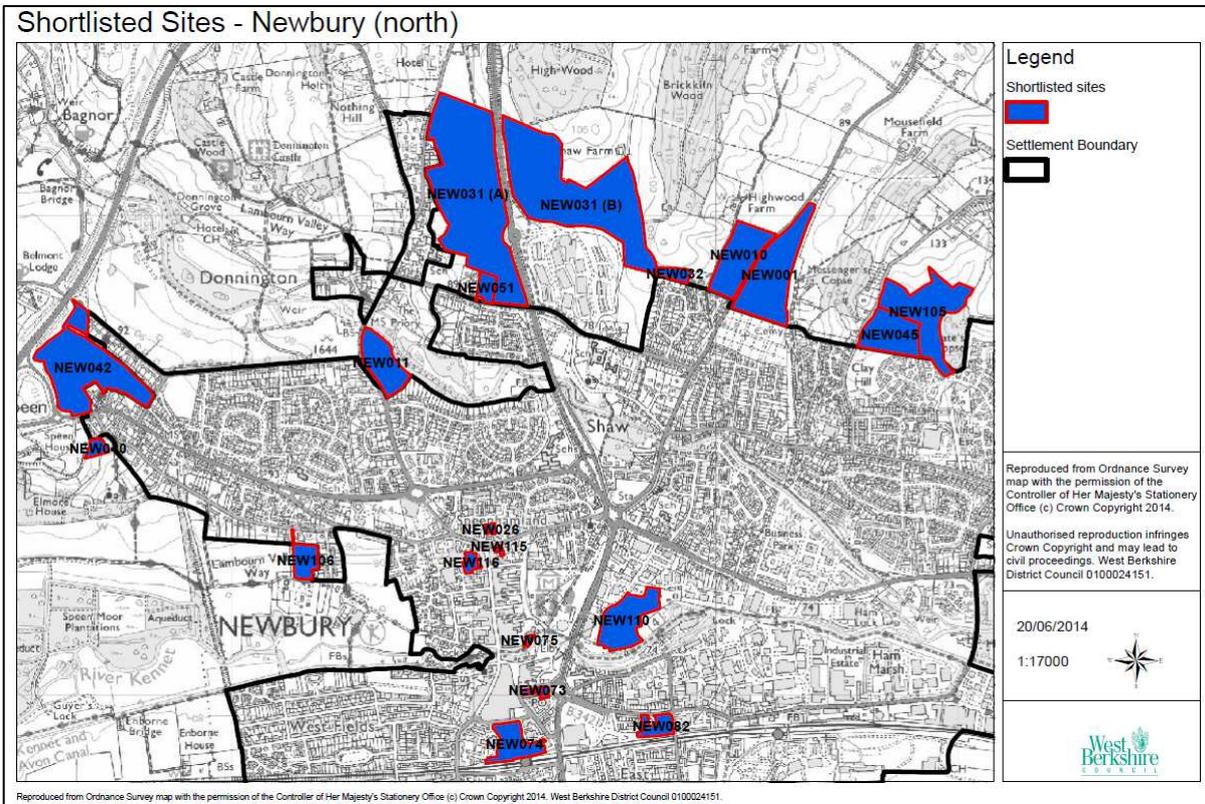
Thatcham has been identified for more limited growth. The Core Strategy requirement is for approximately 900 new homes over the plan period and at March 2013 over 800 had already been completed or had planning permission. The Core Strategy identifies Cold Ash as a Service Village where some limited development would be appropriate.

Proposed Housing Site Allocations

3.1.1 Newbury

There have been a significant number of sites promoted for housing in the Newbury area. The SHLAA assessed 34 sites as potentially developable. Some of these are in Protected Employment Areas which will be reviewed in the new Local Plan following an objective assessment of the needs for housing and employment growth. These sites, including the London Road Industrial Estate, have not therefore been assessed for potential allocation as part of this Housing Site Allocations DPD, although they may add some flexibility to the strategy in the medium to longer term.

The number of sites promoted meant that choices needed to be made through the site selection process. This information is set out in full in the SA/SEA Environmental Report and includes details about the sites which have been discounted through the site selection process.



Preferred Options

Land north of Newbury College (SHLAA site reference NEW012)

This site, immediately to the north of Newbury College, is just under a hectare in area and could accommodate approximately 23 dwellings. The site is adjacent to the strategic site at Sandleford Park, in a location close to local facilities and services and to open space. There are a number of walking and cycling routes from the site into Newbury town centre and a regular bus service.

It is proposed that the scheme will be developed for medium density housing with a mix of dwelling types and sizes including affordable housing. The site will be sensitively designed to enhance the gateway into Newbury from the south and take into account development at Sandleford Park. Access could be obtained from Monks Lane via the existing roundabout.

Land at Bath Road, Speen (SHLAA site reference NEW042)

This site covers an area of just over 9 hectares on the north western side of Newbury adjacent to existing residential development and is proposed for development of slightly over 100 new homes, with extensive open space in the western part of the site. The site is within walking distance of the town centre and there are regular bus services into Newbury.

It is proposed that the scheme be developed for medium density housing with a mix of dwelling types and sizes, including affordable housing. The site is adjacent to Speen Conservation Area and will need to be sensitively designed. The site also has archaeological potential which will need to be further assessed. Speen allotments will need to be retained or re-provided.

The site promoters have already held a public consultation exercise on the development of the site and carried out further technical work in response to the consultation process, including consideration of the potential to relocate the allotments and of access to the site, which is proposed from Bath Road and Lambourn Road. Access from Station Road would also improve the permeability through the site.

Land at Coley Farm, Stoney Lane (SHLAA site reference NEW045)

This site to the north east of Newbury covers an area of 3.6 hectares and could accommodate approximately 75 new homes. The site is adjacent to existing housing and to local amenity space with open farmland to the north and farmland and ancient woodland to the east. There are regular bus services to Newbury and Thatcham although the existing bus stops are some distance from the site.

It is proposed that the scheme be developed for medium density housing with a mix of dwelling types and sizes, including affordable housing. The site will be sensitively designed to protect the character of this part of Newbury. Access is proposed from Stoney Lane although the lane would need to be widened and footpaths provided. An extended Phase 1 Habitat Survey would be required as there is the potential for birds and reptiles on the site.

South East Newbury, Land to the north of Haysoms Drive and land adjoining Equine Way (SHLAA site reference NEW047D)

This site, between the Newbury and Greenham settlement boundaries, part of a former landfill site, covers an area of almost 10 hectares and is proposed for development of approximately 120 new homes on two parcels of land. Many facilities, including retail, employment and schools are within walking distance and there are regular bus services close by to a number of destinations, including Newbury and Basingstoke. The site is close to open space at Greenham Common, the proposed country parkland at Sandleford Park and sports facilities at Newbury Rugby Club.

It is proposed that the scheme be developed for medium density housing with a mix of dwelling types and sizes, including affordable housing. It is proposed that a large arc of open space would be managed as a habitat for local wildlife, providing footpaths and cycleways and retaining an element of separation between Newbury and Greenham. This open space would need to be retained for the existing colony of great crested newts and managed in perpetuity.

The traffic impact of the scheme would need to be assessed by a Transport Assessment. The routes in this area, particularly Greenham Road, are often congested during peak travel times and the development at Sandleford Park will also impact on traffic in this area.

South of Warren Road (SHLAA site reference NEW104)

This is a small site of approximately a third of a hectare, currently used as a vegetable plot ancillary to a residential property. It is well related to Wash Common, is adjacent to the allocated strategic site at Sandleford Park and could provide a continuation of the proposed residential development in this location.

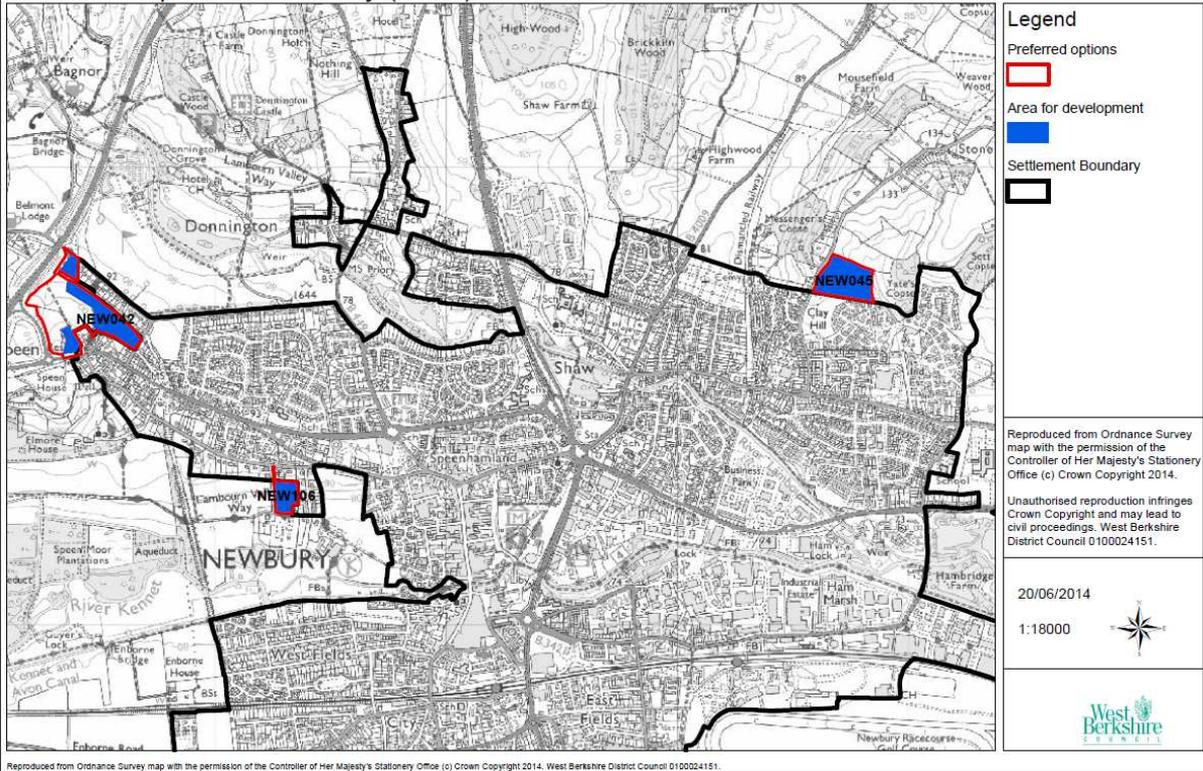
It is proposed that the scheme be developed at a relatively low density in keeping with the existing residential development and that proposed in the adjacent area of Sandleford Park. The site could potentially deliver approximately 5 new dwellings.

Land at Moor Lane Depot (SHLAA site reference NEW106)

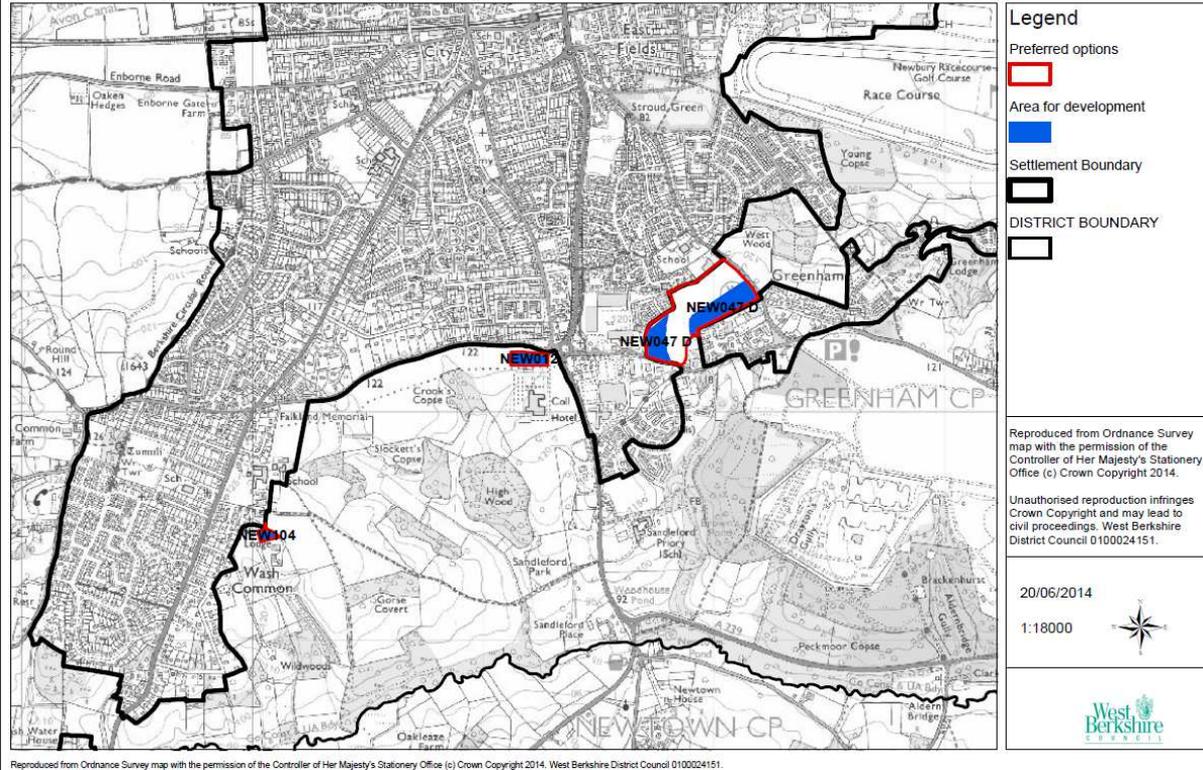
This site of just over a hectare could accommodate a development of approximately 40 dwellings. The site is in a very sustainable location, within easy walking distance of the town centre and close to open space and leisure facilities at Goldwell Park and Northcroft Leisure Centre.

It is proposed that the scheme be sensitively developed for medium density housing with a mix of dwelling types and sizes, including affordable housing. Existing access to the site by car is poor; access would be obtained via Hill Road which would need to be widened and improvements may be required to the Speen Lane junction.

Preferred Options - Newbury (north)



Preferred Options - Newbury (south)



London Road Industrial Estate: Proposed Future Allocation

The redevelopment of the London Road Industrial Estate is a long held vision of the Council, who has now confirmed a development partner to work with. The site has scope for comprehensive regeneration during the next 15 years in order to maximise the potential of the site, which at present is not efficiently laid out and does not provide an attractive environment for modern day use.

A key aspiration of the regeneration is to increase the type and level of employment opportunities on the site, including the potential to provide a high quality office environment to supplement current office provision in Newbury Town Centre and to attract inward investment. This would positively respond to the imbalance in employment uses identified within the adopted Core Strategy.

The wider site, both that within the protected employment area and that outside, has potential for mixed use development, including a mix of employment generating uses, and opportunities to provide residential development which could deliver additional homes in an attractive and sustainable environment within walking distance of Newbury town centre.

The site also has potential to provide other improvements in terms of access by opening up the London Road Industrial Estate to the A339, as well as environmental benefits utilising the site's location adjacent to the canal.

A comprehensive masterplan for the site is currently being prepared. Due to the timing of this, it is not yet possible to identify the site for allocation. It cannot therefore contribute to the delivery of housing numbers within the DPD. However, it is proposed to identify the site as an area for future allocation – in order to make clear the Council's intentions and to add further potential flexibility into the housing provision. It is expected that this site will come forward as part of the new Local Plan, which will also include a review of employment land.

Newbury Settlement Boundary

It is proposed that the settlement boundary of Newbury will be extended to include the areas where development is proposed. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Site Options considered and rejected (excluding sites in Protected Employment Areas or within the settlement boundary)

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
NEW001	Land at Long Lane	142	<ul style="list-style-type: none"> • Significant risk and history of flooding, both surface water and groundwater. • Lies within the possible area of the 2nd Battle of Newbury • Pylons run across the site.
NEW008	Land adjoining Mencap Respite Centre, Pinchington Lane	4	<ul style="list-style-type: none"> • Only small area of the site proposed for development. • Ecology concerns relating to the pond on the site which is a breeding site for Newts.

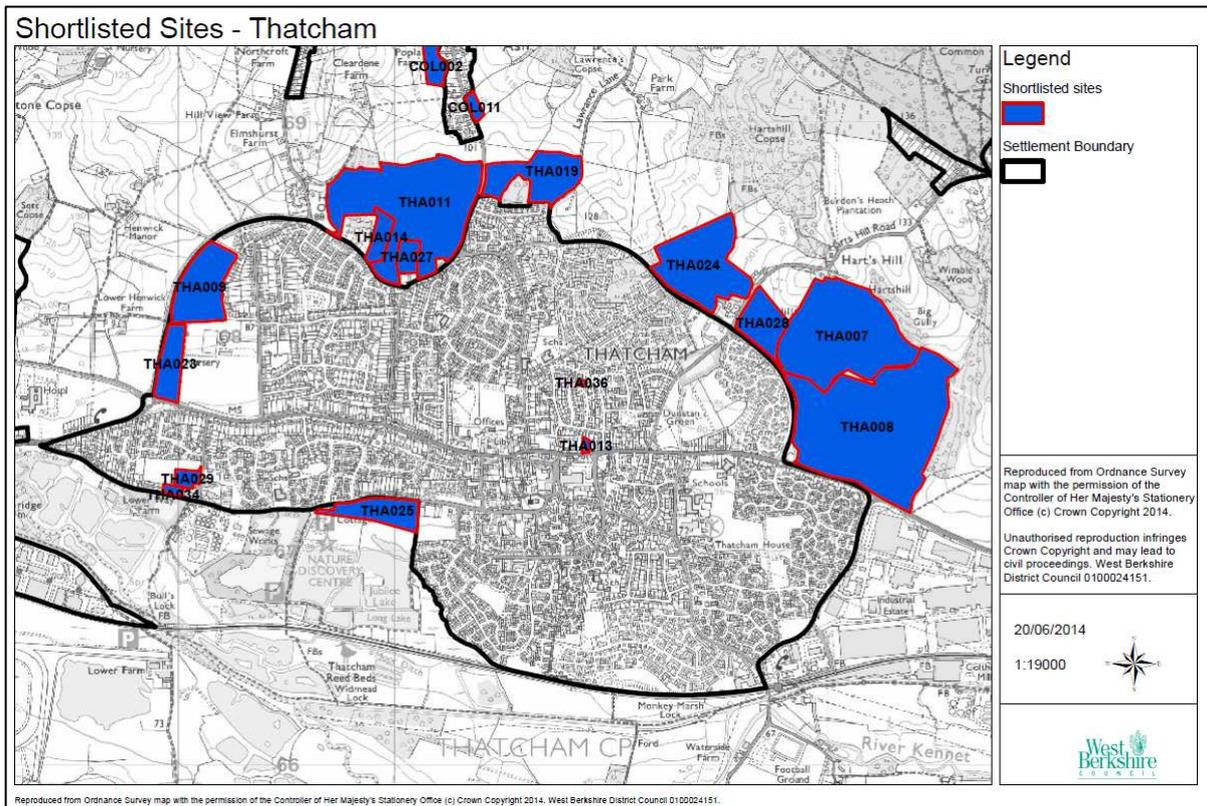
NEW010	Land at Long Lane, Shaw	85	<ul style="list-style-type: none"> • Significant risk of, and history of, surface and groundwater flooding • Lies within the possible area of the 2nd Battle of Newbury
NEW011	Land adjacent to Oxford Road	23	<ul style="list-style-type: none"> • Significant flood risk – half of the site lies within Flood Zone 3. • Within a local wildlife site • Adjacent Special Area of Conservation and Site of Special Scientific Interest
NEW019	Land at Sandpit Hill / Andover Road	195	<ul style="list-style-type: none"> • Poor relationship to Newbury • Southern part of the site lies within Flood Zone 2. • Lies within a surface water flood risk area. • Contains a UKBAP woodland.
NEW031A and B	Land at Shaw, west and east of A339 (North Newbury)	550	<ul style="list-style-type: none"> • Whole site is not required and contrary to the framework for the preparation of the DPD. • Landscape impact • Flooding • Impact on heritage assets • Impact of dual carriageway running down middle makes an integrated, cohesive scheme on both sides of the road difficult.
NEW040	Land south of Kimbers Drive, Speen	10	<ul style="list-style-type: none"> • Steep slope • Ecological impact • Medium/high landscape sensitivity • Within conservation area
NEW047 B	South East Newbury	69	<ul style="list-style-type: none"> • Adjacent to ancient woodland • Great Crested Newts on part of site • Site, if developed along with NEW047D would reduce gap between Newbury and Greenham although proposed development area retains green corridor between the two settlements
NEW047 C	South East Newbury	84	<ul style="list-style-type: none"> • Impact on Landscape character and views over Newbury • Adjacent to Ancient woodland • Great Crested Newts on part of site • Site, if developed along with NEW047D would reduce gap between Newbury and Greenham although proposed development area retains green corridor between the two settlements

NEW108	Land at Wildwoods, Kendrick Road, Wash Common	69	<ul style="list-style-type: none"> • Within Local Wildlife Site • Flooding • Number of trees on site means that the area considered developable is poorly related to the existing settlement and small
NEW103	Sanfoin, Sanfoin Cottage, Garden Close Lane, Newbury	50 - 90	<ul style="list-style-type: none"> • Within area of surface water flood risk although no evidence that the site has ever flooded. • Medium/high landscape sensitivity • Improvements to access required if site developed • Adjacent to Sandford Park – significant development already allocated in the area
NEW105	Land at Yates Copse	45	<ul style="list-style-type: none"> • Topography • Access proposed from Waller Drive • Surface water flooding (parts of site only) • Proximity to Ancient Woodland

3.1.2 Thatcham

There have been a significant number of sites promoted on greenfield land adjacent to Thatcham. The SHLAA assessed 11 sites as potentially developable. The Core Strategy does not, however, identify Thatcham for significant growth in this plan period. The role of Thatcham and its potential for strategic level development which can deliver infrastructure, such as schools and community facilities, will be considered through the preparation of the new Local Plan.

The number of sites promoted meant that choices needed to be made through the site selection process. This information is set out in full in the SA/SEA Environmental Report and includes details about the sites which have been discounted through the site selection process.



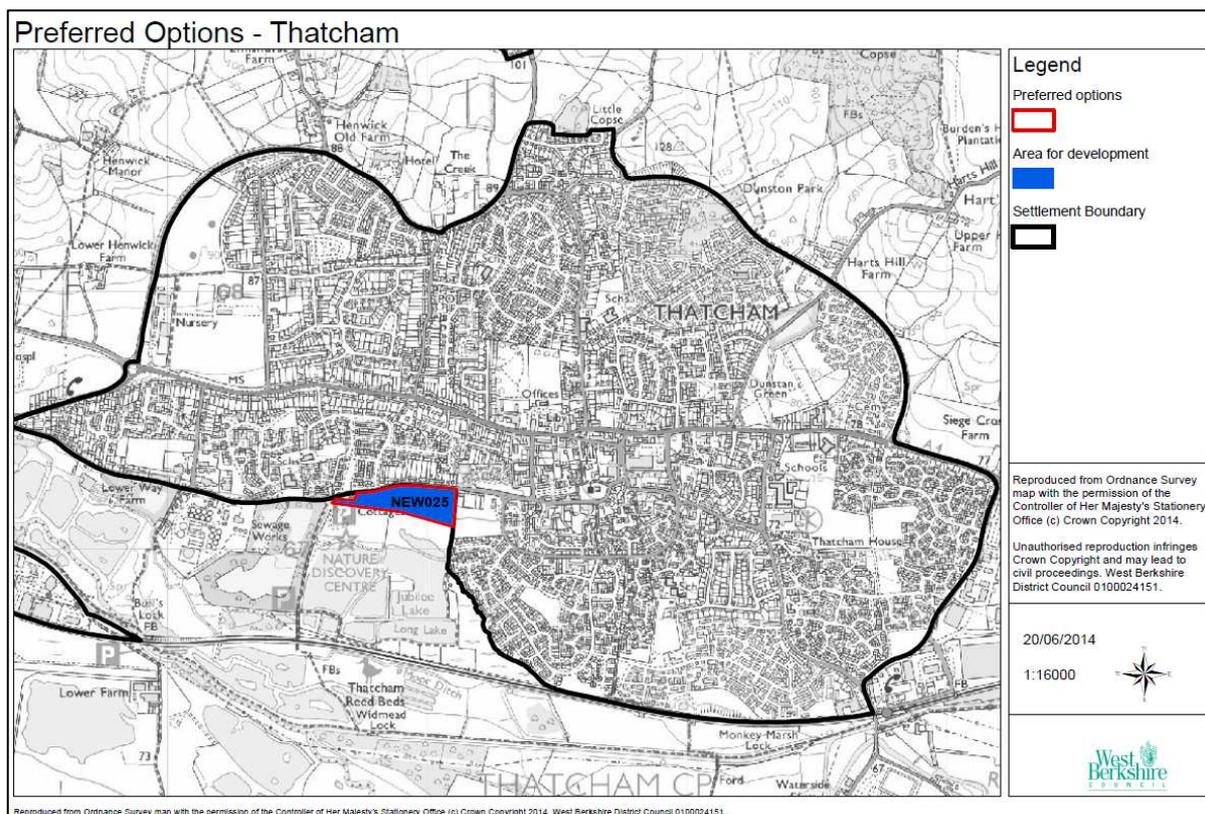
Preferred Options

Lower Way (SHLAA site reference THA025)

This site of approximately 4 hectares at Lower Way is in agricultural use and could accommodate approximately 87 new homes. It is close to Thatcham town centre, with its range of services and facilities, and there is a regular bus service close to the site on the A4 that connects Thatcham with Newbury and Reading.

It is proposed that the scheme be developed for medium density housing with a mix of dwelling types and sizes, including affordable housing. The site forms part of the Thatcham Moors Nature Reserve although it does not contain any protected species related to the nature reserve that would prevent development. The proposed development would incorporate an area of public open space/ landscape buffer to the countryside to the south,

The site would be accessed from Lower Way and the impact of additional traffic generation may be limited but would need to be assessed via a Transport Assessment.



Thatcham Settlement Boundary

It is proposed that the settlement boundary of Thatcham will be extended to include the area where development is proposed. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Site Options considered and rejected (excluding sites within the settlement boundary)

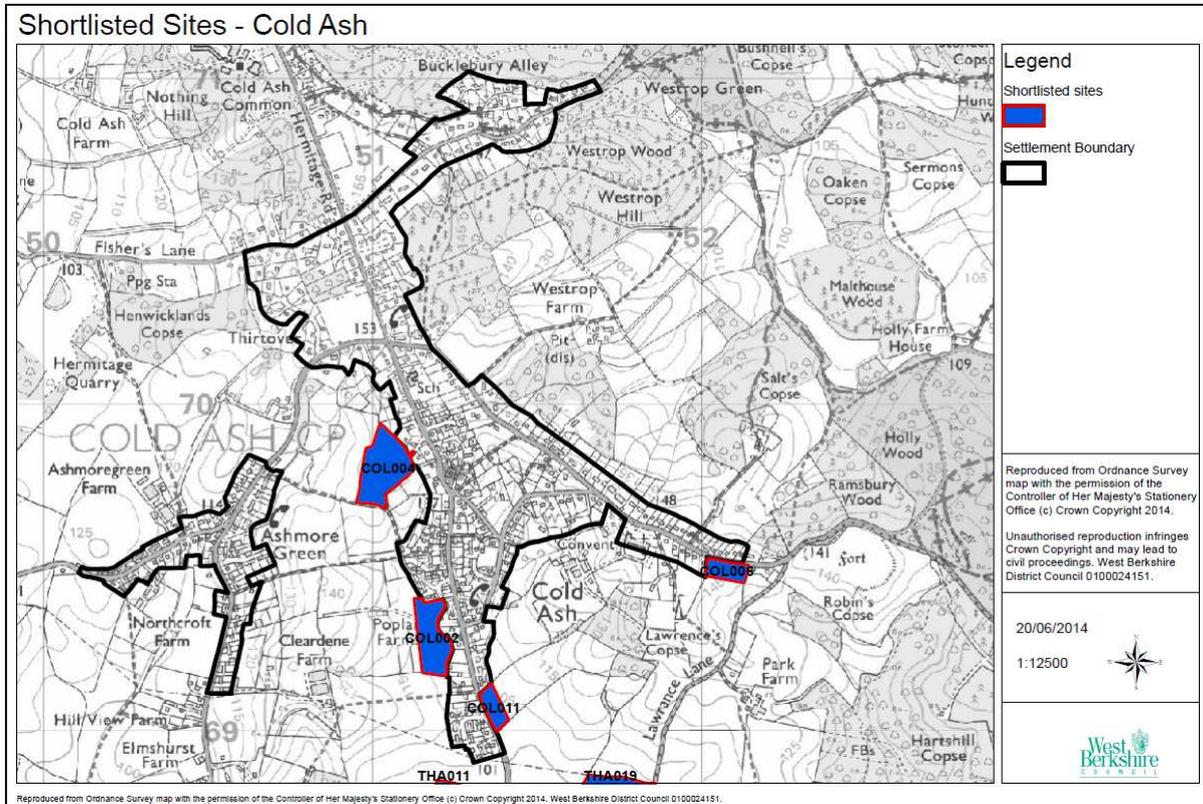
Site Reference	Site Name	Development Potential	Key Reasons for Rejection
THA007	Land at Harts Hill, Harts Hill, Thatcham	450	<ul style="list-style-type: none"> Thatcham only needs small amount of development over plan period – potential on site greater than required Rural character Site separated from built form by Floral Way Potential for flooding (topography and site is adjacent area of surface water flood risk) High archaeological potential

			<ul style="list-style-type: none"> • Overhead power lines
THA008	Land at Siege Cross Farm, Thatcham	353	<ul style="list-style-type: none"> • Thatcham only needs small amount of development over plan period – potential on site greater than required • Flooding • Protected species present on site • Rural character • Site separated from built form by Floral Way • High archaeological potential • Overhead power lines
THA011	Land to the north of Bowling Green Road, Bowling Green Road, Thatcham	255	<ul style="list-style-type: none"> • Thatcham only needs small amount of development over plan period – potential on site greater than required • Some distance from centre of Thatcham • Limited public transport options • Flooding • Rural in character • Part of site a Local Wildlife Site • Archaeological potential – further investigation required
THA014	Land at Regency Park Hotel, Thatcham	42	<ul style="list-style-type: none"> • Some distance from centre of Thatcham • Limited public transport options • Flooding
THA019	Land at Little Copse, Thatcham	72	<ul style="list-style-type: none"> • Flooding • Some distance from centre of Thatcham • Limited public transport options • Rural character • High landscape sensitivity
THA024	Land at Harts Hill Farm, Thatcham	138	<ul style="list-style-type: none"> • Thatcham only needs small amount of development over plan period – potential on site greater than required • Flooding • Rural character • Site separated from built form by Floral Way • High archaeological potential – further investigation required
THA027	The Creek, Heath Lane	41	<ul style="list-style-type: none"> • Site some distance from Thatcham centre • Detached from existing settlement boundary • Within wider area of archaeological potential – further investigation required

THA028	Land north of Floral Way and East of Harts Hill Road	103	<ul style="list-style-type: none">• Thatcham only needs small amount of development over plan period – potential on site greater than required• Good access to local facilities and services• Site has rural character• Separated from built form by Floral Way
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3.1.3 Cold Ash

There have been a number of sites promoted for housing in Cold Ash. The SHLAA assessed 5 sites as potentially developable. Information on the choices that were assessed is set out in full in the SA/SEA Environmental Report. Site and includes details about the sites which have been discounted through the site selection process.



Preferred Options

Land at Poplar Farm (SHLAA site reference COL002)

The site is located on the edge of Cold Ash and is well related to the existing settlement. It is accessible for the services within the village and there is a two hourly bus service which links the village to Newbury and Tilehurst. The site could accommodate approximately 20 dwellings on a site which is partly previously developed land.

It is proposed that the scheme be developed for medium density housing with a mix of dwelling types and sizes, including affordable housing. The site will need sensitive design as there is a listed building on the site.

The existing access serving Poplar Farm is narrow but there may be potential for access south of Orchard End.

St Gabriel's Farm (SHLAA site reference COL006)

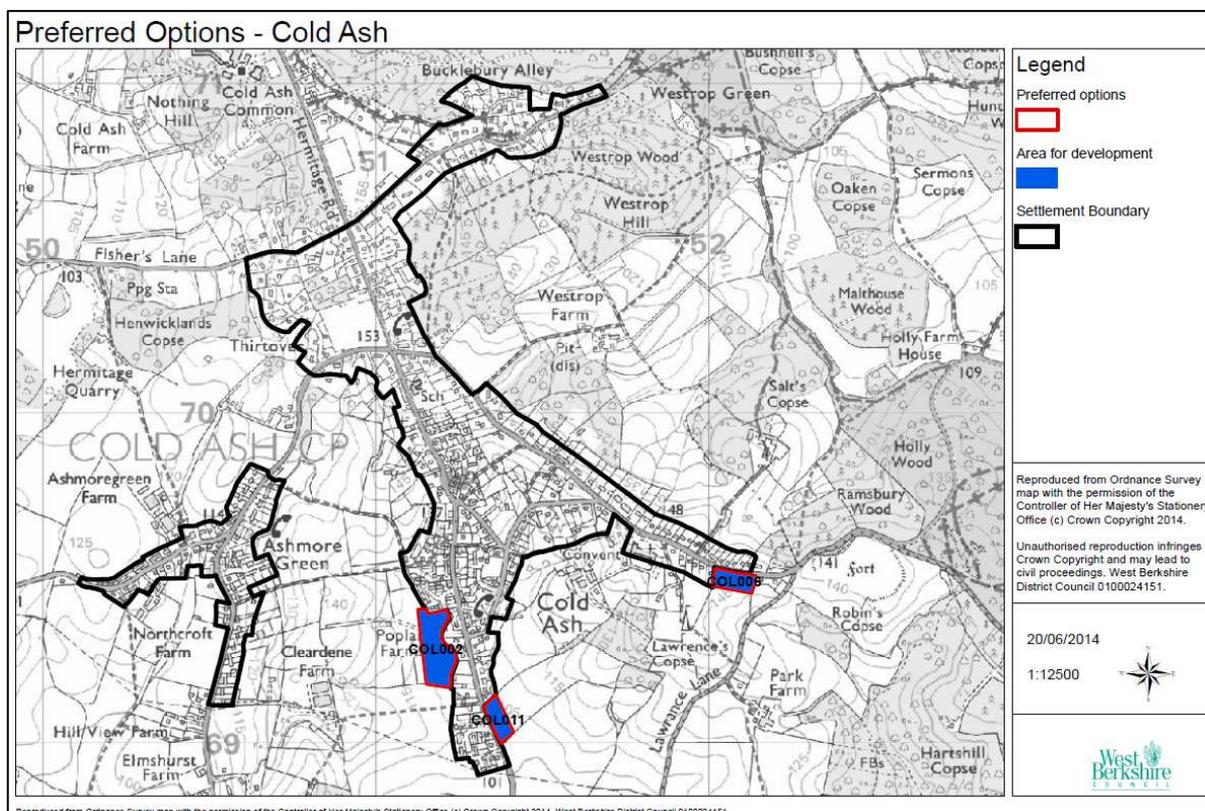
This is a small site of approximately half a hectare adjacent to existing residential development on the Ridge. The site is quite close to local services and facilities within the village.

It is proposed that the site be developed at low density, reflecting the adjacent residential development. Approximately 6 houses fronting on to The Ridge could be accommodated with access via private driveways.

Land at Cold Ash Hill (SHLAA site reference COL011)

This site is another small site of approximately 0.5 hectares, adjacent to existing residential development on Cold Ash Hill. It is close to local services and facilities within the village. An archaeological assessment may be required.

It is proposed that the site be developed at low density, reflecting the adjacent residential development. Approximately 6 houses could be accommodated with access via private driveways onto Cold Ash Hill.



Cold Ash Settlement Boundary

It is proposed that the settlement boundary of Cold Ash will be extended to include the area where development is proposed. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Site Options considered and rejected

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
COL004	Liss, Cold Ash Hill	27	<ul style="list-style-type: none"> • Poorly related to existing settlement • Significant changes in topography across the site • Potential adverse impact on the setting and separate identities of Cold Ash and Ashmore Green • Potential conflict with the VDS which notes that there are notable views from St. Marks Churchyard • Flooding • Phase 1 Habitat Survey and bat survey required
COL010	Land at Westrop, The Ridge	24	<ul style="list-style-type: none"> • Within AONB • Landscape Assessment indicates potential harm to AONB landscape. • TPO designations along boundary of site

3.2 Spatial Area – East Kennet Valley

The East Kennet Valley is the name given to the rural south-east of the District that lies to the east of Thatcham and outside of the North Wessex Downs AONB. The East Kennet Valley is characterised by a number of villages along the route of the River Kennet and the Kennet and Avon Canal and others dispersed across farmland and woodland. There are a number of important environmental assets in the area such as ancient woodlands, local wildlife sites and SSSIs.

Some growth is planned for this area to help meet the needs of the village communities and to assist with the viability of village shops and services. The overall amount of growth is relatively low for two main reasons:

- The East Kennet Valley has fairly limited services and facilities as well as poor transport connections.
- The Atomic Weapons Establishment has two bases in this area, at Aldermaston and Burghfield. There is a restriction on development as set out in full in Core Strategy policy CS8.

The Core Strategy sets out a housing number of approximately 800 new homes for the East Kennet Valley between 2006 and 2026. At March 2013, approximately 270 remained to be identified and this number has been reduced further by permissions since then and by the inclusion of a modest windfall allowance. An element of flexibility is necessary however, in case houses cannot be delivered as planned elsewhere, specifically the Eastern area of the District.

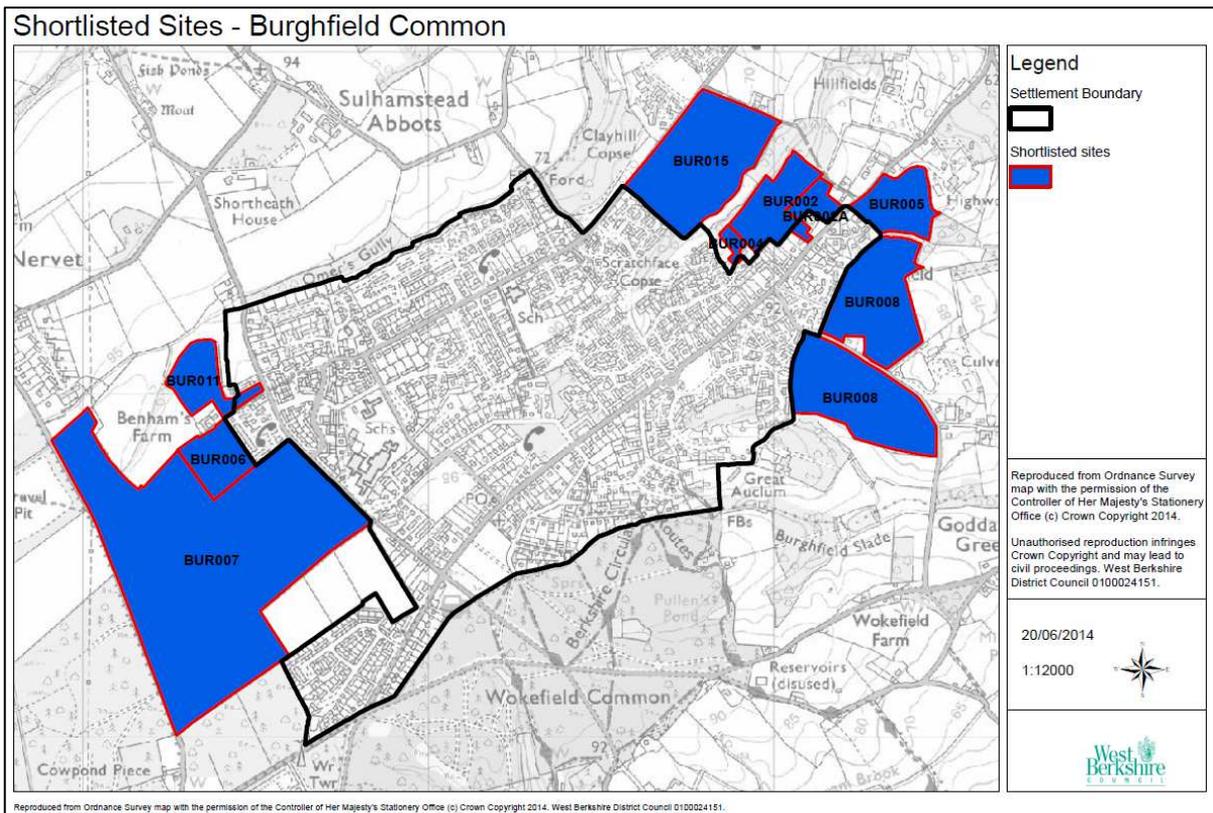
The Core Strategy defines Burghfield Common and Mortimer as Rural Service Centres in this area, with Woolhampton and Aldermaston as Service Villages. There are not proposed to be any allocations in Aldermaston due to its proximity to AWE Aldermaston. Development is proposed in Burghfield Common, Mortimer and Woolhampton in the form of small extensions to these villages.

Proposed Housing Site Allocations

3.2.1 Burghfield Common

Burghfield Common is one of the two Rural Service Centres within the East Kennet Valley and will be a focus for development within this area. There has been considerable developer interest in housing options around Burghfield Common and 11 of the sites promoted through the SHLAA were assessed as 'potentially developable'. These are shown on the map below.

The number of sites promoted meant that choices needed to be made through the site selection process. This information is set out in full in the SA/SEA Environmental Report and includes full details about the sites which have been discounted through the site selection process.



Preferred Options

Land to the rear of The Hollies Nursing Home, Land opposite 44 and 40 Lamden Way (SHLAA site references BUR002, 002A, and 004)

These sites are being considered as a single larger site. Together the sites have a developable area of just under 3 hectares. They have development potential for approximately 85 dwellings at a medium density of 30 dwellings per hectare. The sites are to the east of Burghfield Common and are well related to the village and close to existing local services and facilities. They have the potential to integrate with existing development.

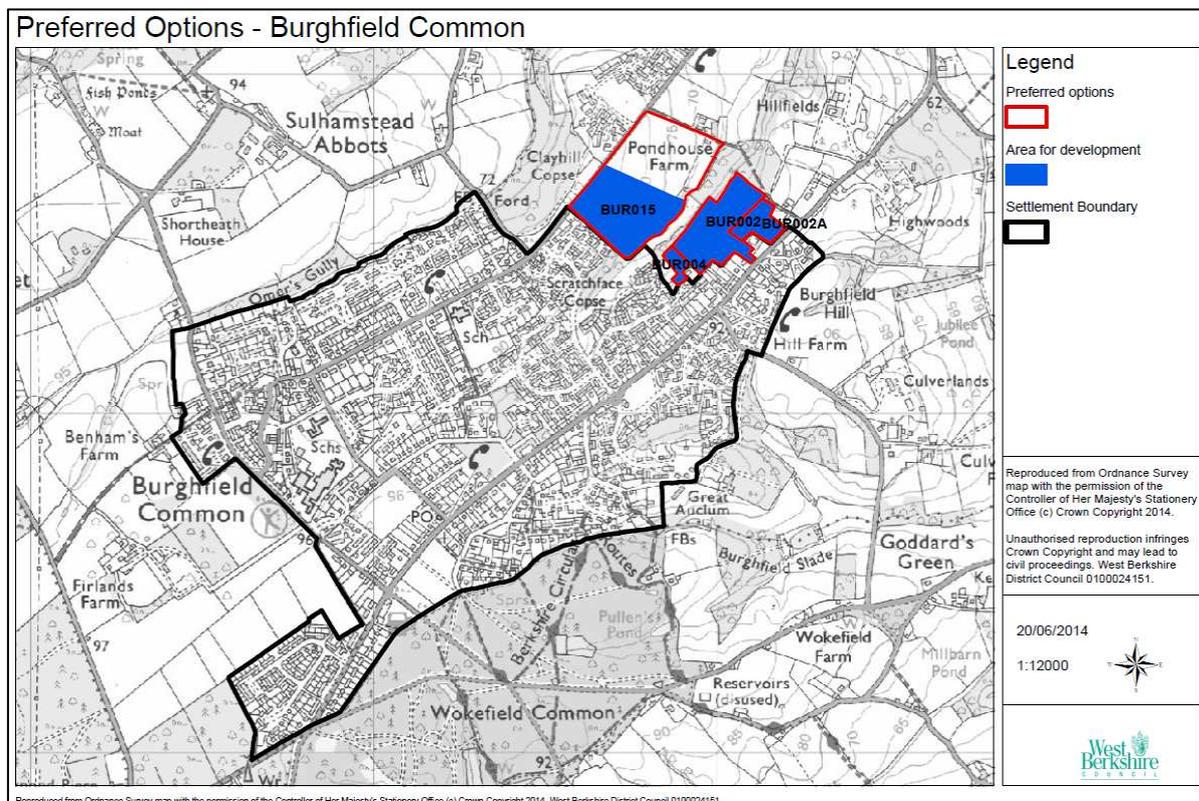
It is proposed that the site will be developed for medium density housing with a full mix of types and sizes. Affordable housing will be provided on the site in accordance with policy CS6 of the adopted Core Strategy and there may be scope for an element of sheltered housing. Access will be provided onto the Reading Road. Existing woodland will be retained.

Ecological surveys would be required to advise the detail of any development proposal.

Land adjoining Pondhouse Farm, Clayhill Road (SHLAA site reference BUR015)

Pondhouse Farm covers an area of 10 hectares, however only the western part of the site adjoining the existing settlement is being considered for allocation, for approximately 105 dwellings. The site is to the east of Burghfield Common and is close to local services and facilities. It has the potential to integrate well with existing development. Access will be provided onto Clayhill Road.

It is proposed that the scheme will be developed for medium density housing with a mix of dwelling types and sizes including affordable housing. The site will be sensitively designed to protect the character of this part of Burghfield Common. Ecological surveys will be required to advise the detail



of any development proposal. Appropriate landscape and biodiversity enhancements will be incorporated. Omer's Gully on the site will need to be protected.

Settlement Boundary

It is proposed that the settlement boundary of Burghfield Common will be extended to include the areas where development is proposed to be included in the submission version of the DPD. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

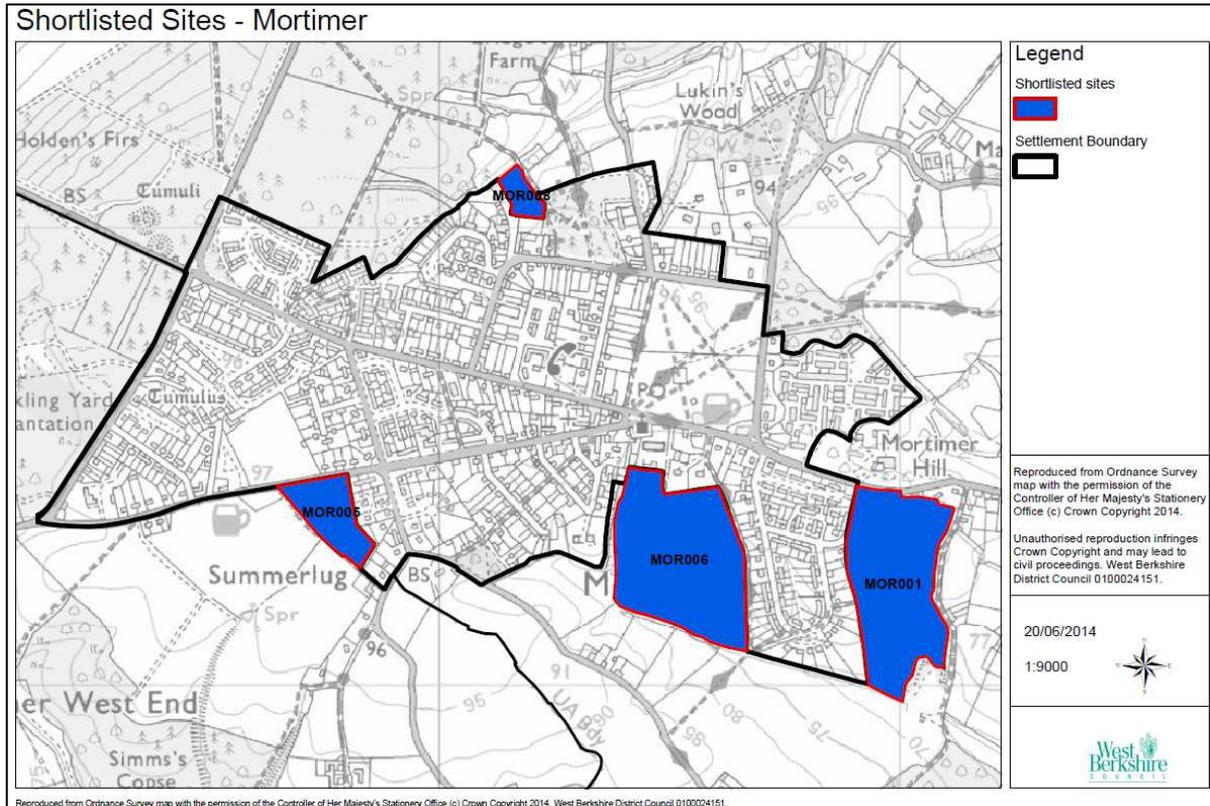
Site Options considered and rejected

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
BUR005	Land between Reading Road and Gully Copse	71	<ul style="list-style-type: none"> Not as well related to the village as other sites. Development would extend beyond the existing building line of the village Potential access issue.

BUR006	Land adjacent to Bolt Hole, Hollybush Lane	58	<ul style="list-style-type: none"> • Not as well related to the village as other sites. • Development would extend the village beyond the existing furthest extent of the building line. • Public Right of Way on western boundary
BUR007	Land at Firlands	125	<ul style="list-style-type: none"> • Public Right of Way passes through site. • Ecological issues • Benham's Gully would need protecting.
BUR008	Land adjoining Mans Hill	315	<ul style="list-style-type: none"> • Surface Water Flooding. • BAP habitat. • Scale of development proposed would impact on setting of village. • Concern over highways safety.
BUR011	Benhams Farm, Hollybush Lane	79	<ul style="list-style-type: none"> • Development would extend beyond the existing building line of the village • Ecological Issues • Archaeological issues.

3.2.2 Mortimer

Mortimer is a Rural Service Centre within the East Kennet Valley, meaning that it will be a focus for development in this area. Four sites adjacent to the current settlement boundary of Mortimer were considered through the SHLAA process as potentially developable, with choices to be made through the plan-led process. These are shown on the map below.



Site selection work has been carried out on the sites in Mortimer in the same way as the other parts of the District. However, Stratfield Mortimer Parish Council is undertaking a Neighbourhood Development Plan (NDP) to cover the parish area. The NDP will form part of the overall planning framework for the area and can allocate sites for development.

Two options are currently being considered:

Option 1 – Stratfield Mortimer is given a housing number of at least 100 dwellings and allocates sites for development through the NDP, in conformity with the policies of the Core Strategy. The settlement boundary of Mortimer would then be re-drawn around the site/sites.

Option 2 – West Berkshire Council allocate sites to fulfil the housing requirement.

If option 2 is taken forward the preferred options for Mortimer are set out below. All sites assessed as potentially developable in Mortimer have been assessed and the information is set out in full in the SA/SEA Environmental Report.

Land adjoining West End Road (SHLAA site reference MOR005).

Land adjoining West End Road, to the west of the existing settlement boundary of Mortimer, is a site of approximately 2 hectares with a developable area of just over 1.5 hectares. It has potential to accommodate approximately 47 dwellings in a medium density development.

The site is close to local services and facilities and is surrounded by development on two sides. The scheme would include a mix of dwelling sizes and types, including affordable housing. Landscape and biodiversity enhancements would be incorporated into any scheme. Buffers would be provided around any protected trees.

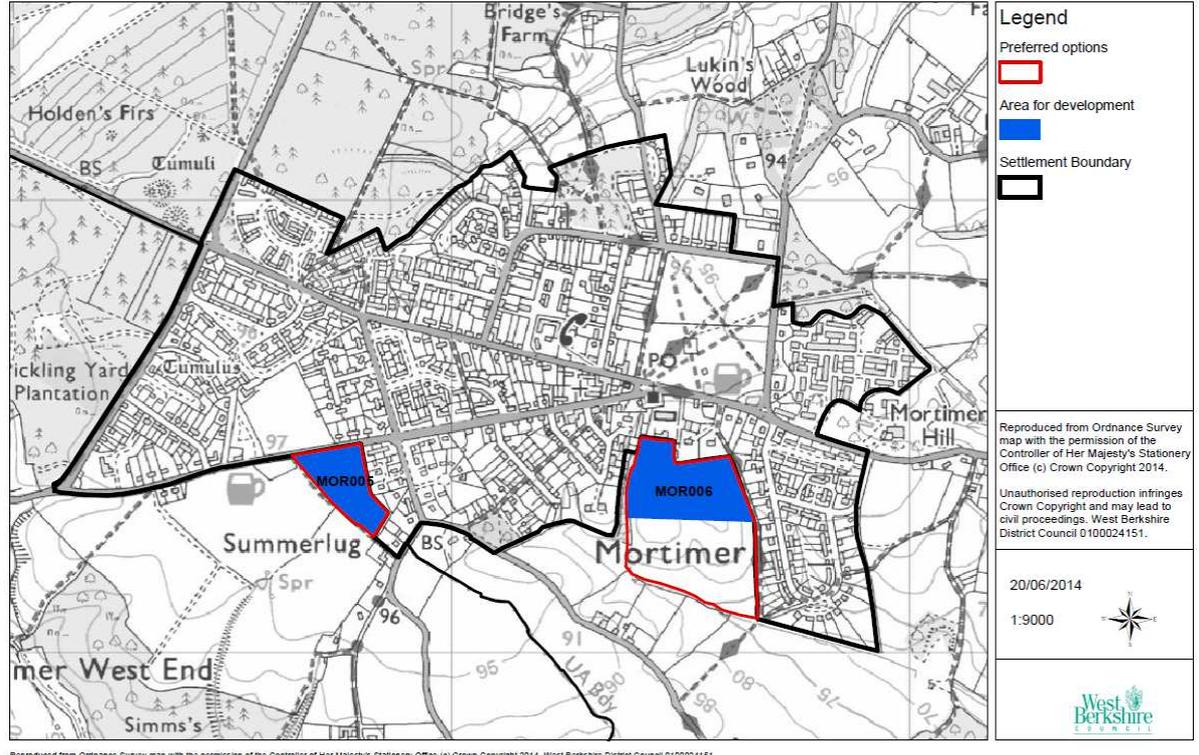
It is likely that access would be provided onto West End Road.

Land to the south of St John's Church of England School, Victoria Road (SHLAA site reference MOR006)

Land to the south of St John's School is a site of approximately 8.4 hectares, however, is considered to have potential for development on about half of the site – for approximately 100 dwellings. Access is an issue which needs resolving (potentially through land acquisition) before this site could come forward for development. It is therefore probable that this site will be phased to come forward later in the plan period to give time to resolve this issue.

The site would be a medium density development providing a mix of dwelling types and sizes, including affordable housing. Open space would be provided on site and appropriate landscape and biodiversity enhancements would be incorporated to ensure that the character of the area is conserved and enhanced.

Preferred Options - Mortimer



Settlement Boundary

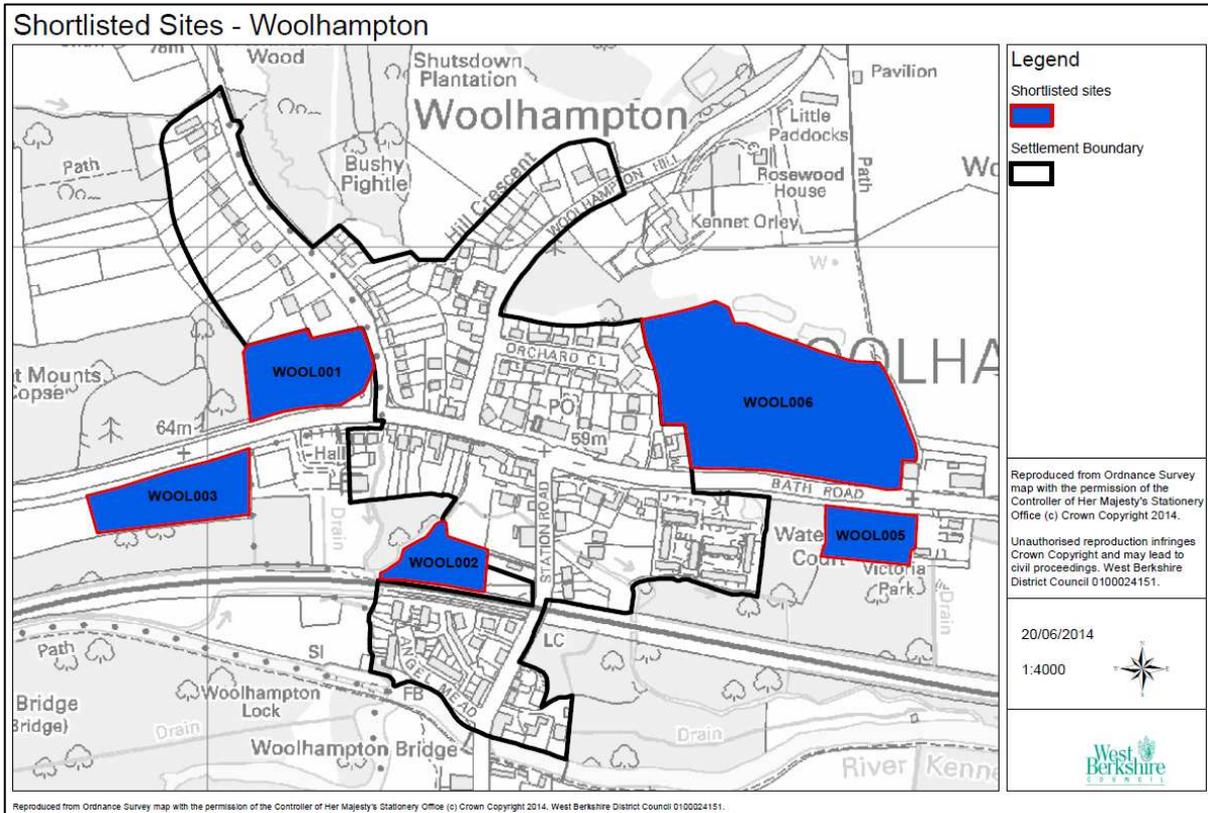
It is proposed that the settlement boundary of Mortimer will be extended to include the areas where development is proposed. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Site Options considered and rejected

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
MOR008	Land at north east corner of Spring Lane	15	<ul style="list-style-type: none"> Close to local services and facilities Spring Lane suffers from water run-off Flood risk on the site
MOR001	Land at Kiln Lane, Mortimer	151	<ul style="list-style-type: none"> Site further from local services and facilities within village than other sites (except junior school) Impact on landscape character – site surrounded by countryside on three sides Possible access issues

3.2.3 Woolhampton

Woolhampton is a Service Village within the East Kennet Valley, meaning that it has been assessed as suitable for a limited amount of development. Five sites promoted through the SHLAA process were considered to be potentially developable and are shown on the map below. These have been assessed and information is set out in full in SA/SEA Environmental Report.



Preferred option

There are two alternative preferred sites for Woolhampton, both to the north of the A4, one at the western and one at the eastern edge of the village. At this stage these are both put forward for consultation and a choice will be made as to which one is taken forward into the submission plan based on the outcome of consultation.

Land north of Bath Road (SHLAA reference WOOL001).

Land north of Bath Road is an approximately 0.83 hectare site which is well located to facilities and services in Woolhampton. It is proposed that it could accommodate 20 dwellings, with an appropriate type and mix of dwellings, including affordable housing. Development would need to take into account the oil pipeline which crosses the northern boundary of the site and the electricity pylons which run along the site boundary.

The site is adjacent to ancient woodland and trees with Tree Preservation Orders as well as a Local Wildlife Site. It is also adjacent to a Biodiversity Opportunity Area so there are opportunities to enhance biodiversity in the area. Ecological surveys would be required to inform any development proposal.

Access is proposed off New Road Hill.

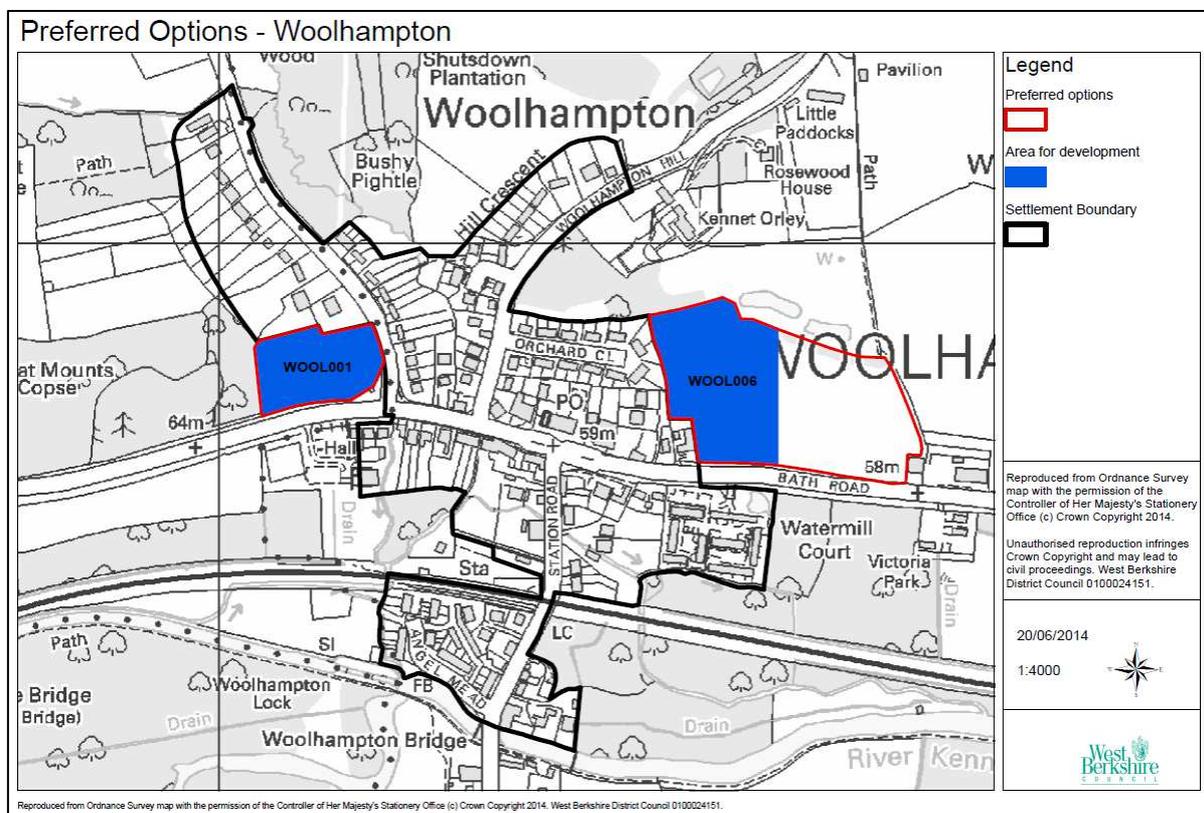
Land to the north of the A4 (SHLAA reference WOOL006)

Land to the north of the A4 is a 2.2 hectare site which has capacity for approximately 30 dwellings on part of the site at a medium density. The site is located on the edge of Woolhampton between the Village and the garage to the east of the village.

The site could be developed for a range of dwelling types and sizes and would include affordable housing. Development would need to take into account the electricity pylons that run along the site boundary and the oil pipeline that crosses the site.

The site is adjacent to a Biodiversity Opportunity Area so there are opportunities to enhance biodiversity in the area. Ecological surveys would be required to inform any development proposal.

Access is proposed off the Bath Road.



Settlement Boundary

The settlement boundary of Woolhampton will be redrawn around the developable area of the site that is chosen to be included in the submission version of the DPD. It is also proposed that it will be redrawn around site WOOL002 which has development potential for 4 dwellings only and is therefore too small for allocation.

Site Options Considered and Rejected

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
WOOL003	Land adjoining Woolhampton Allotments, Bath Road	12	<ul style="list-style-type: none">• Flooding – SA/SEA highlights this as significant issue
WOOL005	Land adjacent to Victoria Park	11	<ul style="list-style-type: none">• Not immediately adjacent settlement boundary• Flood Zone 2 and part Flood Zone 3

3.3 Spatial Area – North Wessex Downs AONB

The North Wessex Downs Area of Outstanding Natural Beauty (AONB) covers almost three quarters of the District and is an area where the landscape is managed to conserve and enhance its natural beauty, in accordance with its national designation. It has a rich historical legacy and wealth of important environmental and heritage assets. The settlement pattern is one of dispersed villages and small towns that have a strong sense of identity. The Core Strategy proposes appropriate sustainable growth to support the local communities and the rural economy, with development focused on the Rural Service Centres and Service Villages.

The Core Strategy sets out a housing requirement of up to 2,000 new homes in the AONB between 2006 and 2026. Provision of this scale of housing is subject to the overarching objective for the AONB to conserve and enhance its special landscape qualities. At March 2013, the completions since 2006 and outstanding commitments (homes with planning permission) left a remaining requirement of approximately 650. The number needing to be allocated is less than this due to the inclusion of a windfall allowance based on evidence of past permissions on unidentified sites. It is considered appropriate to include this allowance for the entire plan period due to the Core Strategy policy that the provision is up to 2,000 dwellings.

Within the North Wessex Downs AONB there are three Rural Service Centres. In the western part of the AONB, development will be focused in Hungerford and Lambourn. Hungerford is considerably larger than Lambourn and has a town centre with a range of facilities and services providing for the town and surrounding area. Lambourn performs a more local level role, with a particular emphasis on the needs of the equestrian industry.

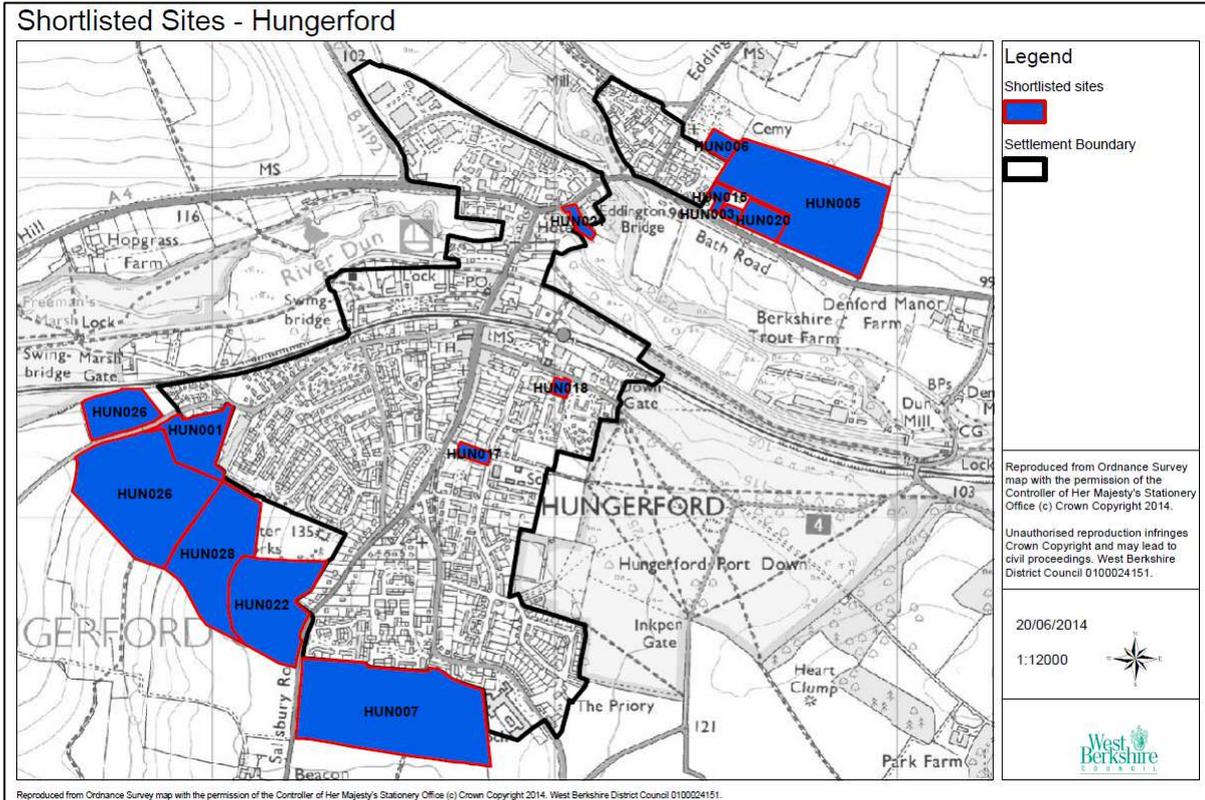
Pangbourne, in the east, is a thriving community which has an important role as a service centre for the eastern areas of the AONB. Opportunities for development outside the current settlement boundary are constrained by environmental considerations and will restrict the amount of housing growth to take place in Pangbourne.

There are six Service Villages in the AONB which provide a range of services to their communities and the surrounding areas. These service villages will generally have only a limited amount of new development depending on their role and function and the availability of sites. In Compton, the site of the Pirbright Institute was identified through the Core Strategy as an opportunity site for larger scale development. There is now an SPD adopted for the redevelopment of this brownfield site.

Proposed Housing Site Allocations

3.3.1 Hungerford

Within the Core Strategy, Hungerford has been defined as the more sustainable Rural Service Centre in the western part of the North Wessex Downs AONB due to its size and the role and the function that it performs for the wider area.



There were a number of sites in Hungerford promoted through the SHLAA process. Of these, 10 were considered to be potentially developable with choices to be made through the plan-led process. These are shown on the map above. Information on how the sites were selected is set out in full in SA/SEA Environmental Report.

Preferred Options for Hungerford

There are two main options for Hungerford which are located at different ends of the town. The reason for consulting on both options is to get a feel for which would be preferable in terms of local impacts. Both areas have advantages and disadvantages in terms of, for example, potential impact on traffic through the town centre and also in terms of accessibility to facilities.

The Town Council view is that sites to the north of Hungerford are preferable to those to the south as they have easy access to the M4 without contributing to congestion through Hungerford town centre.

Land east of Salisbury Road (SHLAA site reference HUN007)

The land east of Salisbury Road has an overall site area of over 13 hectares. However, the Landscape Assessment carried out to assess the sites within the AONB advises that just over 5 hectares of the site (between Salisbury Road and John O’ Gaunt school) is allocated for development, for about 101 dwellings.

The site is located adjacent to the settlement boundary of south Hungerford giving easy access to local services, facilities and the open countryside. The site's proximity to local services may encourage walking and/or cycling.

It is proposed that the site is allocated for low to medium density development with a mix of dwelling sizes and types including affordable housing. Careful design will be required to enhance the gateway approach and to respect the site's semi-rural location. The site will be designed to include the creation of a woodland buffer to define the new edge of the settlement and to retain the existing mature tree cover and the views through the site to the wider landscape.

There may be potential to provide a site for a new primary school on land adjacent to the John O'Gaunt site as part of this scheme.

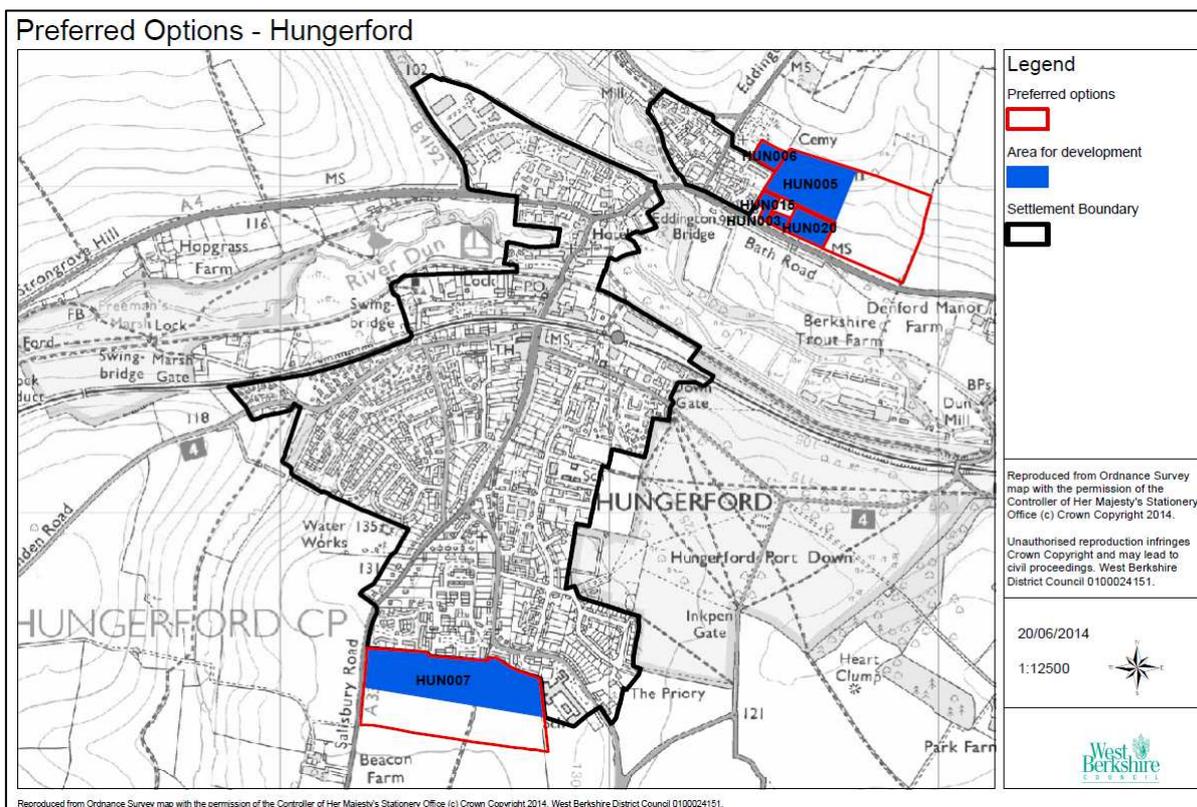
Eddington Sites: Hungerford Veterinary Centre; Folly Dog Leg Field (part of); land at Eddington and Hungerford Garden Centre (SHLAA site references HUN003, HUN005, HUN006, HUN015 and HUN020.

These sites are being viewed as a single location where development could take place as an alternative to the land east of Salisbury Road. Together the sites have development potential for about 87 dwellings.

The sites lie adjacent to the settlement boundary of Eddington, to the north of Hungerford. Though accessible to local services and facilities they are not as well related to Hungerford as some of the other sites promoted for development. They are well located for access to the countryside and there are opportunities for walking and cycling. The Landscape Sensitivity Assessment indicates that development in this area, subject to appropriate mitigation measures, would result in little harm to the natural beauty of the AONB.

It is proposed that the sites are allocated for low to medium density development with a mix of dwelling sizes and types including affordable housing. Development in this location would need to be in keeping with the existing development pattern at Eddington, with a soft edge to the development provided on the eastern boundary.

As the sites are located within a groundwater emergence zone, SuDS techniques would need to be



included to mitigate against the potential impact of flooding. Sensitive design and internal tree planting would be required to reduce the visual impact of the site on this prominent part of the gateway along the A4 into Hungerford.

Settlement Boundary

The settlement boundary of Hungerford will be redrawn around the developable boundary of the site/s chosen to be included in the submission version of the DPD. It is also proposed that it will be redrawn around the Five Bar and Grill/The Lamb in Charnham Street (SHLAA reference HUN021), which has development potential for 7 dwellings only and is therefore too small for allocation. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Options Considered and Rejected

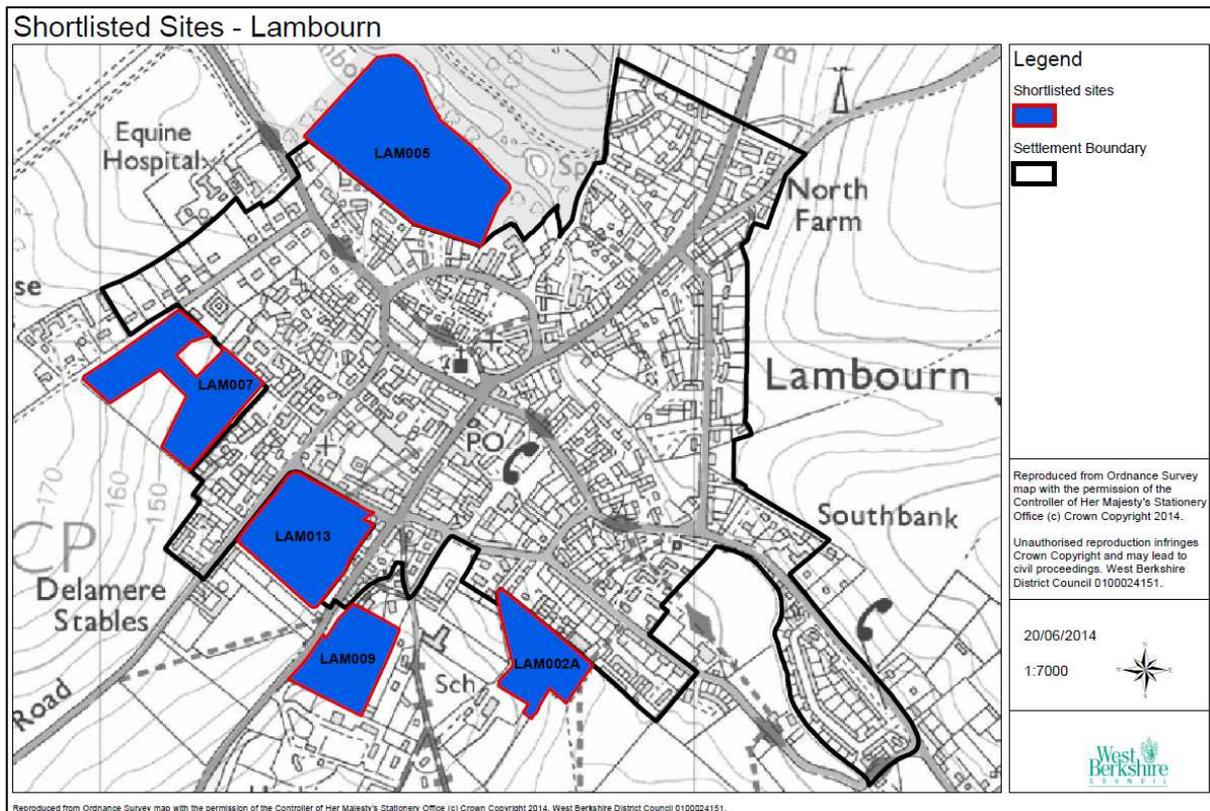
Site Reference	Site Name	Development Potential	Key Reasons for Rejection
HUN001	Rear of Westbrook Farmhouse, Smitham Bridge Road	26	<ul style="list-style-type: none"> • Potential flooding issues. • Adjacent to HUN008 – Hungerford Trading Estate – potential for looking at sites together following review of Protected Employment Areas
HUN022	Land to the west of Salisbury Road	53	<ul style="list-style-type: none"> • Landscape sensitivity – reduced area around Water Works
HUN028	Land south of Chilton Way	76	<ul style="list-style-type: none"> • Development would impact on Shalbourne Valley
HUN026	Land at North Standen Road	159	<ul style="list-style-type: none"> • Landscape assessment says potential for housing limited by important landscape and visual constraints. • Agent anticipates would only come forward with HUN001

3.3.2 Lambourn

Within the Core Strategy, Lambourn performs the role of a Rural Service Centre at a more local level than Hungerford due to its size and relatively remote location. This affects the amount of growth that will be appropriate in Lambourn.

Five sites in Lambourn were assessed as potentially developable with choices to be made through the plan-led process. These are shown on the map below.

Information on how the sites were selected is set out in full in the SA/SEA Environmental Report.



Preferred Options for Lambourn

There are two preferred sites in Lambourn.

Land adjoining Lynch Lane (SHLAA site reference LAM005).

Land adjoining Lynch Lane covers an area of 5.7 hectares, of which 2.8 hectares is considered to be developable for approximately 56 dwellings. The developable area excludes the part of the site which is at risk from flooding (Flood Zones 2 and 3).

The Landscape Assessment indicates that development on the site would be acceptable as long as the necessary mitigation measures are adhered to. This would require a buffer between the woodland and any development, along with the retention of tree and pedestrian linkages to existing housing.

The site is well related to the existing settlement and close to local services, facilities and open countryside. It is proposed that the site is allocated for low to medium density development, with a mix of dwelling sizes and types including affordable housing. Full ecological and archaeological surveys will be required to inform any development proposal.

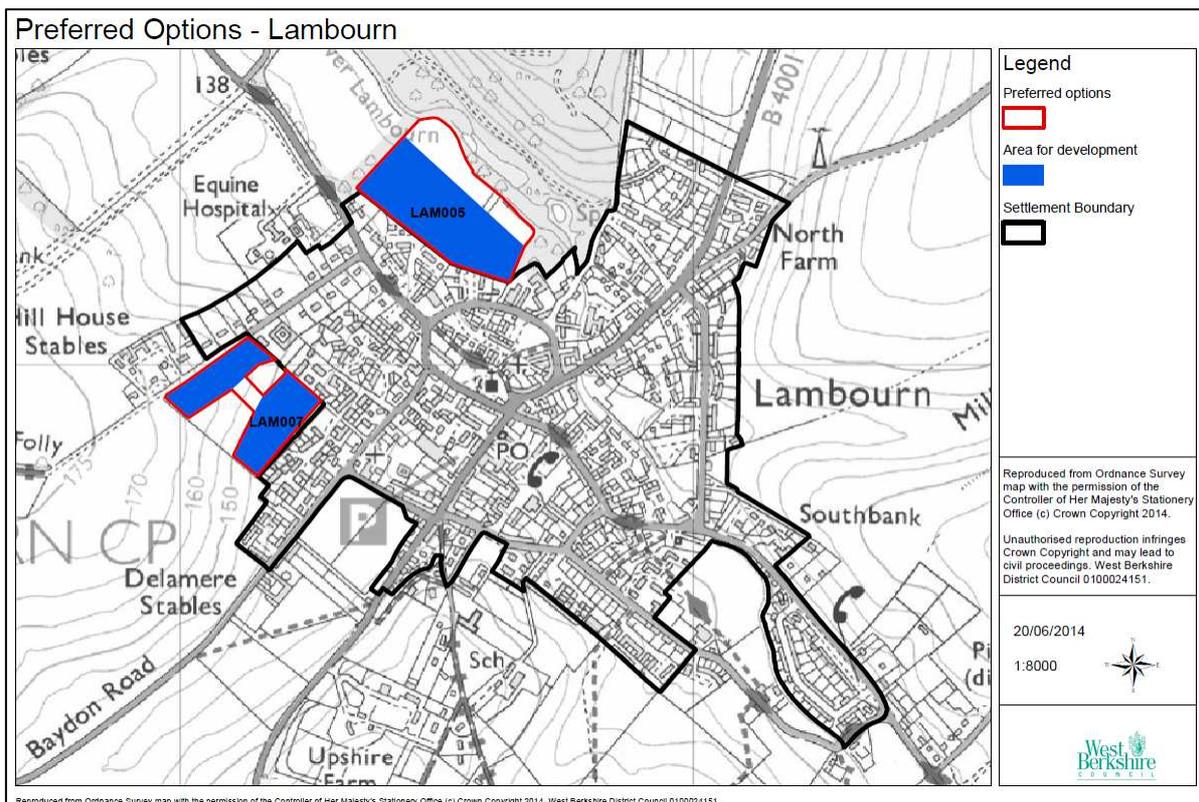
It is also proposed to improve the pedestrian/bridle link between Lynch Lane and the village centre to improve connectivity between Lower and Upper Lambourn.

Land between Folly Road, Rockfel Road and Stork House Drive (SHLAA site reference LAM007)

Just over one hectare of this site is considered to be developable for approximately 24 dwellings. The developable area excludes the middle section of the site, reflecting the outcome of the Landscape Assessment which indicates that development on part of the site would be acceptable as long as the required mitigation measures are adhered to.

The site is well related to the existing settlement and close to local services, facilities and open countryside. It is proposed that the site is allocated for low to medium density development, with a mix of dwelling sizes and types including affordable housing. Access can be obtained either from Folly Road or from Rockfel Road, with a potential additional pedestrian access onto Holly Road.

Full ecological and archaeological surveys will be required to inform any development proposal.



Settlement Boundary

The settlement boundary of Lambourn will be redrawn around the developable boundary of the site/s chosen to be included in the submission version of the DPD. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

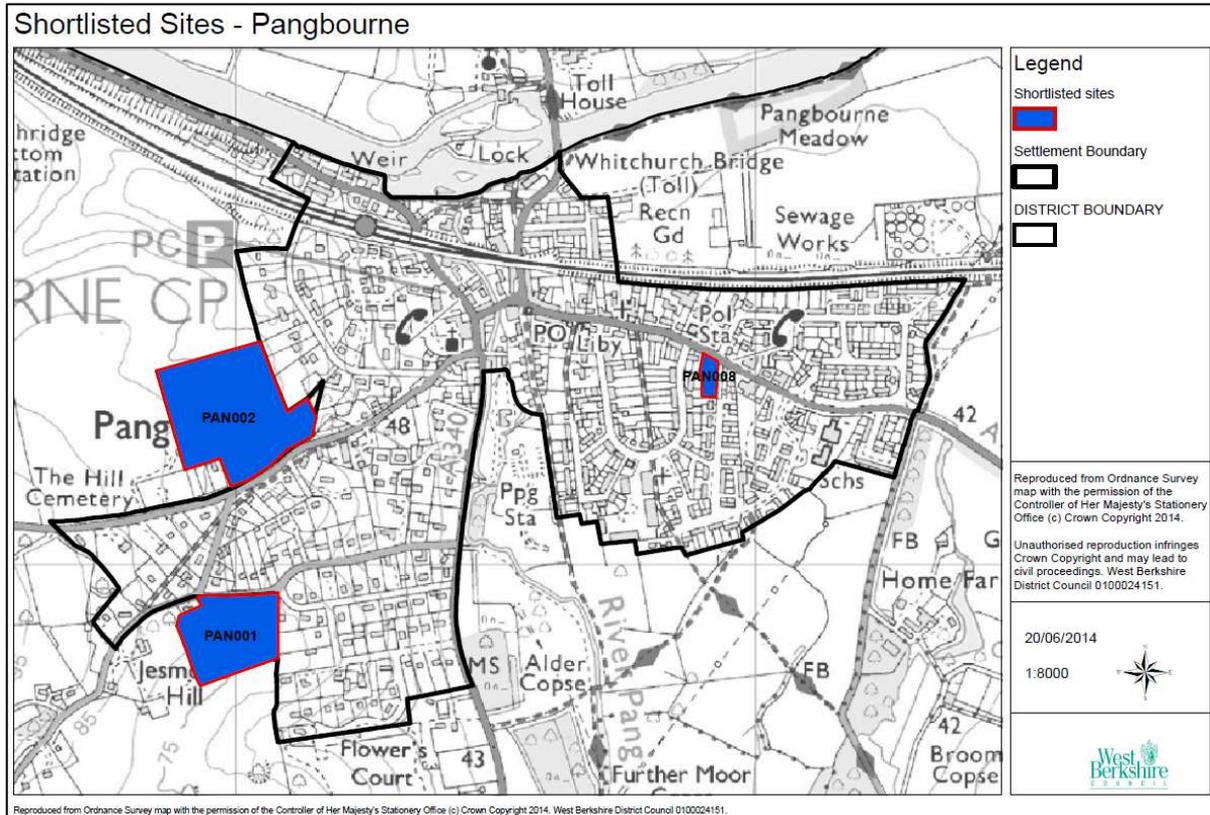
Site Options Considered and Rejected

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
LAM002A	Land at Meridian House and Stud, Greenways	26	<ul style="list-style-type: none"> • Access via Brockhampton Road is narrow and congested with parked vehicles • Local impact on views due to topography. • Part of site sits within Critical Drainage Area • Potential loss of paddock related to race horse industry
LAM009	Land east of Hungerford Hill	30	<ul style="list-style-type: none"> • Access to the site is difficult as the site slopes towards the road and Hungerford Hill is narrow and steep • Development would be visually prominent. • Area of high archaeological potential • Part of the site is within Critical Drainage Area
LAM013	Windsor House Paddocks	42	<ul style="list-style-type: none"> • Significant risk of flooding, resulted in highway flooding within village • Within Critical Drainage Area • Well related to existing settlement but flood risk too significant to take forward

3.3.3 Pangbourne

Pangbourne plays an important role in the east of the AONB as a Rural Service Centre for the surrounding villages. Within Pangbourne growth is constrained by the sensitivity of the landscape and the floodplain.

Two sites outside the settlement boundary were assessed as potentially developable through the SHLAA. Both of these are preferred options for allocation.



Land at Green Lane (SHLAA site reference PAN001)

This site has a developable area of 1.8 hectares for approximately 36 dwellings. Whilst the Landscape Assessment has advised that the site is visually exposed, low rise development in keeping with the surrounding area would not be visually intrusive if mitigation and enhancement works were carried out.

It is proposed that the site is allocated for low density development, with a mix of dwelling sizes and types including affordable housing.

Access can be obtained via Bere Court Road onto Pangbourne Hill and via Green Lane onto the A340. However, highways concerns have been raised regarding additional volumes of traffic onto narrow roads.

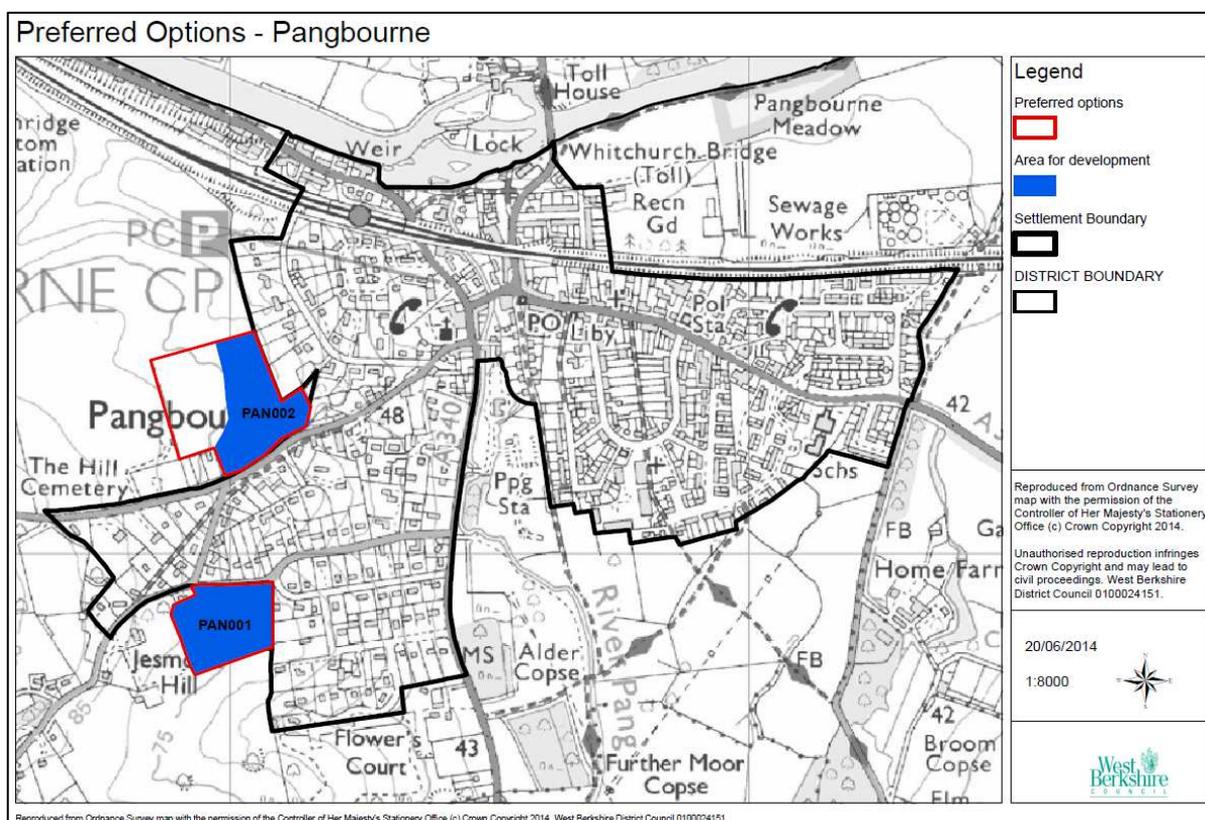
Ecological surveys would be required to inform any development proposal.

Land north of Pangbourne Hill and west of River View Road (SHLAA site reference PAN002)

This site has a developable area of 2.4 hectares. It has been assessed as having development potential for approximately 35 dwellings. The area for development has been assessed using information from the Landscape Assessment which has advised that the development of the whole area would have a significant impact upon the western side of Pangbourne. Mitigation and enhancement measures will be required to ensure that the site is acceptable in landscape terms.

It is proposed that the site is allocated for low density development, with a mix of dwelling sizes and types including affordable housing. Access onto Pangbourne Hill is achievable; however, further work will be needed to investigate the impact on the restricted Pangbourne Hill / A340 Tidmarsh Lane junction.

Further archaeological investigations will need to be carried out on the site to inform any development proposal.



Settlement Boundary

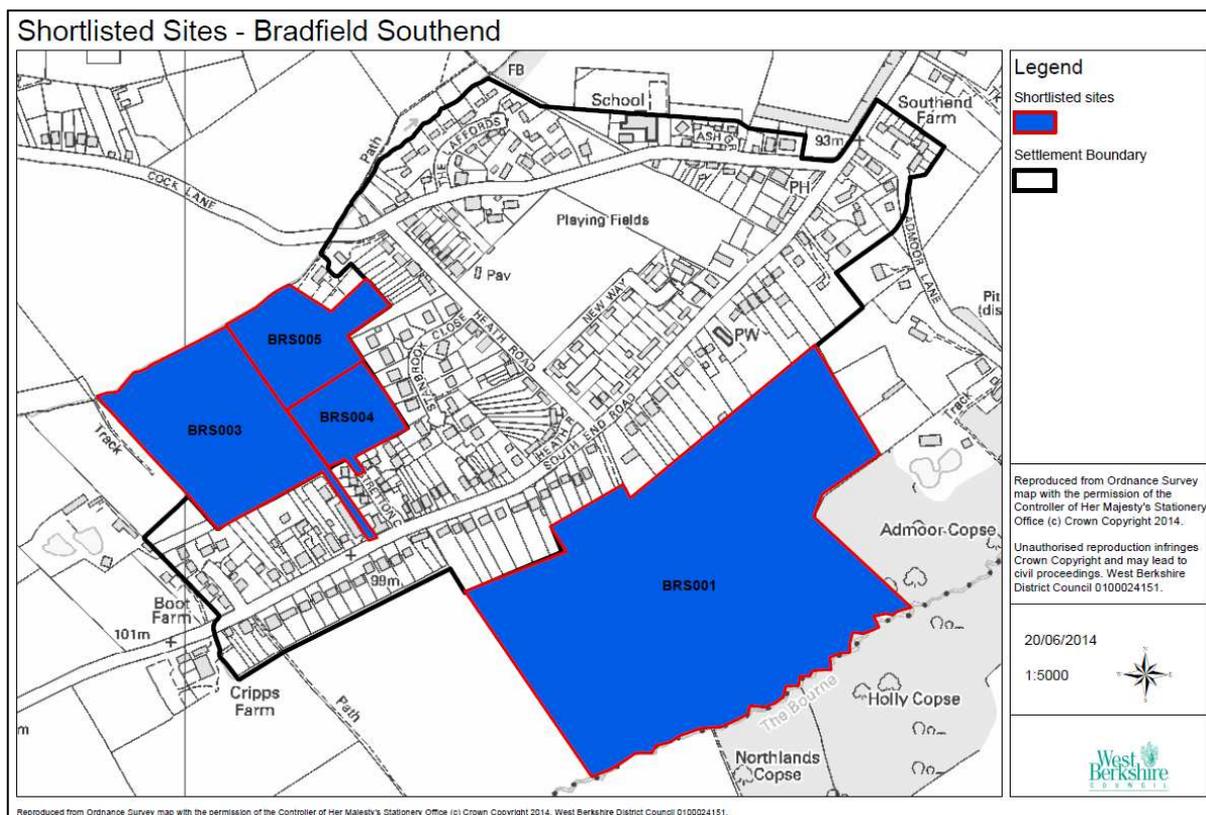
The settlement boundary of Pangbourne will be redrawn around the developable boundary of the site/s chosen to be included in the submission version of the DPD. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Site Options Considered and Rejected

Both sites assessed as potentially developable in Pangbourne are preferred sites for allocation. There were not, therefore any other site options considered and rejected.

3.3.4 Bradfield Southend

Bradfield Southend is a Service Village in the eastern part of the North Wessex Downs AONB. Four sites promoted through the SHLAA process were assessed as potentially developable with choices to be made through the plan-led process. These are shown on the map below, with further information set out in full in the SA/SEA Environmental Report.



Preferred option for Bradfield Southend

Land off Stretton Close (SHLAA site reference BRS004)

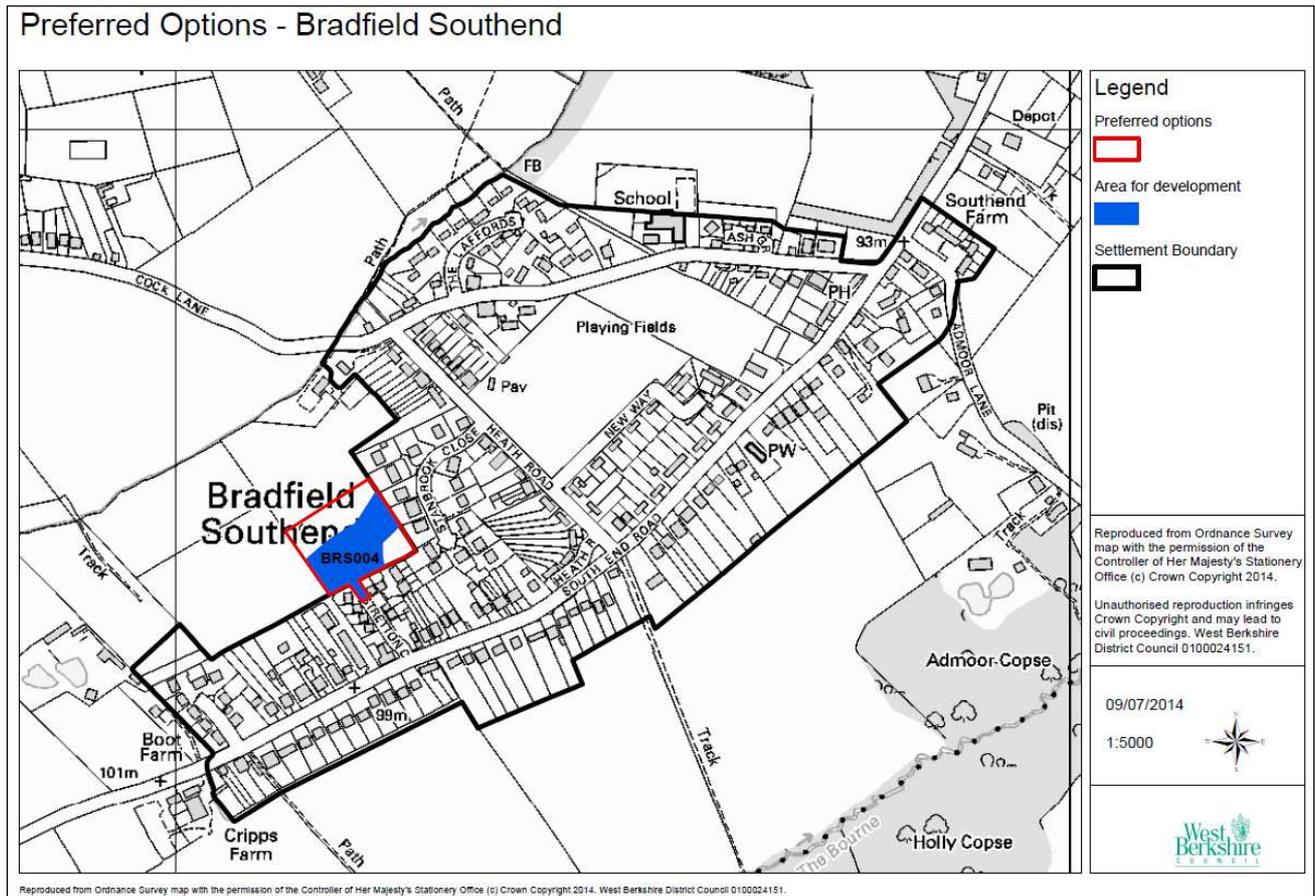
Land off Stretton Close is a 0.5 hectare site which has potential, at a low density for about 12 dwellings.

The site sits behind the existing building line but is well related to the existing settlement. The Landscape Assessment advises that the site is visually contained by the built form to the south and east and there is potential for housing. The site is well screened by trees.

Potential access options are via either Stretton Close, or an alternative access is possible to the west, off Southend Road if the land available is wide enough to provide sufficient sightlines. Access options will need to be resolved through any development proposal.

As the site is adjacent to an area of surface water flood risk, flood mitigation may be required and a flood risk assessment will be needed to inform any development of the site.

Full ecological surveys will be required to inform any development proposals.



Settlement Boundary

The settlement boundary of Bradfield Southend will be redrawn around the developable boundary of the site chosen to be included in the submission version of the DPD. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Site Options Considered and Rejected

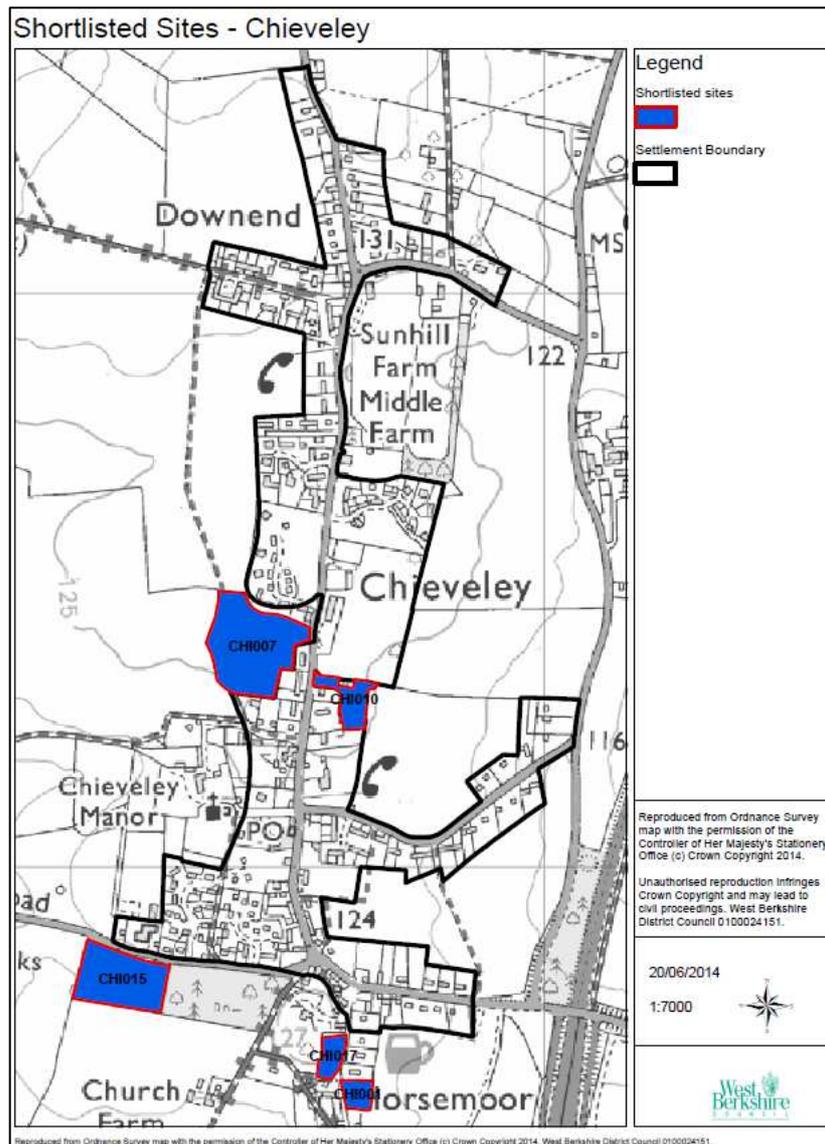
Site Reference	Site Name	Development Potential	Key Reasons for Rejection
BRS003	Land to the north of South End Road	22	<ul style="list-style-type: none"> The north west section of the site extends well beyond the settlement limit. TPOs along eastern boundary would need protecting Surface water flood risk – evidence of standing water

			<p>early 2014.</p> <ul style="list-style-type: none"> • Access improvements needed – existing access is via a narrow track off South End Road.
BRS005	Land at Crackwillow, Cock Lane.	38	<ul style="list-style-type: none"> • Site is only considered to have potential as part of a wider development area with BRS003 and BRS004 rather than in isolation. • TPOs along southern boundary would need protecting. • Adjacent to area of surface water flood risk – Parish Council have reported standing water on the site.
BRS001	Land to the south of South end Road	128	<ul style="list-style-type: none"> • The site is poorly related because it sits behind linear development. • Site is very large for size and function of village. • Landscape Assessment advises that the site is visually exposed and has a strong relationship with the wider valley landscape to the south west. • Surface water flood risk. Southern part of site adjoins River Pang and Flood Zones 2 and 3. • There are other sites within the village which are better related to the existing settlement.

3.3.5 Chieveley

Chieveley is a Service Village within the North Wessex Downs AONB. There has been a substantive amount of developer interest in Chieveley. Seven sites were assessed as potentially developable through the SHLAA process, and these are shown on the map below.

The number of sites assessed as potentially developable means that choices have to be made through the site selection process to select a preferred option. This information is set out in full in the SA/SEA Environmental Report and includes details about the sites which have been discounted through the site selection process.



Preferred Options

There are two preferred sites in Chieveley.

Land north of Manor Lane (SHLAA site reference CHI007)

Land north of Manor Lane is a 1.4 hectare site which has development potential for about 28 dwellings, at a low density (20 dwellings per hectare). The impact on the landscape character of the AONB has been assessed through a Landscape Assessment and the development of the site is not considered to cause harm to the character of the AONB as long as certain recommendations (set out in the Landscape Assessment) are followed.

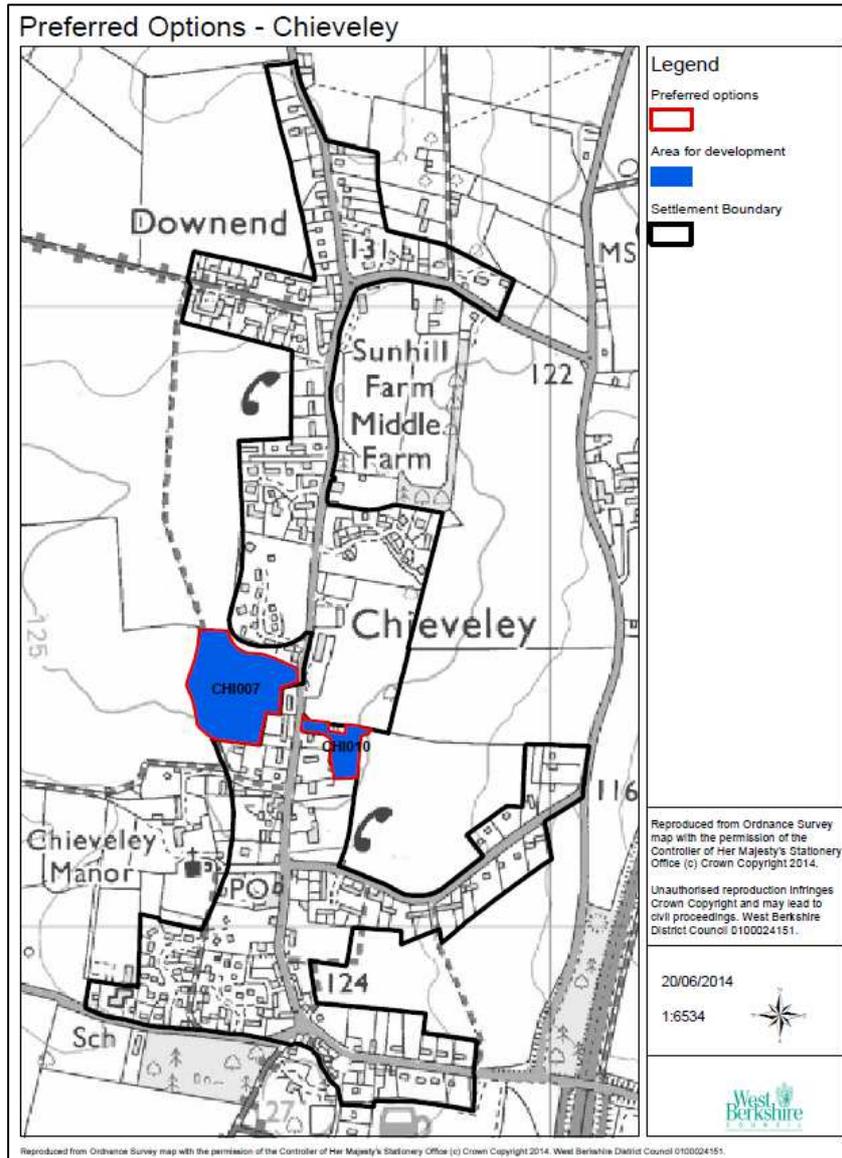
The scheme would include a mix of 2, 3 and 4 bed dwellings including 40% affordable housing in accordance with adopted policy. Access would be taken from the High Street and linkages would be made into existing footways.

Land adjacent to Coombe Cottage, High Street (SHLAA site reference CHI010)

Land adjacent to Coombe Cottage is a small site of approximately 0.4 hectares which would have capacity for approximately 7 dwellings at a low density of 20 dwellings per hectare. The impact on the landscape character of the AONB has been assessed through a Landscape Assessment and the development of the site is not considered to cause harm to the character of the AONB as long as certain recommendations (set out in the Landscape Assessment) are followed. The mature trees on the eastern boundary will be retained as part of any development proposal.

Access would be taken from the High Street and linkages would be made into existing footways.

Ecological surveys would be required to inform any development proposal.



Settlement Boundary

The settlement boundary of Chieveley will be redrawn around the developable boundary of the site chosen to be included in the submission version of the DPD. It is proposed that The Old Stables Green Lane (SHLAA site reference CHI017) and the Colt House, Green Lane (SHLAA site reference CHI001) are considered as part of the settlement boundary review as they are too small to be considered as allocations. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Site Options Considered and Rejected

Site Reference	Site Name	Development Potential	Key Reasons for Rejection

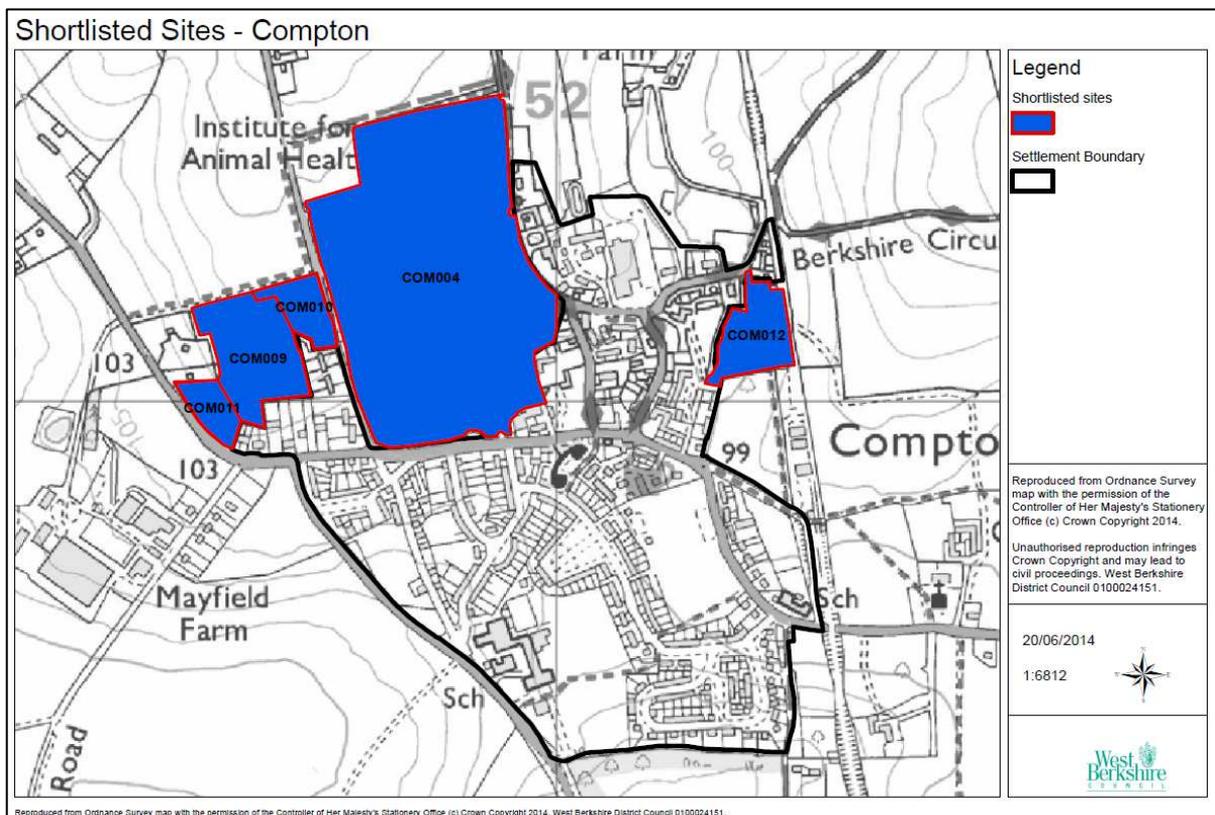
CHI001	The Colt House, Green Lane	5	<ul style="list-style-type: none"> • Change in character of existing development • Landscape Assessment indicates development of the site would be acceptable • Could be considered as part of settlement boundary review
CHI015	Land at School Lane	6	<ul style="list-style-type: none"> • Landscape Assessment indicates development of the site would not be acceptable
CHI017	The Old Stables, Green Lane	5	<ul style="list-style-type: none"> • Change in character of existing development • Landscape Assessment indicates development of the site would be acceptable • Could be considered as part of settlement boundary review

3.3.6 Compton

Compton has been defined in the Core Strategy as a Service Village, but with an ‘opportunity site’ at the Pirbright Institute which is expected to close shortly and come forward for mixed use development during the plan period. This means that Compton has a greater level of growth than would normally be expected in a Service Village.

A Supplementary Planning Document (SPD) has been prepared to set out a clear planning framework to guide any future development proposals at the Pirbright Institute Site. The SPD can be found at www.westberks.gov.uk/spd. Redeveloping the site in accordance with the adopted SPD provides the opportunity to positively enhance many aspects of sustainability.

Overall 8 sites in Compton were assessed as potentially developable. The brownfield opportunity available at the Pirbright Institute is the preferred site, and due to the scale of this opportunity site, no other sites in Compton are proposed for development.



Preferred Option

Pirbright Institute Site, High Street (SHLAA site reference COM004)

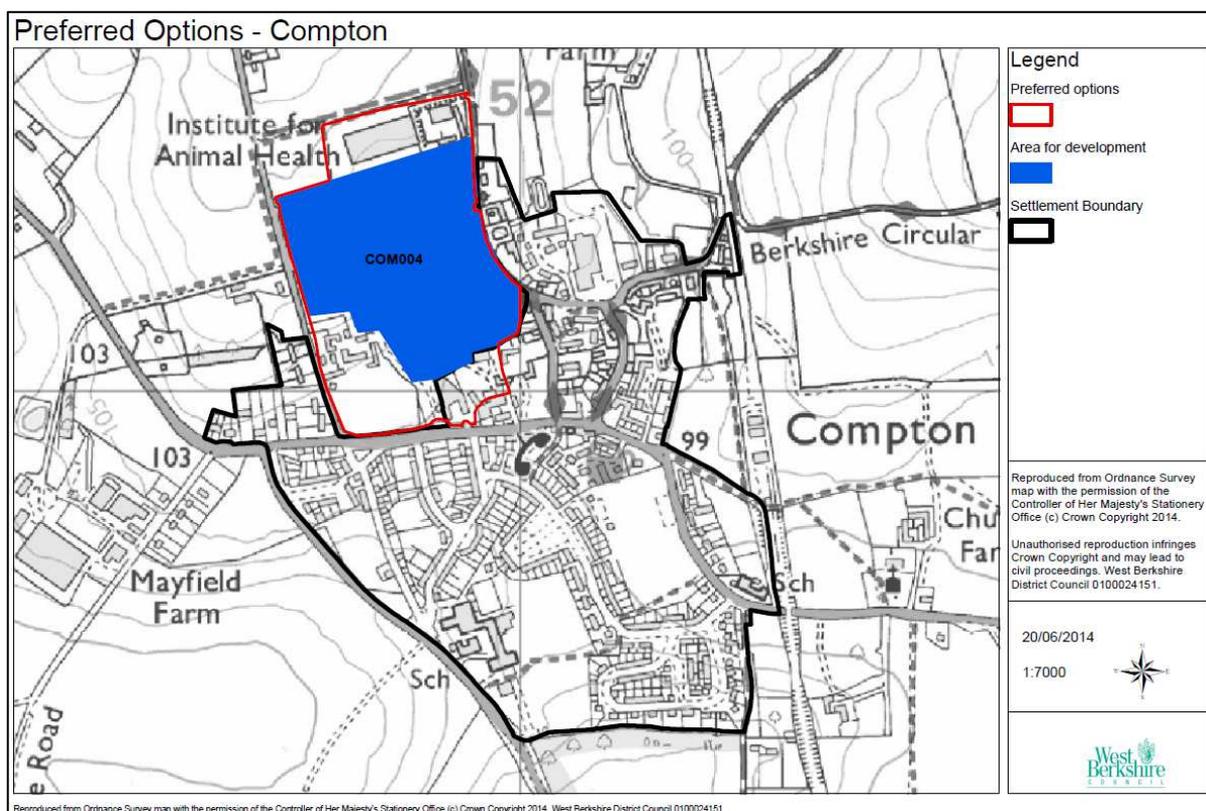
7 hectares of the Institute site are developable, which, at a low density of 20 dwellings per hectare, means that approximately 140 dwellings could be accommodated on the site. The developable area has been informed by the Landscape Assessment which indicates that development on parts of the site would be acceptable as long as mitigation measures as listed in the assessment and SPD are adhered to. Redevelopment of the site provides opportunities to enhance the green infrastructure

and biodiversity on this site and also provides a significant opportunity to improve soil quality and potentially water quality through decontamination.

Part of the site falls within Flood Zones 2 and 3, as well as a Groundwater Emergence Zone. This part of the site will be excluded from the developable area as set out within the SPD. A Flood Risk Assessment would be required to support any development on this site.

There is a preference for Churn Road to access the development, but the access arrangements will need to be confirmed through any development proposal.

It is proposed that the site is allocated for a mix of dwelling sizes and types including affordable housing.



Settlement Boundary

The settlement boundary of Compton will be redrawn around the developable area of the site chosen to be included in the submission version of the DPD. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

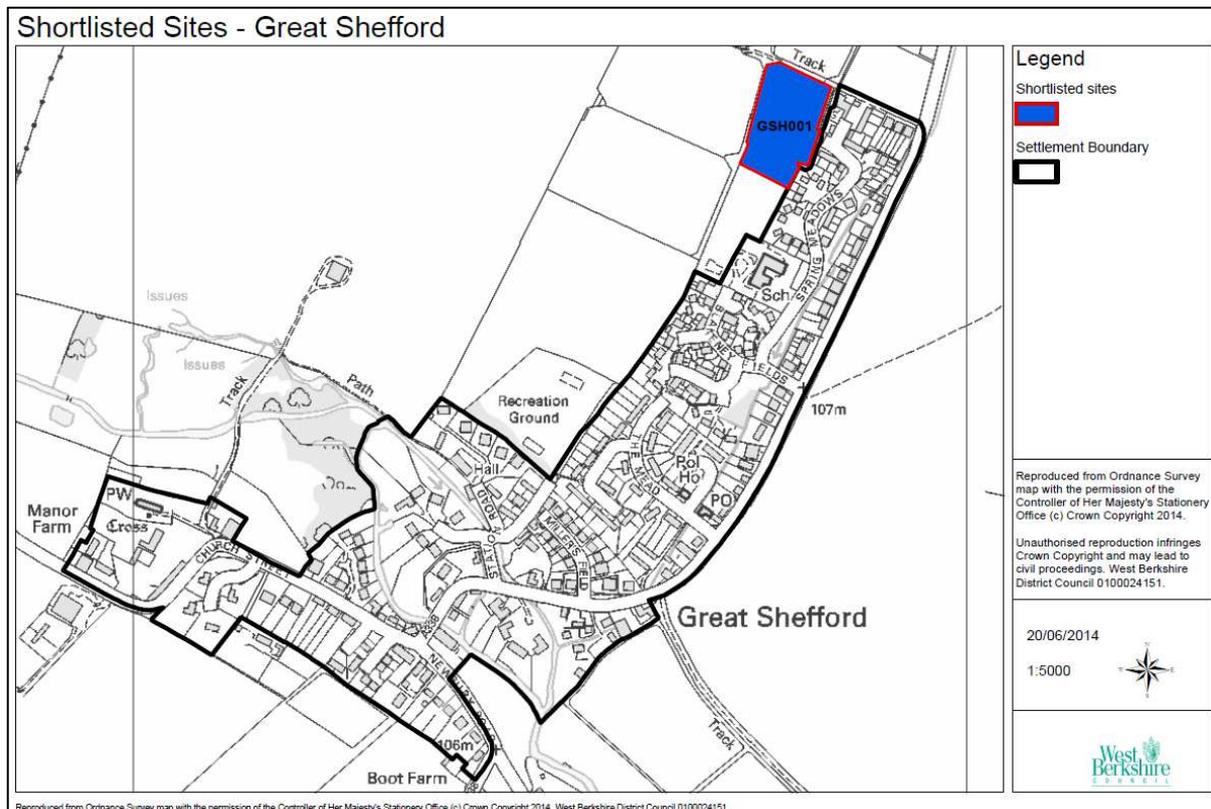
Site Options Considered and Rejected

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
COM009	Land between Ilsley Road	56	<ul style="list-style-type: none"> Site not required along with COM004

	and Churn Road		<ul style="list-style-type: none"> • Landscape Assessment rules site out. • Partially within Groundwater Emergence Zone
COM001	Land to the east of Yew Tree Stables	27	<ul style="list-style-type: none"> • Site not required along with COM004 • Flood risk – within Groundwater Emergence Zone
COM010	Land to the west of Churn Road	13	<ul style="list-style-type: none"> • Site not required along with COM004 • Landscape Assessment indicates development potential but this will be limited by important landscape and visual constraints • Partially within Groundwater Emergence Zone • Parish Council raised concern over potential contamination on the site
COM011	Land to the north of Ilsley Road	10	<ul style="list-style-type: none"> • Site not required along with COM004 • Landscape Assessment indicates development potential but this will be limited by important landscape and visual constraints • Partially within Groundwater Emergence Zone
COM012	The Paddocks east of Roden House, Wallingford Road	23	<ul style="list-style-type: none"> • Site not required along with COM004 • Partially within Groundwater Emergence Zone and adjacent to Flood Zones 2 and 3
COM007	Land between Cheseridge Road and Ilsley Road	26	<ul style="list-style-type: none"> • Flooding
COM008	Rear of Mayfield Cottages, Ilsley Road	10	<ul style="list-style-type: none"> • Flooding

3.3.7 Great Shefford

Great Shefford is a Service Village within the North Wessex Downs AONB. Two sites in Great Shefford were promoted through the SHLAA, with one of these assessed as potentially developable through the site selection process.



However due to the severe flooding in the village which resulted in the village being largely cut off during the floods of early 2014, no additional development is proposed for Great Shefford.

Preferred Options - Great Shefford

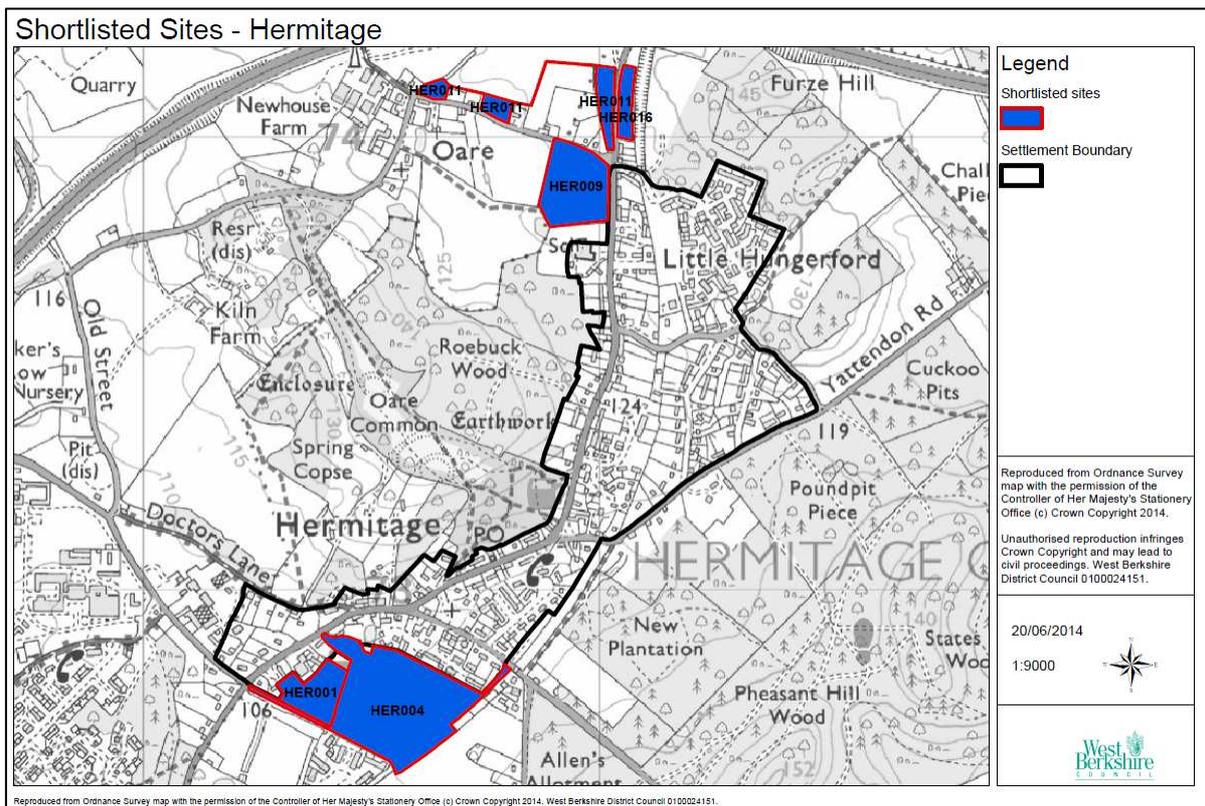


In terms of the settlement boundary, any minor changes to this will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

3.3.8 Hermitage

Hermitage is a Service Village within the North Wessex Downs AONB which is in a rural location but located close to both the M4 and A34 corridors running east west and north south.

Large areas of land around the edge of Hermitage were promoted through the SHLAA, 7 of which were assessed as potentially developable. Detailed site assessment work was then carried out on those assessed as potentially developable through the SHLAA, to enable informed choices to be made through the planning process. This information is set out in full in the SA/SEA Environmental Report and includes details about the sites which have been discounted through the site selection process.



Preferred Option

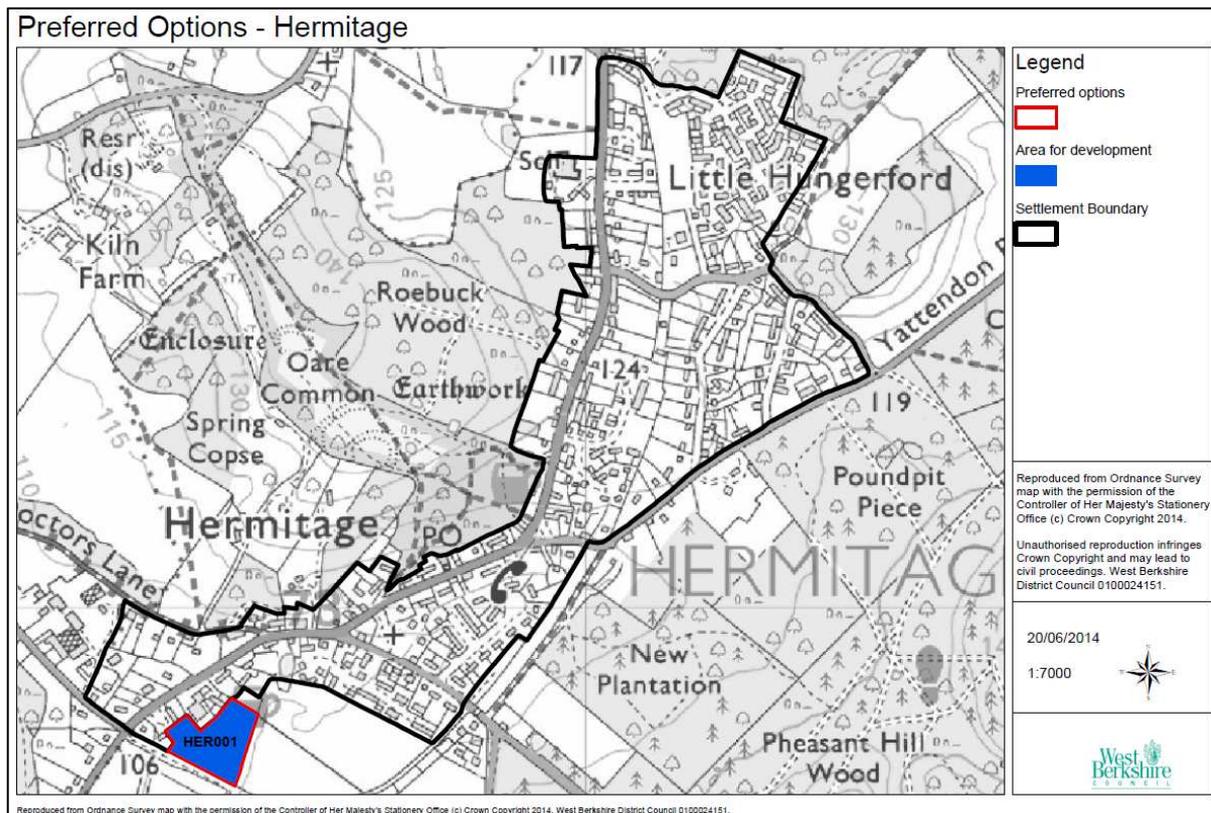
One site has been assessed as a preferred option for development in Hermitage, with part of a further site to be considered as part of the settlement boundary review.

Land off Charlotte Close (SHLAA site reference HER001)

Land off Charlotte Close is a 0.8 hectare site which could accommodate approximately 16 dwellings at a low density of 20 dwellings per hectare. The Landscape Assessment indicates that development on the site would be acceptable as long as enhancement and mitigation measures as listed in the assessment are adhered to.

The site falls within an area at risk from surface water flooding and a small part of the site is within a Critical Drainage Area so SuDS techniques would need to be deployed to mitigate against the potential impact of flooding in any development scheme.

The scheme would include a mix of dwelling sizes and types, including affordable housing. It is proposed that the site could be accessed via Station Road, although access details will need to be confirmed through any development proposal.



Ecological surveys would be required to inform any development proposal.

Settlement Boundary

The settlement boundary of Hermitage will be redrawn around the developable boundary of the site chosen to be included in the submission version of the DPD. It is also proposed to consider including part of the land to the south east of The Old Farmhouse (SHLAA reference HER004) within a revised settlement boundary for Hermitage, based on the area which has been assessed as acceptable through the Landscape Assessment.

Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Site Options Considered and Rejected

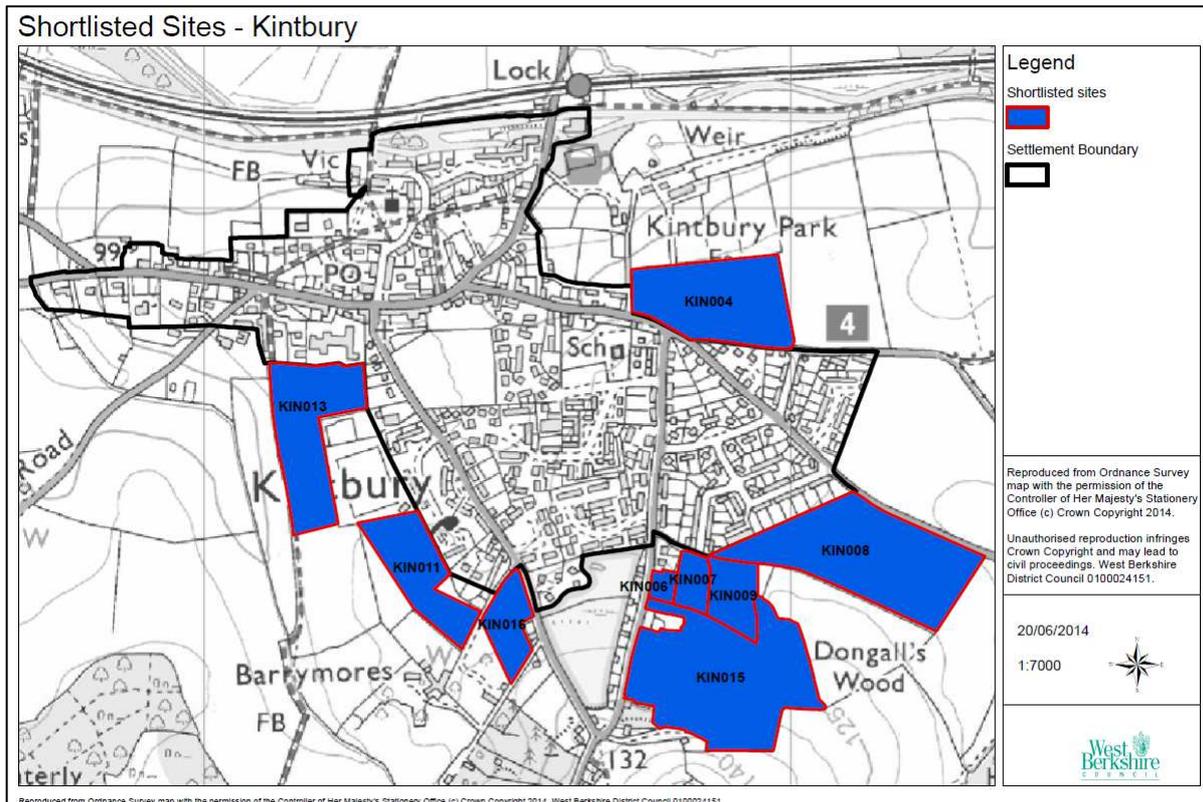
Site	Site Name	Development	Key Reasons for Rejection

Reference		Potential	
HER009	North of Primary School, Hampstead Norreys Road	28	<ul style="list-style-type: none"> • Landscape assessment indicates that the site is locally prominent but there is development potential (subject to further detailed outcomes) • Adjacent to settlement boundary with loose development to the north, south and west • Not as well related to the settlement pattern as HER001
HER004	Land to the south east of The Old Farmhouse	14	<ul style="list-style-type: none"> • Landscape Assessment indicates that site is part of open gateway to Hermitage from the south. • Development on the whole site would be unacceptable, but a small area to the north east of the site would be acceptable if developed together with HER001 (the area of land between the public house and the access off Lipscomb Road).
HER011	Land north of Manor Lane	12	<ul style="list-style-type: none"> • Only considering part of site extending along Hampstead Norreys Road – excluding two smaller parts of the site along Manor Lane • Poorly related to the settlement boundary
HER016	Land off Hampstead Norreys Road	8	<ul style="list-style-type: none"> • Poorly related to the settlement boundary

3.3.9 Kintbury

Kintbury is a Service Village within the North Wessex Downs AONB. There has been considerable developer interest in housing options around Kintbury and 9 sites have been assessed as potentially developable through the SHLAA. These are shown on the map below.

The number of sites assessed as potentially developable means that choices have to be made through the site selection process to select a preferred option/s. This information is set out in full in the SA/SEA Environmental Report and includes details about the sites which have been discounted through the site selection process.



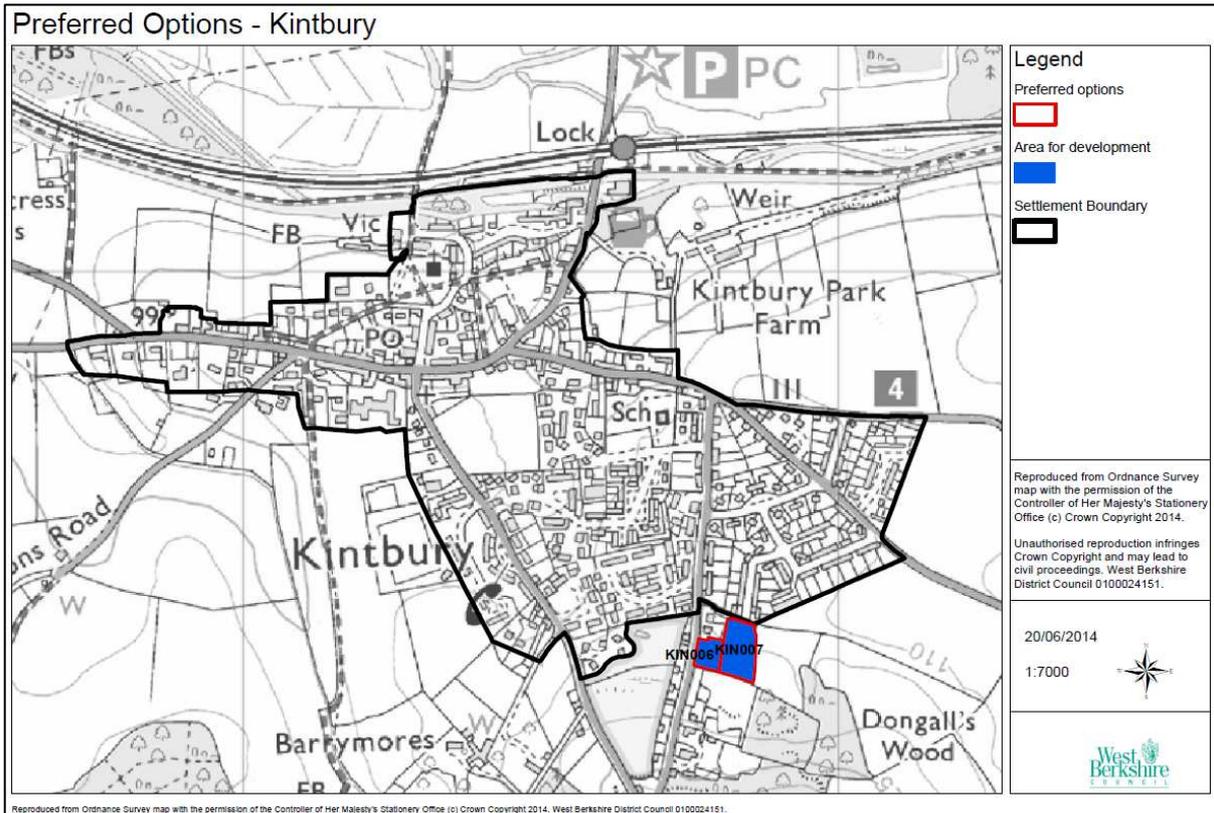
Preferred option

Land to the east of Layland Green (SHLAA site references KIN006 and KIN007)

These sites are being considered together which would give a site area of just over 0.6 hectares, with a development potential, at a low density, of approximately 13 dwellings. The Landscape Assessment indicates that development in this location would be acceptable as long as protection and enhancement measures as listed in the assessment are adhered to.

The scheme would include a mix of dwelling sizes and types, including affordable housing. Footways are nearby which the sites can connect to.

The site is within a Biodiversity Opportunity Area so there are opportunities for net gains in biodiversity. Ecological surveys will be required to inform any development proposals.



Settlement Boundary

The settlement boundary of Kintbury will be redrawn around the developable boundary of the site chosen to be included in the submission version of the DPD. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Site Options Considered and Rejected

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
KIN008	Land to the east of Layland Green and south of Holt Road	13	<ul style="list-style-type: none"> Landscape Assessment indicates that development would be prominent in views from the wider landscape to the north, east and south and that development of the whole site could constitute an unacceptable expansion to the settlement. A narrow wedge at the western end could be developed in conjunction with KIN009, 006 and 007. The site is at risk from surface water and groundwater flooding

KIN009	Land to the east of Layland Green	16	<ul style="list-style-type: none"> • The site is at risk of groundwater flooding • Presence of old clay workings may affect development • Less well related to settlement than KIN006 and KIN007
KIN004	Kintbury Park Farm, Irish Hill Road	18	<ul style="list-style-type: none"> • Landscape Assessment concluded development of the site as a whole would constitute an unacceptable expansion of the settlement. • The site is at risk from groundwater flooding.
KIN011	Land adjoining The Haven	22	<ul style="list-style-type: none"> • Concerns about the traffic impacts of development as most traffic to and from the site will pass through the centre of Kintbury. • The site is at risk from groundwater flooding
KIN013	Land to the west of recreation facilities, Inkpen Road	26	<ul style="list-style-type: none"> • Site no longer available
KIN015	Land to the east of Layland Green	29	<ul style="list-style-type: none"> • The site is poorly related to the existing settlement boundary • Landscape Assessment indicates that development on the site as a whole would be out of character. • The site is at risk from surface water flooding • Presence of old clay workings may affect development
KIN016	Land at Deane, Inkpen Road	18	<ul style="list-style-type: none"> • Concerns about the traffic impacts of development as most traffic to and from the site will pass through the centre of Kintbury.

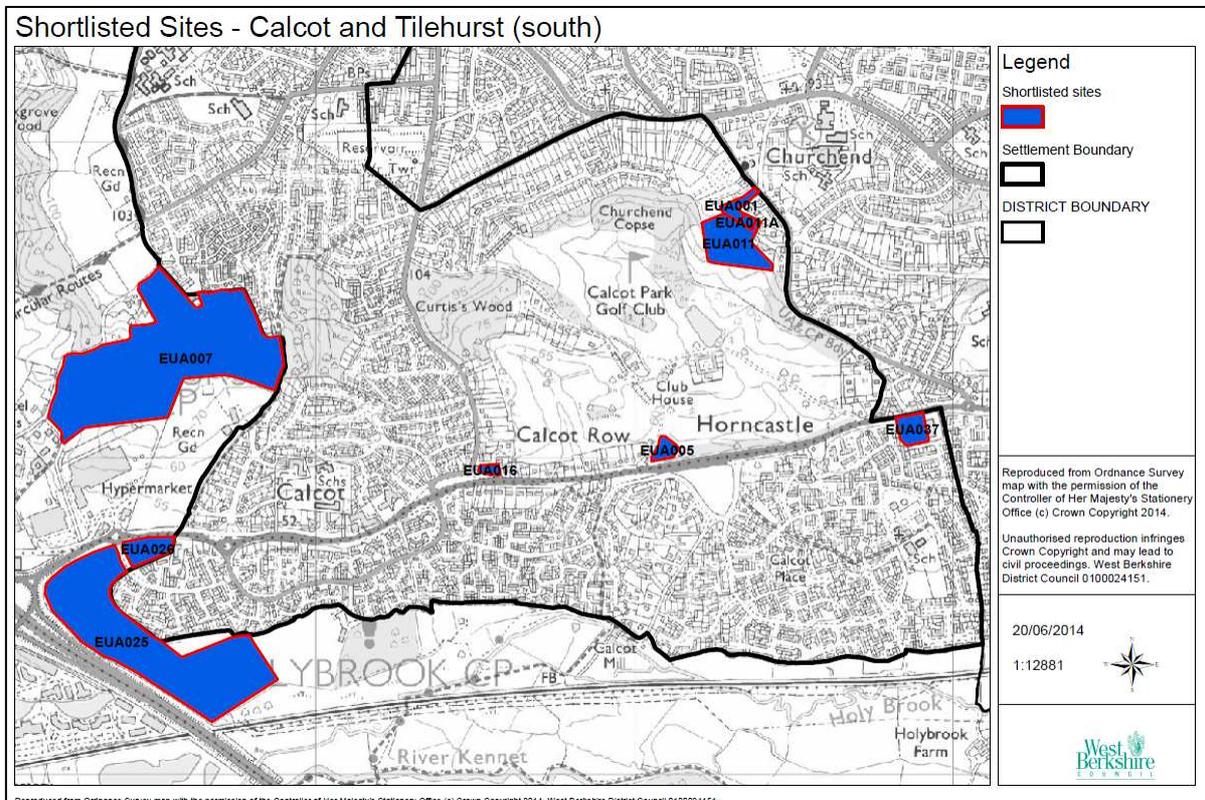
3.4 The Eastern Area

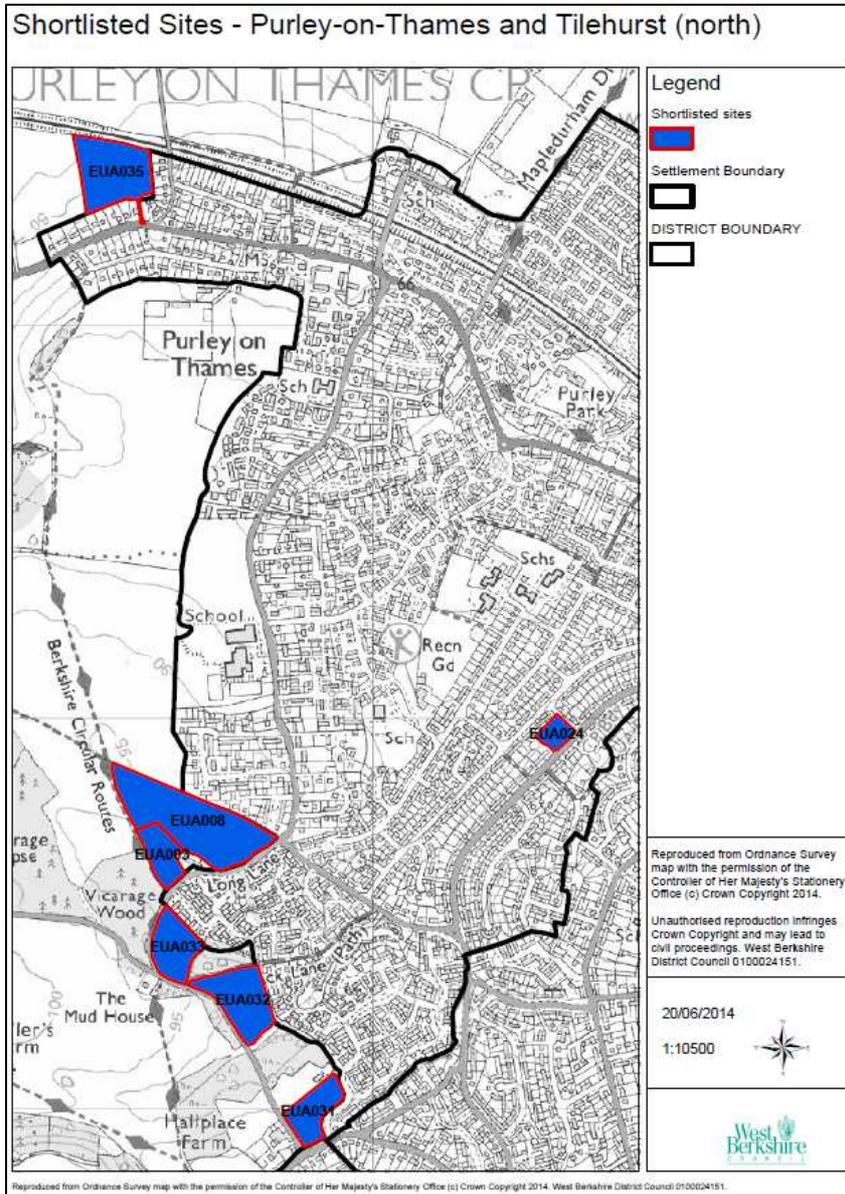
The Eastern Area includes Purley on Thames, Tilehurst and Calcot, which make up the Eastern Urban Area, together with the village of Theale. This area has a close functional relationship with Reading and is accessible facilities that Reading offers. The area has a number of high quality landscape and environmental assets, including the Thames National Path and the adjoining North Wessex Downs AONB.

The Core Strategy sets out a requirement for this area of approximately 1,400 new homes between 2006 and 2026. At March 2013 the completions and outstanding commitments (homes with planning permission) left a remaining requirement of approximately 700. The number needing to be allocated is reduced by taking account of permissions granted since March 2013, sites within the settlement boundary that have been identified in the Strategic Housing Land Availability Assessment (SHLAA) and by the inclusion of a modest windfall allowance.

The Eastern Area is very constrained for environmental reasons. The AONB abuts the built up area of Purley, Tilehurst and Calcot. To the south of the urban area and the rural service centre of Theale, much of the land is within Flood Zones 2 and 3. There are also issues relating to traffic congestion, particularly in the vicinity of the motorway junction.

Whilst a number of sites have been assessed as potentially developable, there are some potential technical issues regarding development on some of these sites including access and amenity concerns. This had led to more sites being included as preferred options than are needed to make up the required numbers. Further assessment work on the sites will be continued and public consultation will be an important part of the site selection process.





Proposed Housing Site Allocations

3.4.1 Eastern Urban Area

The Eastern Urban Area consists of Purley on Thames, Tilehurst and Calcot. 9 sites were assessed as potentially developable through the SHLAA and these are shown on the map below.

This information is set out in full in the SA/SEA Environmental Report and includes details about the sites which have been discounted through the site selection process.

Preferred Options

There are 7 sites included as preferred options.

3.4.1.1 Tilehurst

Turnhams Farm, Pincents Lane (Pincents Hill) SHLAA site reference EUA007

The site is located on the edge of the AONB at Tilehurst linking Tilehurst to the retail park at Calcot. An area of 9.5 hectares is proposed for development at medium density, for approximately 285 dwellings. The site was subject to a refused planning application, which was upheld at appeal and an unsuccessful village green application in 2009/10. The proposed development takes into account the findings of the appeal and has therefore reduced the proposed developable area of the site. The areas proposed for development are not adjacent to existing residential development, although the southern development area is adjacent to Turnhams Green Industrial Estate and the Calcot retail park.

The scheme would include a mix of dwelling sizes and types, including affordable housing.

There are access concerns affecting the development of the site which will need to be addressed before any allocation can be confirmed. The site will be accessed via Pincents Lane to the south. It is considered that vehicular access to Pincents Lane north is likely to be resisted.

Any housing proposal would need to account for the expected traffic generation to and from Ikea during the PM peak periods and weekends. If mitigation is possible to accommodate traffic from any residential development, it is likely that it will be extensive.

The scheme would include retention of the public right of way and create a new area of public green open space with potential for part of the site to be retained for agricultural use.

Landscape and ecological corridors would be provided on site.

Ecological and archaeological surveys would be required to inform any development proposal.

Stonehams Farm (SHLAA reference EUA008).

Stonehams Farm is a 2.2 hectare site which, at a low density of development could accommodate approximately 44 dwellings. The site is well related to existing services and facilities on the edge of Tilehurst. The site is surrounded by residential development on two sides. The site has easy access to the countryside via a number of footpaths, with the footpath adjacent to the site needing to be preserved should development take place.

The site is located within the AONB, and therefore Landscape Assessment work has been carried out, which assesses that part of the site is acceptable in landscape terms if suitable mitigation is put in place. The site is adjacent to ancient woodland and trees with Tree Preservation Orders, meaning that appropriate buffers and protections would be required as part of any development proposal.

The scheme would include a mix of dwelling sizes and types, including affordable housing.

It is proposed that access can be obtained from Long Lane. Long Lane will need to be widened fronting the site and possibly other locations with the provision of footways to connect the site to existing footways in the vicinity.

Land to the east of Sulham Hill (SHLAA site reference EUA031)

Land to the east of Sulham Hill is just under 1 hectare in size and could accommodate, at medium density, approximately 29 dwellings. The site is well related to existing residential development, close to local services and facilities. The site is adjacent to a community hall and children's play area.

As the site is adjacent to the AONB, Landscape Assessment work has been carried out on the site which confirms that the site is acceptable in landscape terms, subject to mitigation.

The scheme would include a mix of dwelling sizes and types, including affordable housing.

It is proposed that access will be sought via Clements Mead.

Land to the east of Long Lane and south of Blackthorn Close (SHLAA site reference EUA033)

This is a 1 hectare site which could accommodate, at medium density, approximately 30 dwellings.

As the site is adjacent to the AONB, Landscape Assessment work has been carried out on the site which confirms that the site is acceptable in landscape terms, subject to mitigation.

The scheme would include a mix of dwelling sizes and types, including affordable housing.

Access is possible from Long Lane to be obtained into the site. Long Lane will therefore need to be widened fronting the site and possibly other locations with the provision of footways to connect the site to existing footways in the vicinity.

Ecological and archaeological surveys would be required to inform any development proposal. Appropriate buffers need to be provided between the site and the adjacent ancient woodland.

3.4.1.2 Purley on Thames

72 Purley Rise (SHLAA site reference EUA035)

This is a 1.2 hectare site, which if developed at a medium density could accommodate approximately 34 dwellings. The site is well related to the existing settlement with development on two sites, although it is located behind the currently building line.

The site was also promoted as an alternative option as a site for Gypsies and Travellers.

The scheme would include a mix of dwelling sizes and types, including affordable housing with scope for on-site open space provision.

An adoptable access would be required to serve this site. The existing access serving the site is narrow and it is not known if additional land can be acquired to provide an adequate access to the site. This issue may affect the numbers that could be developed on the site.

Ecological and archaeological surveys would be required to inform any development proposal.

3.4.1.3 Calcot

Land adjacent to junction 12 of M4, Bath Road, Calcot (SHLAA site reference EUA025)

This site could accommodate approximately 50 to 100 dwellings as a medium density development, depending on how much of the site is suitable. The site is located to the east of Calcot to the south of the A4, adjacent to junction 12 of the M4. Only part of the site is recommended for allocation due to air and noise pollution generated by the M4/A4 and the flood risk on the southern part of the site. The site is well related to the existing settlement, close to local service and facilities, including the

bus interchange at the retail park. The smaller area for development will reduce the likelihood of any conflict with the Highways Agency's Smart Motorway Scheme which starts at junction 12.

The scheme would include a mix of dwelling sizes and types, including affordable housing. At the scale proposed and in the location proposed, there are no highways concerns and access would be obtained onto Dorking Way. The proposed location of development would avoid the flood risk on the southern part of the site.

Ecological and archaeological surveys would be required to inform any development proposal. Noise and air quality could be a significant issue. A noise and air quality survey would be required and careful design and mitigation measures would be needed.

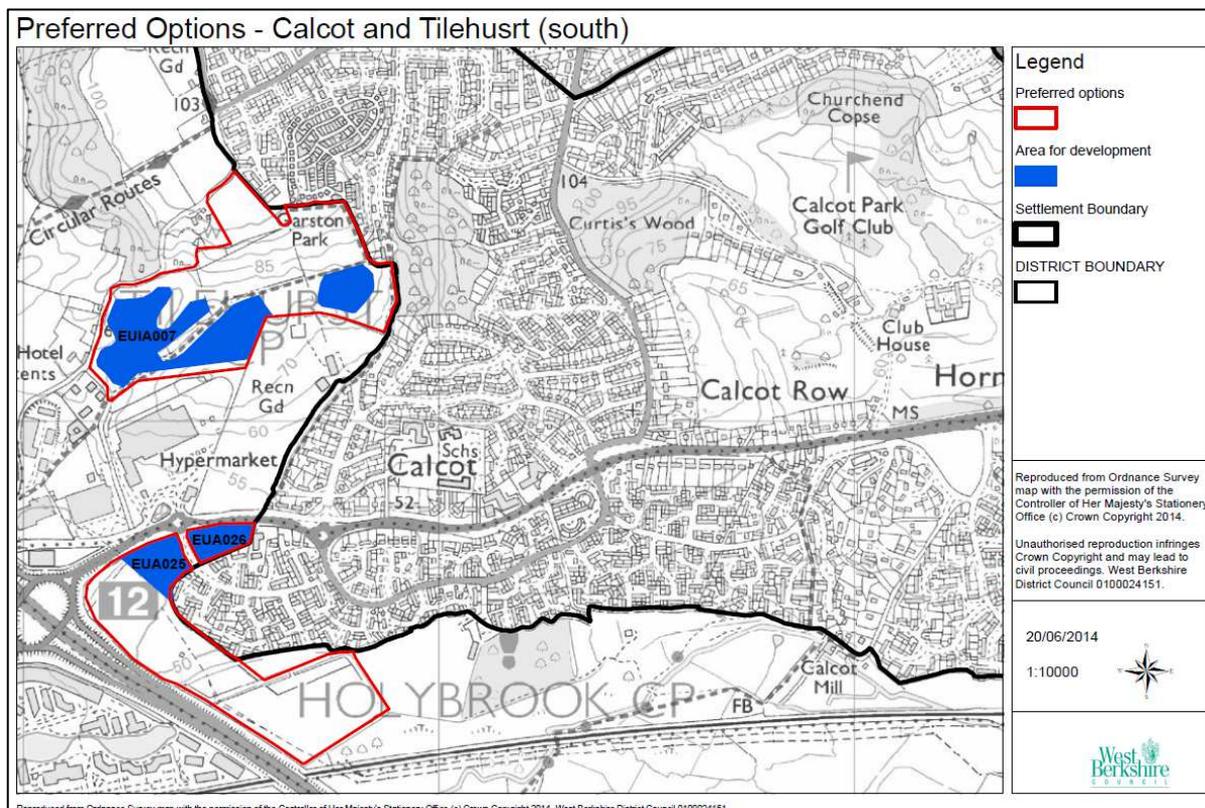
Land adjacent to Bath Road and Dorking Way, Calcot (SHLAA site reference EUA026)

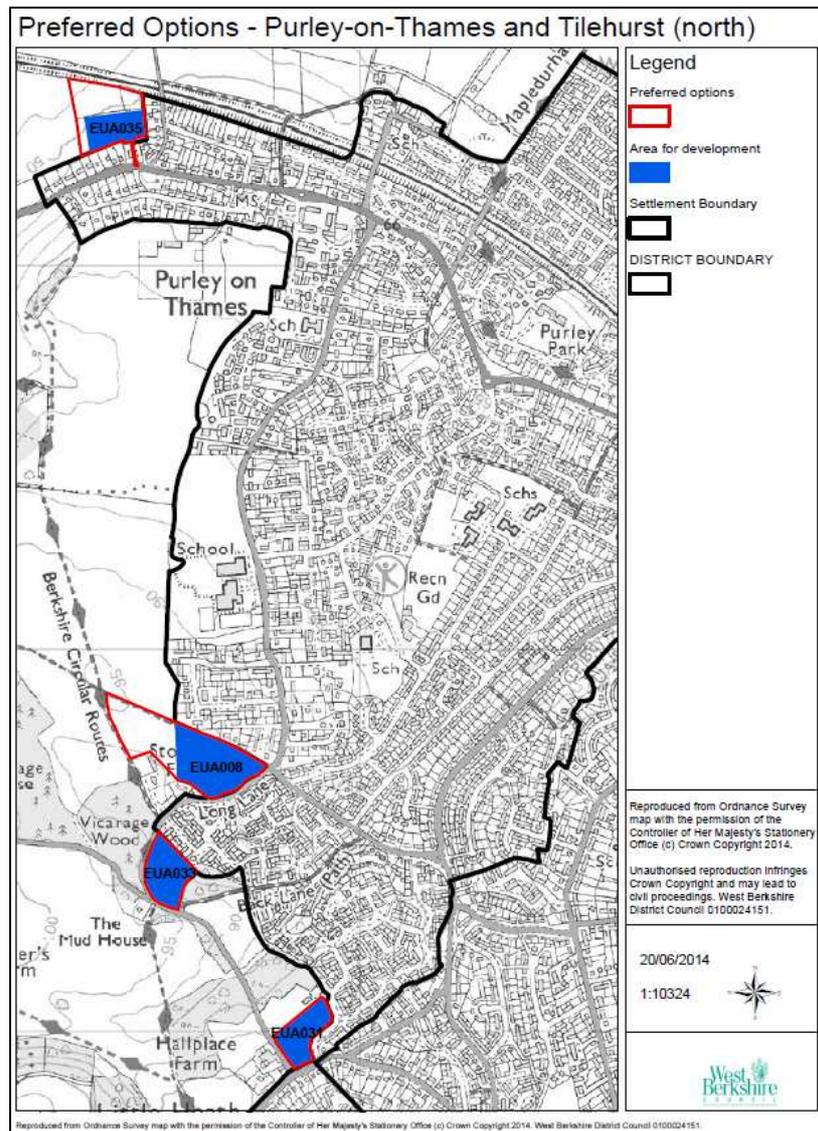
It is proposed that this site is considered in conjunction with EUA025. The site area is 0.8 hectares and this site could accommodate approximately 24 dwellings at a medium density.

The scheme would include a mix of dwelling sizes and types, including affordable housing.

The site would be accessed via Dorking Way. No highways concerns have been identified.

A small part of the western edge of the site is within a surface water flood risk area, therefore a flood risk assessment would be required, and appropriate SuDs provided. A noise and air quality survey would be required and careful design and mitigation measures would be needed.





Settlement Boundary

The settlement boundaries within the Eastern Urban Area will be redrawn around the developable boundary of the site chosen to be included in the submission version of the DPD. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Site Options Considered and Rejected

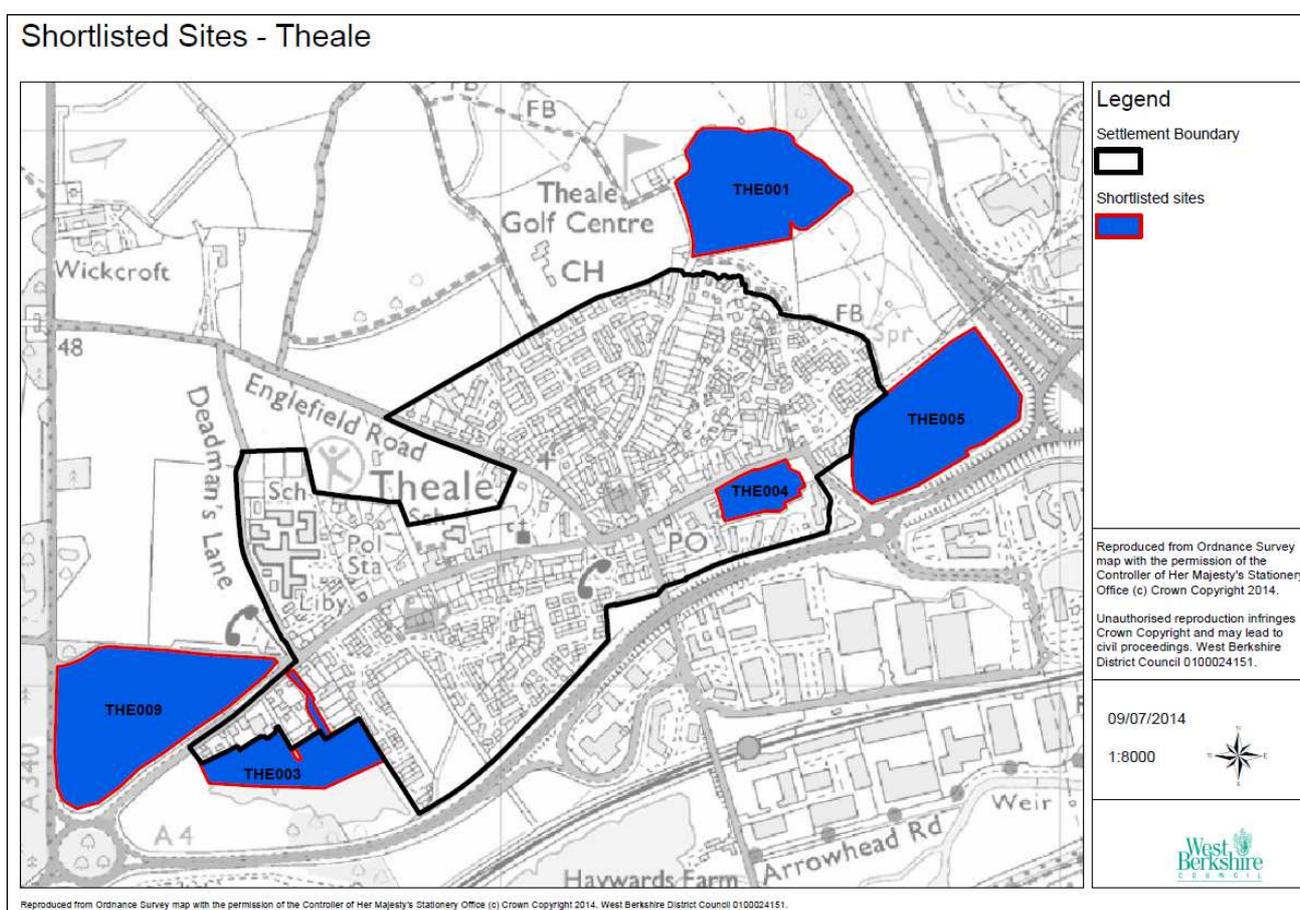
Site Reference	Site Name	Development Potential	Key Reasons for Rejection
EUA003	Stonehams Farm, Long Lane, Tilehurst	17	<ul style="list-style-type: none"> AONB – Landscape Assessment indicates development would not be appropriate in conjunction with EUA008 and EUA033
EUA032	Land to the east of Sulham	45	<ul style="list-style-type: none"> Proximity to ancient woodland

	Hill between Barefoots Copse and Cornwell Copse	<ul style="list-style-type: none"> • Access concerns
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3.4.2 Theale

Theale is the only Rural Service centre in the eastern area of the District. 5 sites on the edge of Theale assessed as potentially developable in the SHLAA. These are shown on the map below.

The number of sites assessed as potentially developable means that choices have to be made through the site selection process to select a preferred option/s. This information is set out in full in the Site Selection Framework paper and includes details about the sites which have been discounted through the site selection process.



Preferred Options

North Lakeside (SHLAA site reference THE003)

The site is located adjacent to the A4 close to the centre of Theale, which supports a range of facilities. The site is 1.4 hectares and could accommodate approximately 50 dwellings at a medium to high density.

The scheme would include a mix of dwelling sizes and types, including affordable housing. The site can be accessed onto The Green. Access could also be obtained through St Ives Close, but the Close will need to be upgraded to an adoptable standard.

An additional or alternative access could be obtained from the consented development of Lakeside South which lies to the south of THE003.

There are some Tree Preservation Orders on the site which would need to be taken into account in any development proposal.

Land between A340 and The Green (SHLAA site reference THE009)

This site is 4.1 hectares and at a medium density of 30 dwellings per hectare it could accommodate approximately 125 dwellings. The site is located adjacent the A340/A4 roundabout and is close to the centre of Theale, which supports a range of facilities.

Access would be preferred from The Green. A Transport Assessment will be required to assess the impact taking account of the consented Lakeside South residential development to the south. Consideration would need to be given to how any access would relate to the existing access that will serve Lakeside south.

The scheme would include a mix of dwelling sizes and types, including affordable housing. There is potential for part of this site to accommodate an extra care home.

Open space would be provided on site.

Land at Junction 12 (SHLAA site reference THE005).

The developable area of this site is constrained by access to the M4 junction 12 and a pylon crossing the site as well as the site's risk from flooding. A smaller part of the site has been assessed as having potential for approximately 50 dwellings.

The scheme would include a mix of dwelling sizes and types, including affordable housing.

Due to the expected size of the development, this proposal would have a limited impact on the highway network. Adequate access can be obtained from High Street.

Some development fronting the High Street would improve the High Street as a pedestrian and cyclist route from Theale to Calcot.

A flood risk assessment would be required, as would a noise and air quality survey. Careful design and mitigation measures would be needed. Ecological and archaeological surveys would be required to inform any development proposal.

Former Sewage Works (SHLAA site reference THE001)

This site has capacity for part of the site to be developed for approximately 88 dwellings at a medium density. The developable area of the site is constrained by the pylon crossing the site. The site was previously a sewage treatment works which is now vacant. There may, therefore, be a requirement for decontamination work.

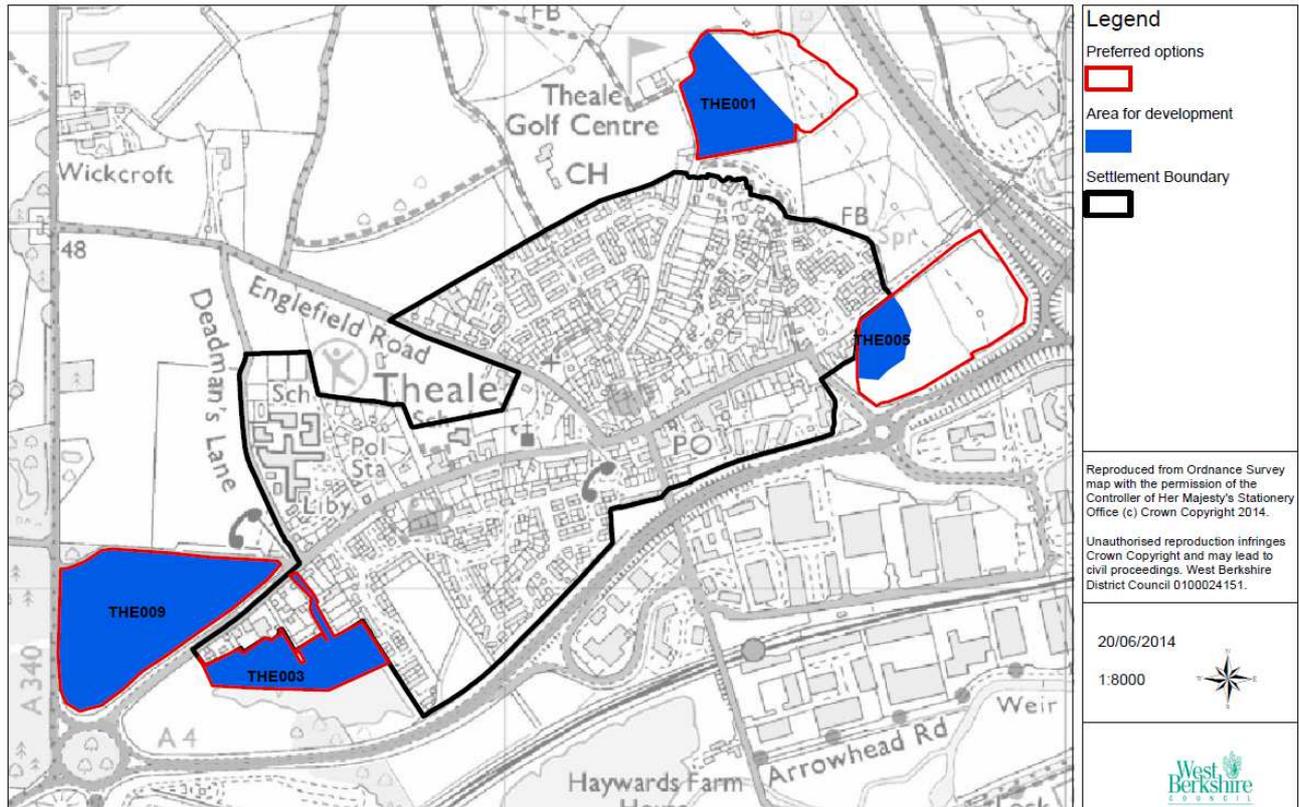
Whilst the site is separated from the existing settlement boundary by an area of public open space, it is well related to existing services and facilities within Theale.

The scheme would include a mix of dwelling sizes and types, including affordable housing.

There are access concerns affecting the development of the site. Blossom Lane would need to be widened or an alternative route provided.

Ecological and archaeological surveys would be required to inform any development proposal.

Preferred Options - Theale



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Settlement Boundary

The settlement boundary of Theale will be redrawn around the developable boundary of the site chosen to be included in the submission version of the DPD. Any other changes to the settlement boundary will be carried out in accordance with the settlement boundary criteria once these have been confirmed through the consultation.

Site Options Considered and Rejected

Site Reference	Site Name	Development Potential	Key Reasons for Rejection
THE002	Whitehart Meadow	224	<ul style="list-style-type: none"> • Within flood zone 2 plus groundwater and surface water flooding • Noise and air quality issues

			from the M4. • Overhead power lines
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4 Sites for Gypsies, Travellers and Travelling Showpeople

4.1 Gypsy and Traveller Accommodation Assessment

A Gypsy and Traveller Accommodation Assessment (GTAA) has been carried out by independent consultants (Opinion Research Services) to establish the future need for Gypsy and Traveller site provision within West Berkshire. The study has involved using a shared methodology with other Berkshire authorities.

The study includes assessing the need for transit sites or emergency stopping places and site provision for Travelling Showpeople. The needs of those on existing sites are also considered as part of the study. The study assesses these needs over a 15 year period.

The GTAA is available as a background document.

The outcomes of the GTAA show a net requirement for 14 pitches for Gypsies and Travellers and a net requirement of 24 pitches for Travelling Showpeople.

Meeting the Requirement:

4.2 Preferred Options for Gypsies and Travellers

New Stocks Farm, Paices Hill, Aldermaston (Site reference GTTS5)

This site of approximately 1.5 hectares is located next to the existing privately run Gypsy and Traveller site, Paices Hill, which has a total of 39 pitches (24 permanent and 15 transit pitches). It is proposed that the site is suitable for 9 permanent pitches. The principle of Gypsies and Travellers on the site has already been established in the area, and there would be no adverse visual impact from the site which currently sits behind a high fence.

The site could be accessed off Paices Hill using a separate entrance to the existing site or through the existing site. The site is located less than 1km to Tadley which hosts a variety of services and facilities including schools and shops, and employment areas (Calleva Park and Youngs Industrial Estate) are in close proximity. Most of the surrounding uses are commercial. The site is not located within a flood zone and there is no evidence of flood risk issues on the site. The site is located within the inner consultation zone for AWE Aldermaston.

GTTS5 - New Stocks Farm, Paices Hill, Aldermaston



Clappers Farm – corner of Bloomfieldhatch Lane and Cross Lane (Site reference GTTS6B)

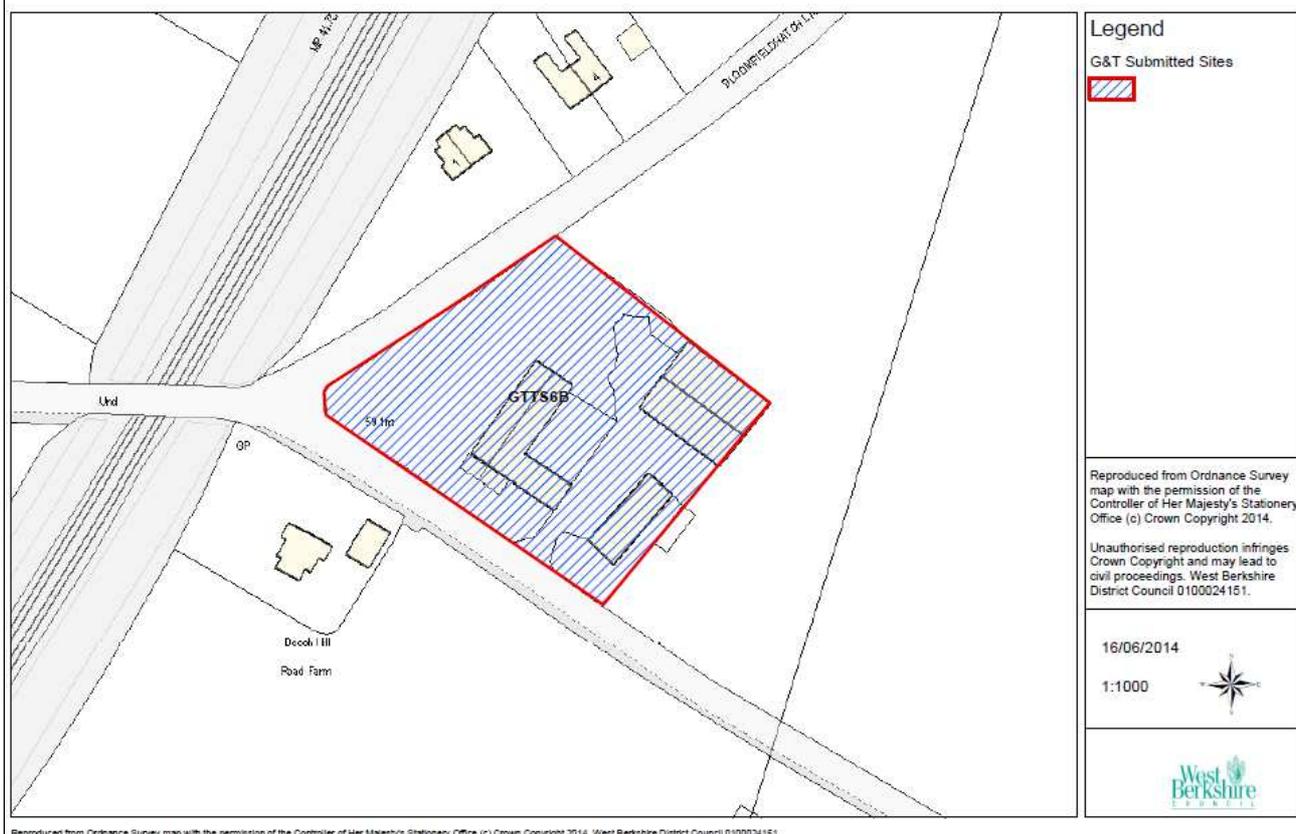
The site is located on junction of Bloomfield Hatch Lane and Cross Lane approximately 3 miles southwest of Junction 11 of the M4. It is a proposed allocation for up to 8 pitches for Gypsy and Travellers.

The Site is bounded by a mature hedgerow fronting the roads to the north west, west and south west, and contains a number of agricultural buildings.

The site is approximately 4km from Spencers Wood and 4km from Mortimer, both of which have services and facilities including shops and schools. The nearest primary school is approximately 1.5km from the site (within Wokingham Borough). The site is outside of any existing settlement and is rural in character, although there are residential properties directly opposite the site, both on Cross Lane and Bloomfield Hatch Lane

This site is likely to come forward later in the plan period, from 2021.

GTTS6B Clappers Farm - Corner of Bloomfieldhatch Lane and Cross Lane



Padworth Farm, Rag Hill, Aldermaston (Site reference GTSS9)

This 0.08 hectare site is located at Padworth Sawmills, to the west of Padworth. It could accommodate one pitch. The site is situated along a rural road. The site has previously had planning permission, but this has subsequently expired.

The site is 2.5km from Aldermaston Village, where there is a local shop, pub and primary school. The site is a grassy paddock with residential properties to the west.

National policy (Planning Policy for Traveller Sites (PPTS)) seeks to restrict Gypsy and Traveller sites within open countryside that is away from existing settlements or outside areas allocated in the development plan. However, the principal of this site being suitable for single Gypsy and Traveller pitch provision was established through the previous planning application (10/02684/FULD)

GTTS9 Padworth Sawmills



4.3 Preferred Option for Travelling Showpeople

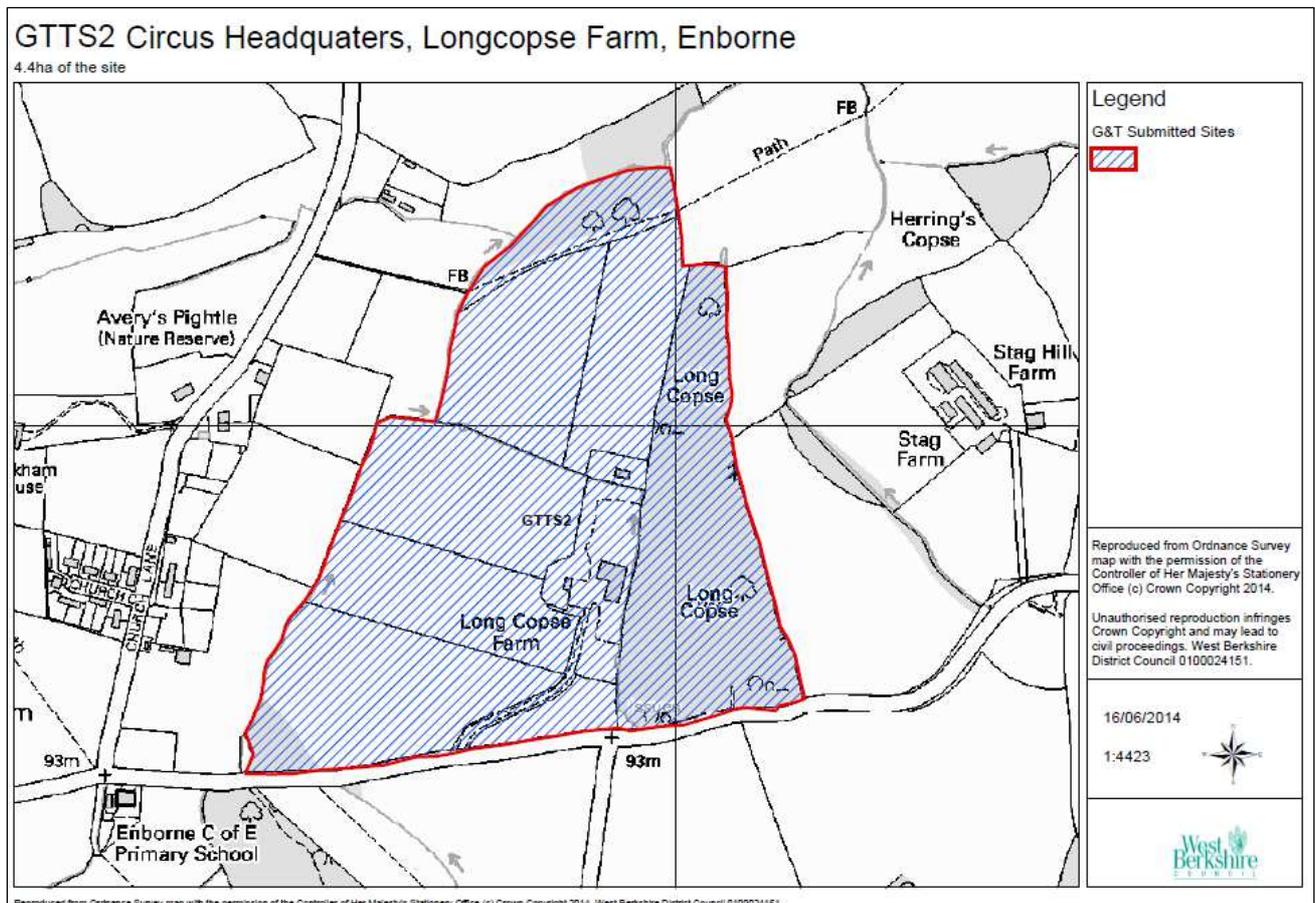
Circus Headquarters, Longcopse Farm, Enborne (Site reference GTTS2)

The site is located in Enborne to the west of Wash Common. This is a very large site of 19.8 hectares, accommodating existing four caravans for Travelling Showpeople and the storage of equipment associated with Zippos Circus. It is proposed that the 24 site requirement for Travelling Showpeople identified within the GTAA could be accommodated on this site. This would equate to an area of approximately 4.4 ha. The site contains areas of woodland which are designated Local Wildlife Sites, but the site is largely in agricultural use with the exception of the existing area accommodating Travelling Showpeople and associated storage.

The site is outside of any existing settlement and rural in character and as such there are no residential properties immediately adjacent to the site. Impact on the privacy and residential amenity of both site occupants and/or neighbouring uses will therefore be limited.

The northern most part of the site is within flood Zones 2 and 3. Development would need to be avoided on this area and a stream runs along the western and northern boundaries of the site. The site is contained to the east by Long Copse and to the north by an area of woodland, with views to neighbouring properties to the west.

National policy (Planning Policy for Traveller Sites (PPTS)) seeks to restrict Gypsy and Traveller sites within open countryside that is away from existing settlements or outside areas allocated in the



development plan. However, this is an existing site for Travelling Showpeople and is therefore established within the area.

Site Options considered and rejected

Site Reference	Site Name	Pitch Potential	Key Reasons for Rejection
GTTS1	Furze Hill, Hermitage	3 to 5 pitches	<ul style="list-style-type: none"> landscape assessment considers the site to have an impact on the AONB and therefore evidence suggests the site should not be allocated at this stage.
GTSS3	Benhams Farm, Burghfield	Up to 15 pitches	<ul style="list-style-type: none"> Significant concern over the integration with the existing settlement form.

			<ul style="list-style-type: none"> Concerns over the proximity to existing settled community.
GTSS4	Paices Hill (large site)	Up to 15 pitches	<ul style="list-style-type: none"> Concern that this site would extend the existing Paices Hill site beyond an acceptable scale.
GTSS6A	Clappers Farm (north)	Up to 5 pitches	<ul style="list-style-type: none"> Site is no longer available and can not be consulted upon as a preferred site for allocation.
GTSS7	Purley Rise, Purley on Thames	Up to 10 pitches	<ul style="list-style-type: none"> Concerns over the proximity to existing settled community. Site also a preferred site for housing allocation.
GTSS8	Stable View, Oare	1 pitch	<ul style="list-style-type: none"> Long planning history. 2 previous appeals have been dismissed by Inspector on landscape grounds.

5 Residential Parking Policy for new development

5.1 Design of parking provision

The layout and design of parking spaces should follow the parking design guidance from the Building for Life Partnership, 2012 (Appendix 1) and principles contained in Manual for Streets¹ in order that good quality homes and neighbourhoods are created.

5.2 Level of parking provision

The following levels of parking (as a minimum) should be provided for residential development within the curtilage of the dwellings and / or within formal parking areas. Zones 1, 2 and 3 are detailed on the accompanying maps (Appendix 2) and Zone 4 covers all other parts of the District.

Bedrooms	Flats*			Houses			
	1	2	3+	1	2	3	4+
Zone 1	0.75	1	2	1	1	2	2
Zone 2	1	1.5	2	1	2	2	2
Zone 3	1	1.5	2	1	2	2	3
Zone 4	1	2	2	1	2	2	3

* In addition to the above spaces, a further visitor space will be required per 5 flats

There may be exceptional circumstances where there is a case for providing parking that does not accord with the above levels. These cases will be considered on an individual basis.

Garages will not be counted as a parking space for the purposes of meeting the required levels of parking set out in this policy. Well designed car ports will be accepted as a parking space.

Developments within residential parking zones

Residential development resulting in an intensification of dwellings within an existing Residential Parking Zone will need to accommodate its parking needs within its site. The residents of the new development will not be eligible for a residents' parking permit under the Residents' Parking Scheme²

Travel plans and parking management plans

The above levels of parking are required irrespective of whether a travel plan is submitted for a given development. A residential travel plan will normally be required where 80 or more dwellings³ are proposed. Residential developments of 10 or more dwellings will be expected to provide new residents with a travel information pack containing relevant information to inform residents of their travel choices and encourage sustainable travel.

¹ Manual for Streets (2007) and Manual for Streets 2 (2010) available at <https://www.gov.uk/government/publications/manual-for-streets>

² Residents' Parking Scheme – Policy and Guidance'. This forms part of a suite of the Council's Operational Traffic Management Policies.

³ Based on DfT Guidance on Transport Assessment (2007) available at <https://www.gov.uk/government/publications/guidance-on-transport-assessment>

Electric charging points

Electric charging points should be installed for new residential developments. These charging points may vary from communal points, more suited to flats or where there are shared parking areas, to individual points incorporated into houses.

Cycle and motorcycle parking

Cycle and motorcycle parking shall be provided in accordance with the Council's 'Cycling and Motorcycling Advice and Standards for New Development'. This sets out design standards and expected levels of provision for residential developments.

5.3 Explanation of the policy

Levels of parking provision and the way in which they are designed are important factors in creating good quality environments where people want to live. The residential parking policy seeks to ensure the delivery of good quality neighbourhoods for West Berkshire.

To reflect the different levels of accessibility across the District, the policy refers to four parking zones. A broad description of these zones is included in the table below and they are shown on the maps included in Appendices 2a – 2e.

Zone	Description	Area
Zone 1	Newbury Town Centre	
Zone 2	15 min walk to services and amenities or Urban Area	Central Newbury Central Thatcham Eastern Urban Area (Calcot, Tilehurst and Purley-on-Thames)
Zone 3	30 min walk to services and amenities or Urban Area or Rural Services Centre	Outer Newbury Outer Thatcham Theale Pangbourne Hungerford Lambourn Burghfield Common Mortimer
Zone 4	Service Village / Other	All areas not mentioned above

5.4 Delivery and Monitoring

This policy will be implemented through the determining of planning applications for residential developments.

6 Sandleford Park

This policy is an updated version of adopted policy CS3 from the West Berkshire Core Strategy. It has been updated to reflect new evidence on highways and education and to emphasise the need for the site to be masterplanned holistically. The changes are shown as follows: updated text is shown as underlined and deleted text is shown as ~~strikethrough~~.

6.1 Sandleford Strategic Site Allocation

Within the area identified at Sandleford Park, a sustainable and high quality mixed use development will be delivered in accordance with the following parameters:

- Phased delivery of up to 2,000 dwellings, of which at least 40% will be affordable and with an emphasis on family housing. At least half the housing is planned to be delivered by 2026;
- Development to be limited to the north and west of the site in order to respect the landscape sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandleford Priory;
- Residential densities on the site to be in an average range of between 30 and 50 dwellings per hectare to reflect the predominant mix of family sized homes;
- Generation of on-site renewable energy;
- Two all vehicle ~~vehicular~~ accesses will be provided off Monks Lane ~~with an additional sustainable transport link for pedestrians, cyclists and buses provided from Warren Road onto the Andover Road; also~~
- A further all vehicle access link will be provided either through Warren Road or onto the A339 close to the Household Waste Recycling Centre (HWRC).

If the further all vehicle access link option provided is the one to the A339, a sustainable transport link for pedestrians, cyclists and buses to and from the site, via Warren Road, to and from Andover Road shall also be provided.

Four, all vehicle accesses to the site is the favoured option and therefore the potential for the provision of all four of those accesses mentioned above, to an all vehicle standard, shall be examined by the developer/applicant and details of that examination and conclusions drawn from it shall be reported as part of any planning application.

- Further infrastructure improvements will be delivered in accordance with the most up to date Infrastructure Delivery Plan at the time of a planning application. Any infrastructure needs which are critical to the delivery of the site are set out in ~~Appendix D~~; within the IDP
- ~~Provision of a new primary school on site and the extension of Park House School.~~
- Provision of two 2 form entry primary schools (each with a nursery class), enlargement of Park House school, a stand alone pre-school and a satellite Children's Centre.

- Provision for retail facilities in the form of a local centre and business employment;
- A network of green infrastructure to be provided which will:
 - conserve the areas of ancient woodland and provide appropriate buffers between the development and the ancient woodland;
 - mitigate the increased recreational pressure on nearby sensitive wildlife sites, secure strategic biodiversity enhancements;
 - provide a country park or equivalent area of public open space in the southern part of the site; and
 - respect the landscape significance of the site on the A339 approach road into Newbury.
- Prior to the submission of a planning application for any part of the site, masterplans for the whole site (including a masterplan for the infrastructure delivery) will be prepared by the developer(s) and agreed with the Council in accordance with the requirements of Policy CS3 and the Sandleford Park Supplementary Planning Document unless otherwise agreed with the Council. Once agreed by the Council they will be an important material consideration in the determination of subsequent planning applications.

6.2 Explanation of the Policy

The Sandleford Park site to the south of Newbury comprises approximately 134 hectares of land. It is bordered to the north by existing development along Monks Lane and could accommodate around 2,000 dwellings with associated community facilities and services. Some flexibility in delivery is anticipated, with at least 1,000 dwellings proposed to be delivered by 2026, but with the ability to increase this amount if monitoring or changing circumstances indicate that this is necessary.

A concept plan is set out at ~~(set out at Appendix C of the Core Strategy)~~ ~~has been produced~~ which shows how the development of the site could be delivered, taking into account the opportunities and constraints of the site. Only 39% of the site is proposed for development in this concept plan with the rest taken up by open space and woodland. The concept plan is indicative only and ~~a masterplan or SPD will be prepared to set out the more~~ more detailed guidelines for the distribution of uses and design of the site are set out within the Sandleford Park SPD.

The area is accessible to facilities and services in Newbury town centre and is also close to other retail and educational facilities. A local centre is proposed for the site to deliver day-to-day shopping needs, and employment provision will be made at the site to assist in the creation of a sustainable community.

The development would need to be designed with significant green infrastructure, taking account of the site's location, topography, and landscape importance. The site is located within the Greenham and Crookham Plateau Biodiversity Opportunity Area, and will be expected to deliver strategic biodiversity enhancements in line with Policy CS17. It is also close to the Greenham and Crookham Common SSSI which supports a range of important species, including ground nesting birds, which are particularly sensitive to disturbance and will be expected to mitigate against increased

recreational pressure. Sandleford Park has the potential to form a high quality southern gateway to Newbury.

The formation of a country park or equivalent area of public open space in the southern part of the site will protect that sensitive landscape area in perpetuity, as well as protecting the registered historic landscape and setting of the former Sandleford Priory, a Grade I listed building. It will also protect the views when approaching Newbury along the A339.

Infrastructure requirements, set out in the Infrastructure Delivery Plan, will include junction improvements on the A339 and on Monks Lane/Andover Road, improvements to the bus service, and to pedestrian/cycle links and road crossings. Two 2-form entry A new primary schools each with a nursery class, (one form entry to accommodate the first 1,000 dwellings to 2026, and expanding to two form entry to accommodate the rest of the development beyond 2026) will need to be provided along with a stand alone pre-school. n increase in early years provision. Alterations to Park House School are required to accommodate the secondary age pupils from the Sandleford site. A satellite children's centre is also required along with , and increased primary health care provision. Green Infrastructure, including open space and sports facilities, will need to be incorporated into the masterplanning of the site.

Consultation during the Core Strategy warranted consideration of additional all vehicle accesses onto the Sandleford site, including onto the A343 Andover Road via Warren Road and onto the A339 Newtown Road to the north of the Household Waste Recycling Centre (HWRC).

Further technical work on traffic distribution was therefore carried out, and this work has shown that the provision of the additional accesses does make a considerable difference to how traffic is distributed to and from the site.

Based on the outcomes of this work, the Highways Authority consider that it is essential that at least three accesses serving the site be provided. The Highways Authority would prefer all four accesses to be provided.

Further details about any non-critical infrastructure which has site specific implications ~~will be set out~~ are set out within ~~an the Sandleford Park SPD or other supporting document to masterplan the site,~~ as will are detailed planning requirements and parameters for the development of the site. The total number of dwellings to be developed will depend on adequately accommodating the other requirements of the policy and the required mitigation.

6.3 Delivery and Monitoring

It is envisaged that the implementation of the Sandleford Site would commence in the latter half of the plan period, with at least 1,000 homes delivered by the end of the plan period with development continuing beyond 2026. This allows for some flexibility in phasing with the potential to bring development forward if other sites do not deliver as anticipated.

A SPD has been ~~or masterplan will be~~ prepared for the site in order to demonstrate how the housing and associated infrastructure will be delivered, and provide the context for more detailed design.

Infrastructure requirements and phasing are set out in the Infrastructure Delivery Plan.

Appendix 1 – Parking Design Guidance from Building for Life Partnership (2012)⁴

Recommended Approach to parking

Anticipating car parking demand should taking into account the location, availability and frequency of public transport together with local car ownership trends. The provision of spaces for visitors is also an important consideration.

Designing streets to accommodate on street parking but allowing for plenty of trees and planting to balance the visual impact of parked cars and reinforce the spatial enclosure of the street. On street parking has the potential to be both space efficient and can also help to create a vibrant street, where neighbours have more opportunity to see and meet other people.

Designing out opportunities for anti-social parking. Very regular and formal parking treatments have the potential to reduce anti-social parking. People are less prone to parking in places where they should not park and where street design clearly defines other uses, such as pavements or landscape features.

Making sure people can see their car from their home or can park somewhere they know it will be safe. Where possible rear parking courts should be avoided, where they are used they should be kept small, so that residents know who else should be using it. At least one property should be located at the entrance and within the parking courtyard to provide a sense of ownership and security. Multiple access points should be avoided. Boundary walls, surface treatments, soft landscaping and lighting are important ways to avoid creating an air of neglect and isolation, budget should be set aside for this. Proposals should be discussed with the local Police Architectural Liaison Officer to determine whether local crime trends justify securing the courtyard with electric gates.

A range of parking solutions appropriate to the context and the types of housing proposed should be used. Where parking is positioned to the front of the property, ensure that at least an equal amount of the frontage is allocated to an enclosed, landscaped front garden as it is for parking to reduce vehicle domination. Where rows of narrow terraces are proposed, consider positioning parking within the street scene, for example a central reservation of herringbone parking. For higher density schemes, underground parking with a landscaped deck above can work well.

To avoid a car dominated environment, parking should be broken up with trees or other landscaping every four bays or so but ensure that the landscaping still allows space for people to get into and out of their cars, without having to step onto landscaped areas.

Parking designs to be avoided

⁴ BfL 12 found at: http://www.hbf.co.uk/fileadmin/documents/briefings/BfL_A4_booklet_singlepages_.pdf

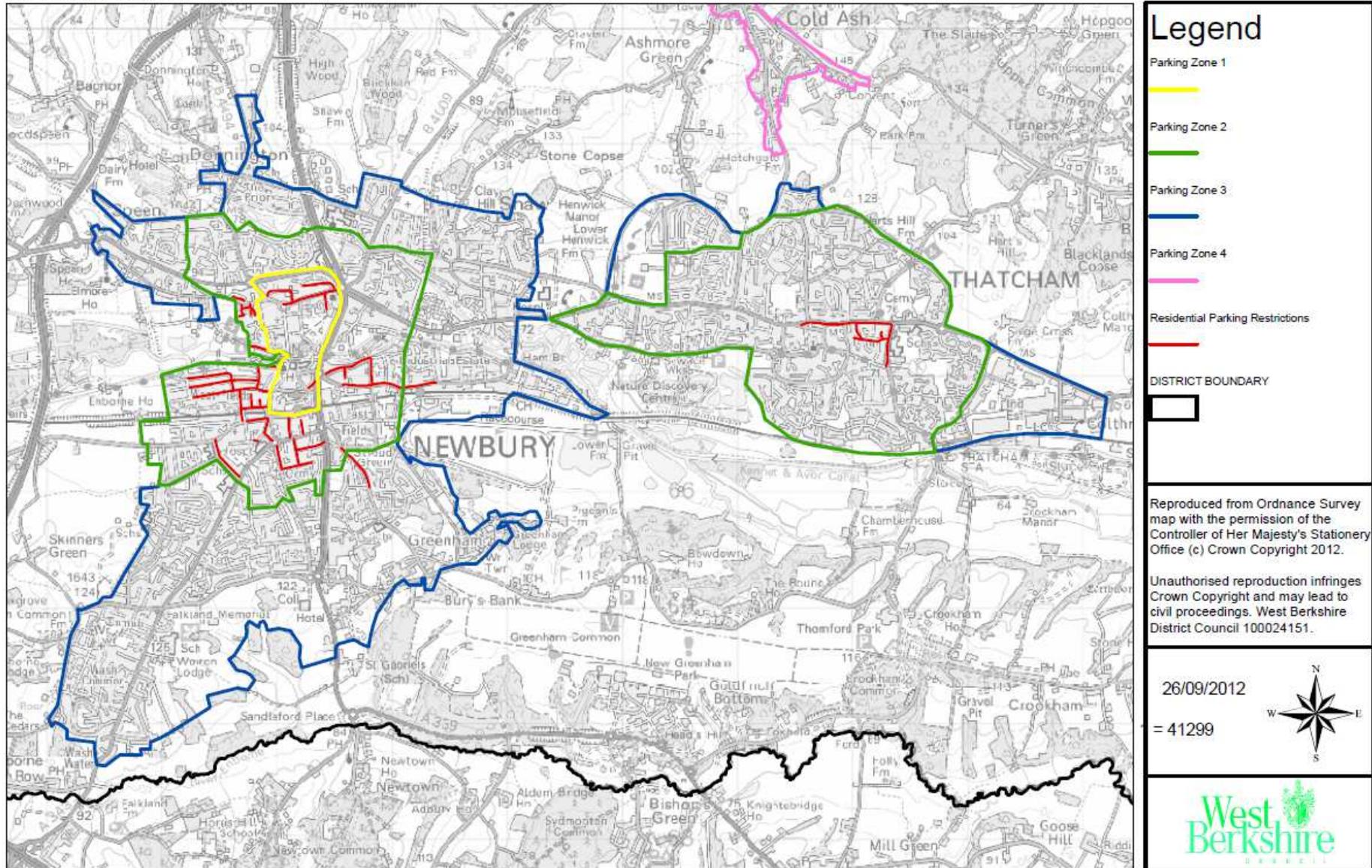
A single parking treatment should not be used. A combination of car parking treatments nearly always creates more capacity, visual interest and a more successful place.

Large rear parking courts should be avoided as they provide opportunities for thieves, vandals and those who should not be parking there.

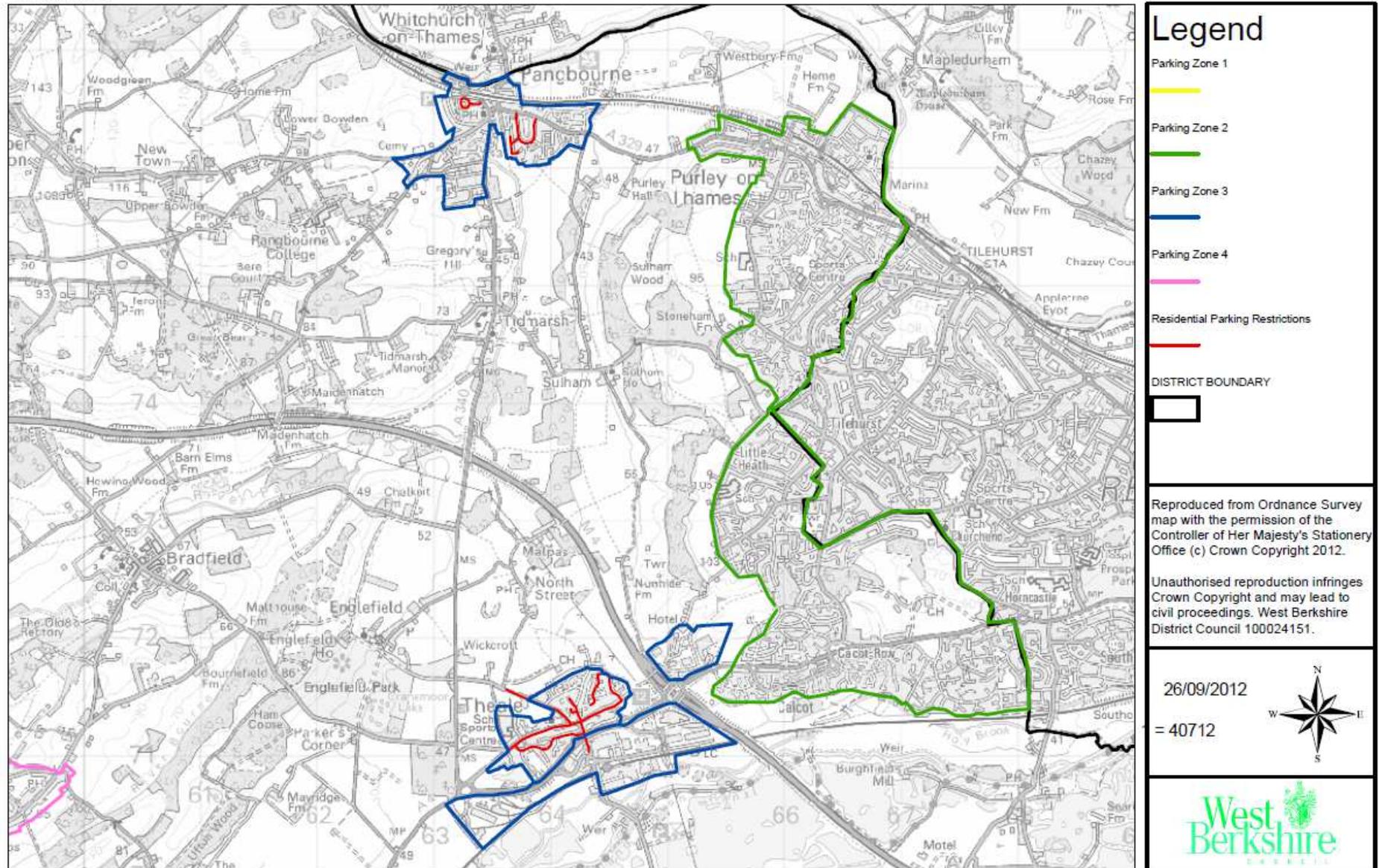
Parking that is not over looked should also be avoided.

Appendix 2 - Residential Parking Policy Zones

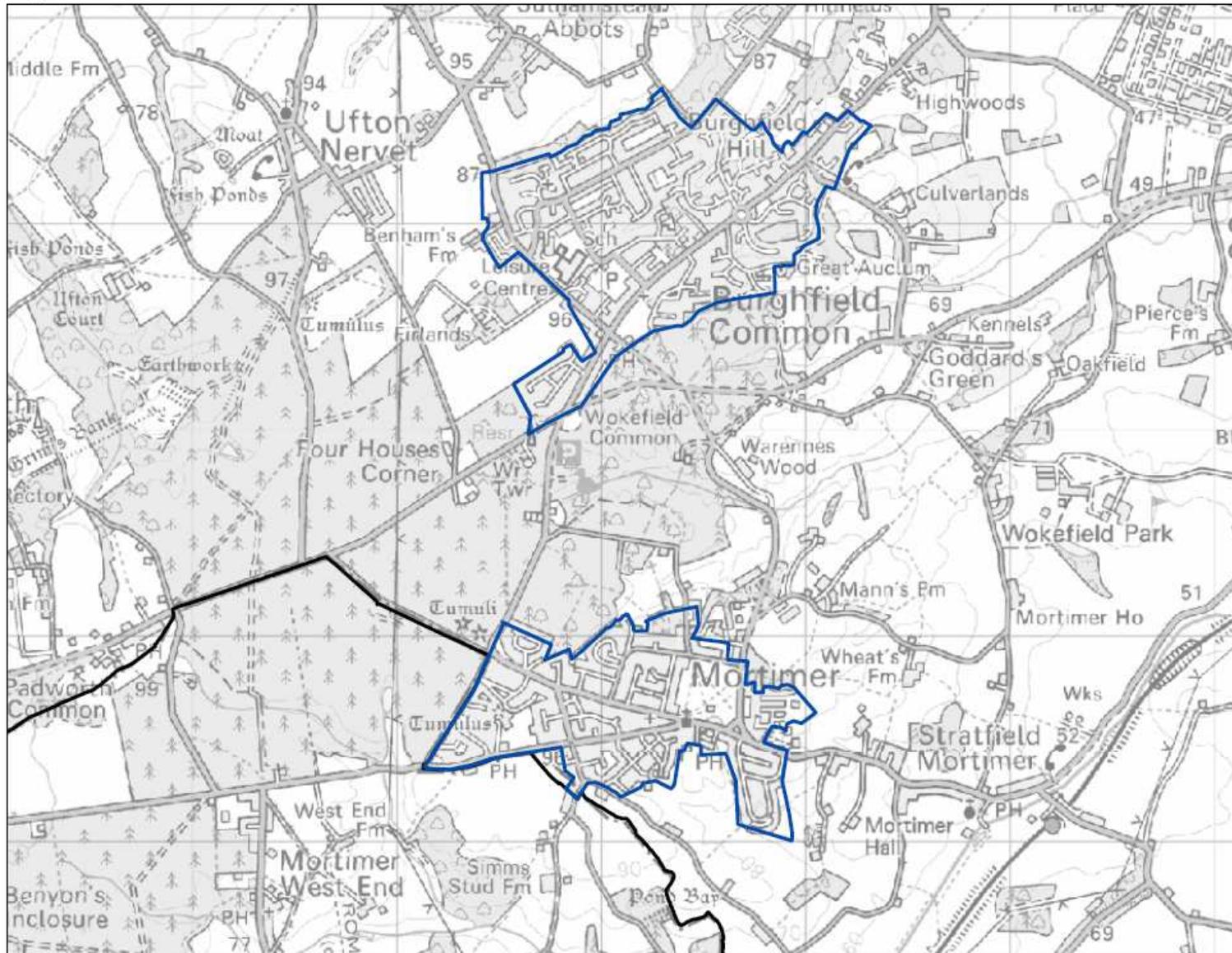
Residential Parking Policy Zones – Newbury and Thatcham



Residential Parking Policy Zones – Eastern Urban Area, Theale and Pangbourne



Residential Parking Policy Zones – Burghfield Common and Mortimer



Legend

- Parking Zone 1 —
- Parking Zone 2 —
- Parking Zone 3 —
- Parking Zone 4 —
- Residential Parking Restrictions —
- DISTRICT BOUNDARY

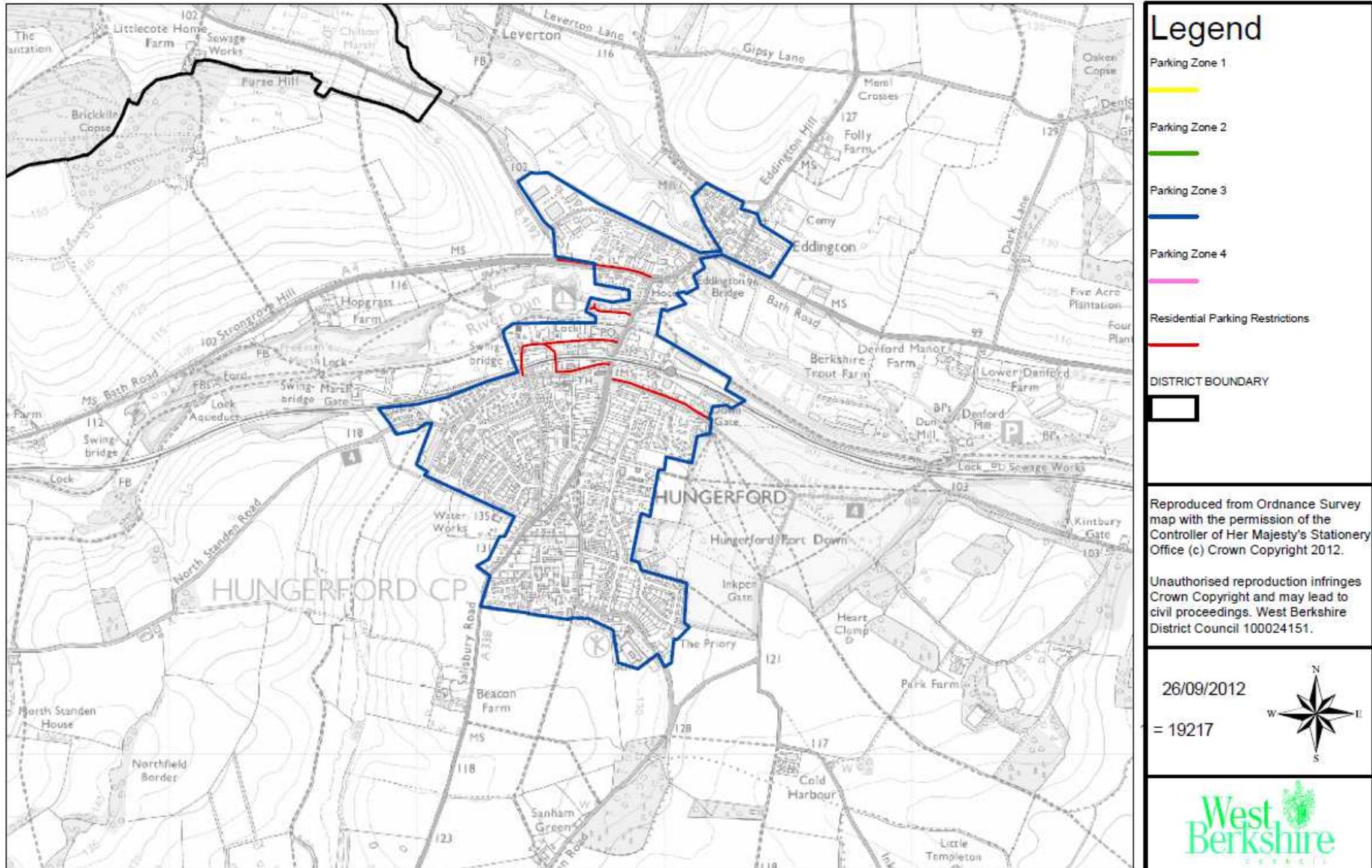
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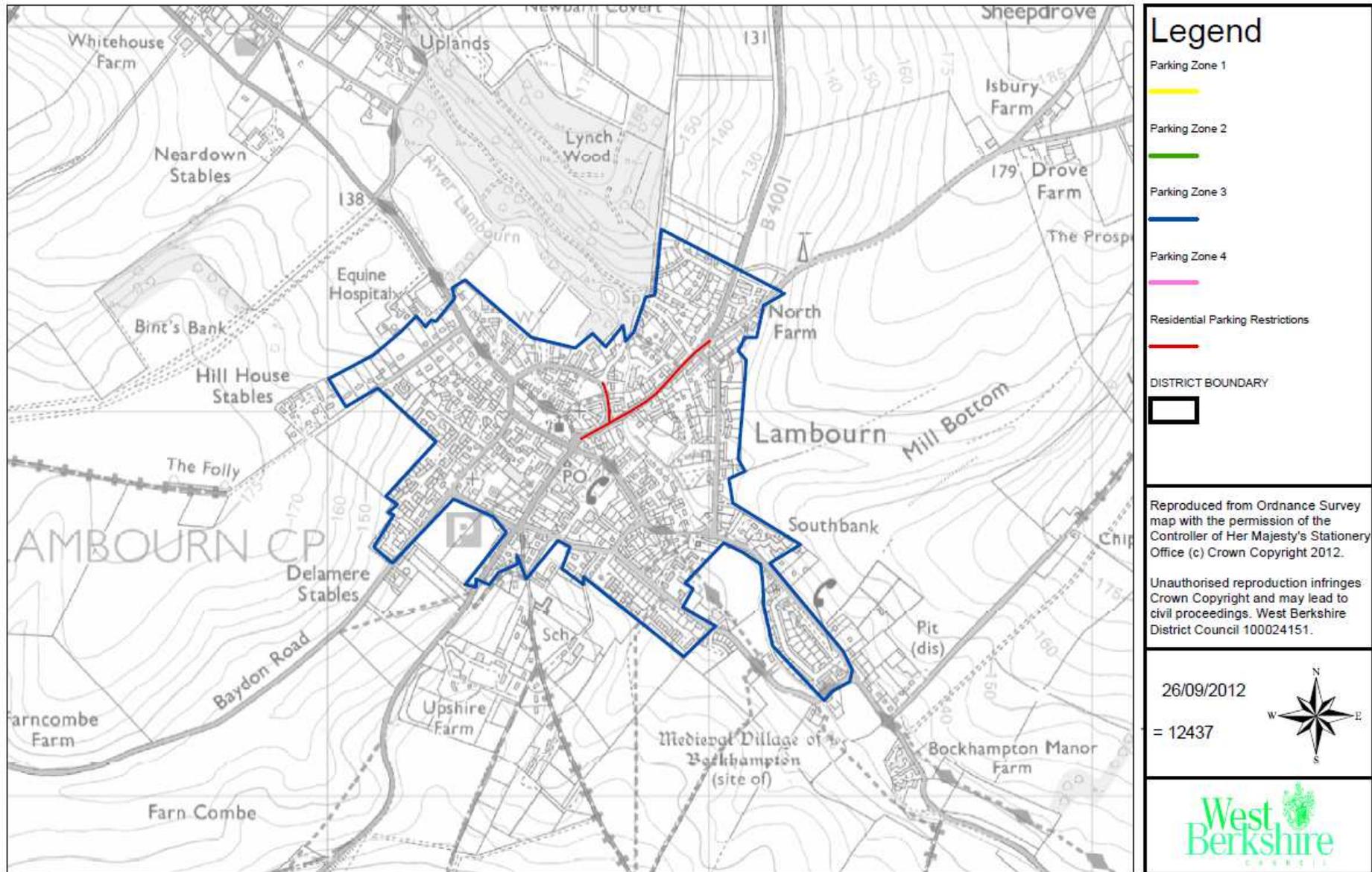
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Residential Parking Policy Zones – Hungerford



Residential Parking Policy Zones - Lambourn



Appendix 3 - Settlement Boundary Review Criteria

Settlement boundaries of those settlements within the defined settlement hierarchy will be re-drawn around the developable areas of the housing allocations, plus around those sites which have been identified as suitable to include within a revised settlement boundary (generally sites suitable for development which are below the usual threshold for allocation).

The proposed criteria are set out below:

- Settlements within the Settlement Hierarchy
- Long established close knit development (forming the main settlement)
- Follow clearly defined features
- The curtilage of dwellings are included (unless functionally separate)
- The developable areas of allocated housing sites are included (strategic sites and sites allocated through the DPD)
- Small sites submitted through the SHLAA considered suitable for development, but below the usual threshold for allocation
- Areas with planning permission adjacent to settlement
- Agricultural buildings are excluded

These criteria for more detailed settlement boundary reviews are being consulted upon as part of the Preferred Options consultation on the Housing Site Allocations DPD which runs from 25 July to 12 September 2014. This would enable further work to be done on revising the settlement boundaries before the DPD is submitted to the Secretary of State.

Following the preferred options consultation on the Housing Site Allocations Development Plan Document, the settlement boundaries will be reviewed for those settlements within the settlement hierarchy, taking into account the developable areas of the sites allocated for development and small sites considered suitable for development, but too small to be allocated through the DPD. Following the consultation, the settlement boundary criteria will be confirmed and the boundaries reviewed accordingly. The new boundaries will then be included in the publication version of the DPD, for further consultation at the end of 2014.