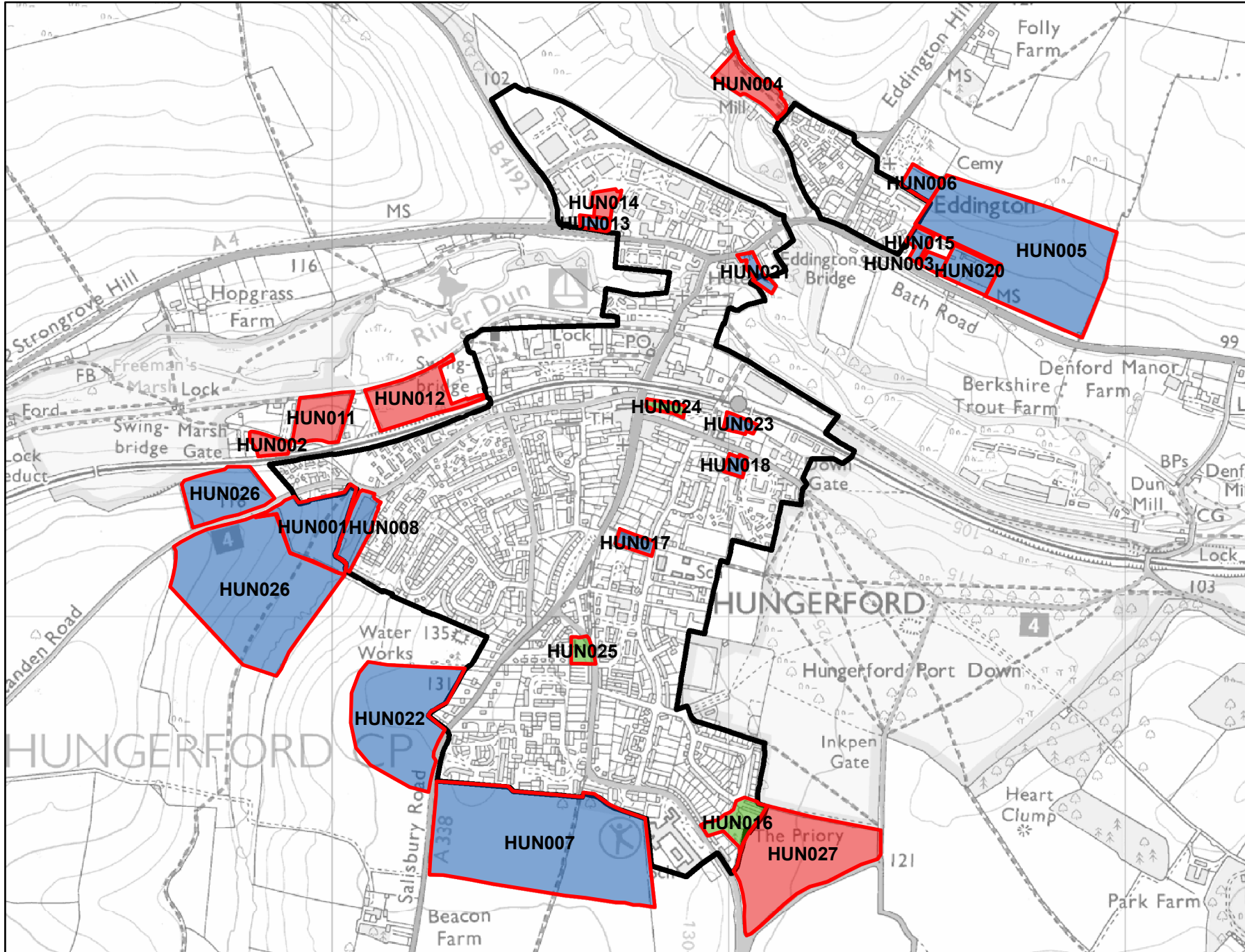


# SHLAA 2013

Hungerford



### Legend

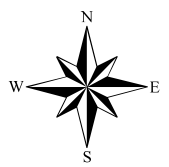
- Outside Settlement Hierarchy
- Developable
- Deliverable
- Not Currently Developable
- Potentially Developable
- Settlement Boundary

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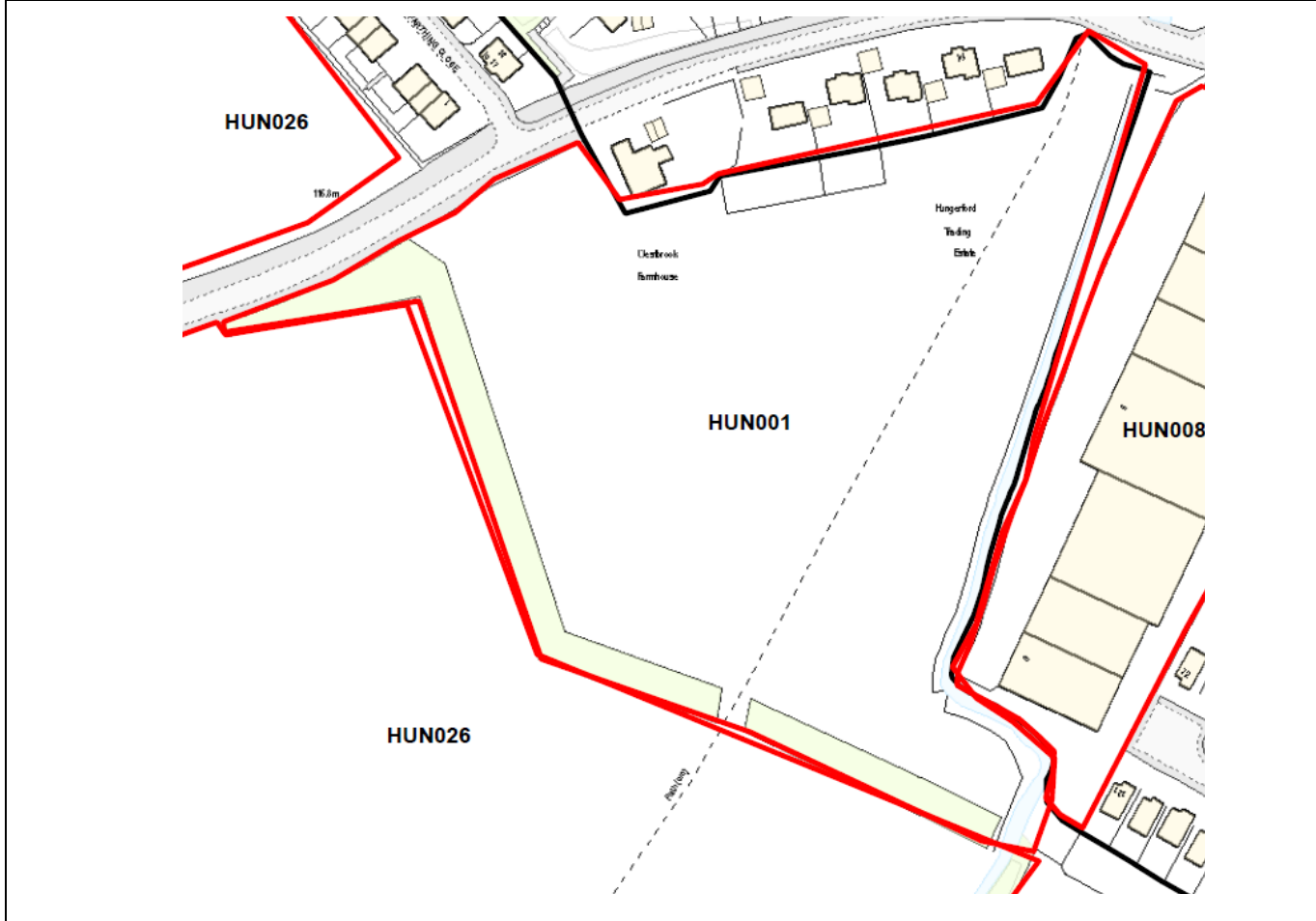
21/11/2013

1:13242



<b>Site Ref:</b> HUN001	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
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**Address:** Rear of Westbrook Farmhouse, Smitham Bridge Road, Hungerford, RG17 0QP



<b>Site Area (ha):</b> 2.54	<b>Developable Area (ha):</b> 1.31	<b>Current Use:</b> Agriculture
<b>PDL/GF:</b> GF	<b>Within/Outside Settlement Boundary:</b> Adjacent	
<b>Development Potential:</b> 26 Dwellings		<b>Indicative Density:</b> 20

**Suitability:**  
*Policy considerations:*  
 Adjacent to current settlement boundary. In the AONB. The eastern edge within Flood Zone 2 and 3. Adjacent to a protected employment area.

*Location and Physical Considerations:*  
 The site is well located for existing services and facilities in Hungerford town centre. Electricity cables cross the site. The site slopes steeply in places. Potential for loss of rural character. The site is within an area of medium landscape sensitivity. The potential impact on the natural beauty of the landscape would be the primary consideration.

*Relevant Planning History:*  
 N/A

**Availability:** Agent confirmed the site is available

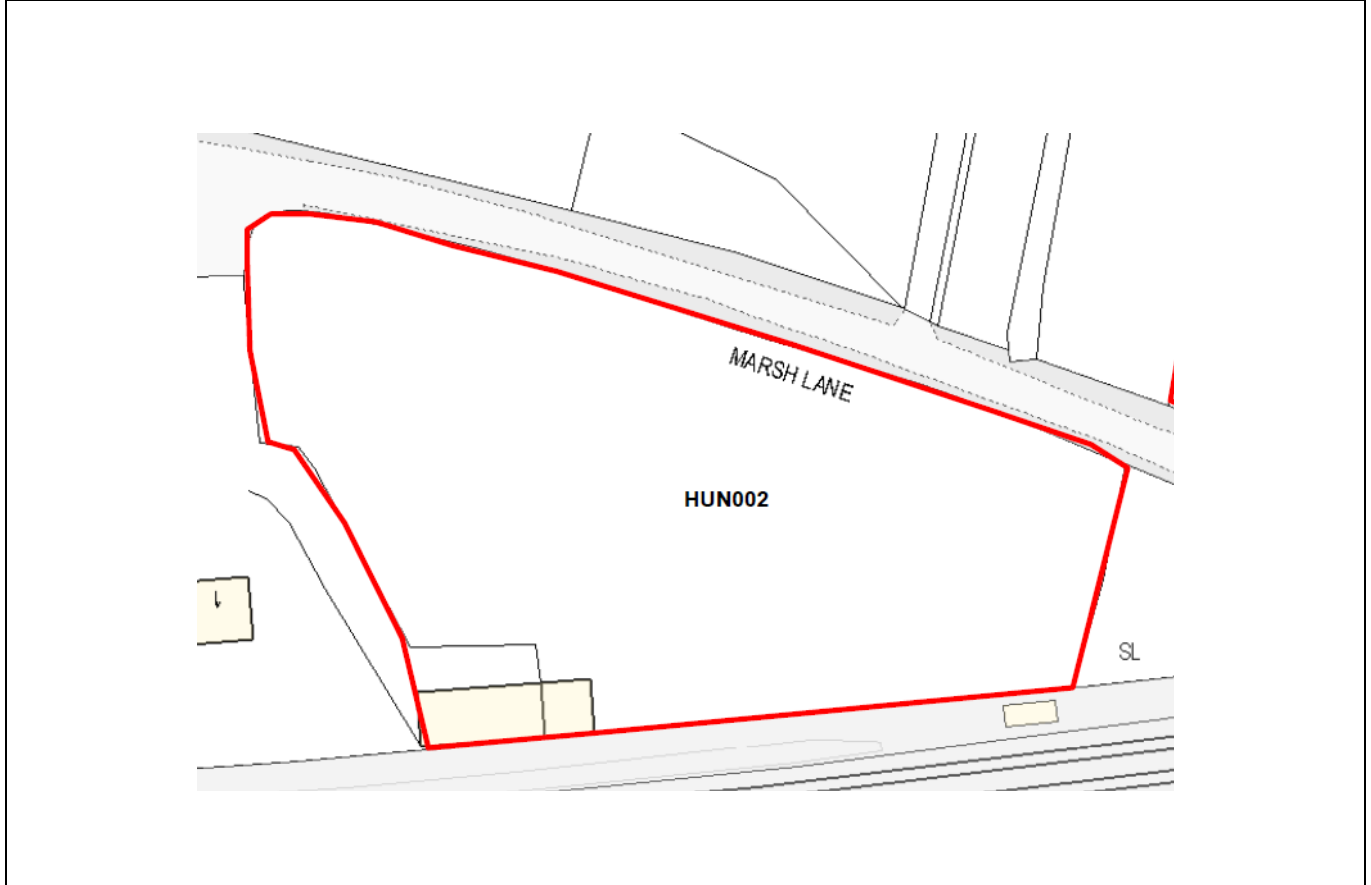
**Achievability:** The reduced site size could impact on viability.

**Overcoming Constraints:** Development dependant on allocation or settlement boundary review through DPD. Landscape issues could potentially be overcome by protection and enhancement of certain features (see landscape assessment). Potential for comprehensive development with HUN008 should protected employment areas be reviewed.

<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable		0 - 5	
Developable		6 - 10	✓
Potentially developable	✓	11 - 15	
Not currently developable		15 +	

<b>Site Ref:</b> HUN002	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
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**Address:** The Paddock, Marsh Lane, Hungerford



<b>Site Area (ha):</b> 0.43	<b>Developable Area (ha):</b> 0	<b>Current Use:</b> Agriculture
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<b>PDL/GF:</b> GF	<b>Within/Outside Settlement Boundary:</b> Adjacent
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<b>Development Potential:</b> N/A	<b>Indicative Density:</b> N/A
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**Suitability:**  
*Policy considerations:*  
 Outside, but near to, the current settlement boundary. In the AONB.

*Location and Physical Considerations:*  
 Access to the site, via Marsh Lane, is poor. Noise from the adjacent railway line would need consideration. Impact on the rural character of the AONB needs to be considered as the site is in an area of high landscape sensitivity. The potential impact on the natural beauty of the landscape would be the primary consideration.

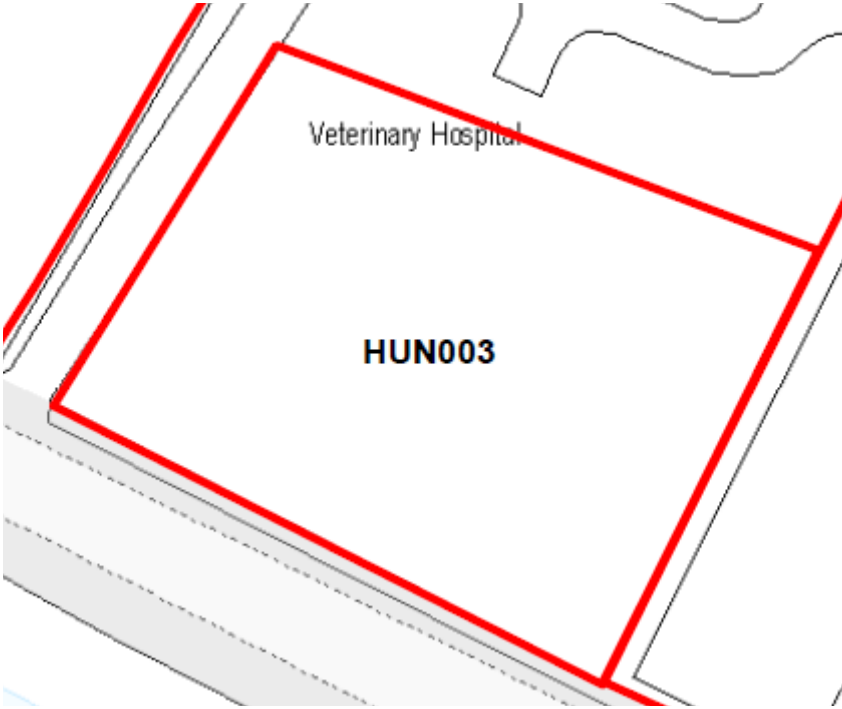
*Relevant Planning History:*  
 N/A

**Availability:** Agent confirmed the site is available

**Achievability:** There is no indication that the site would not be viable, although providing adequate access could reduce viability

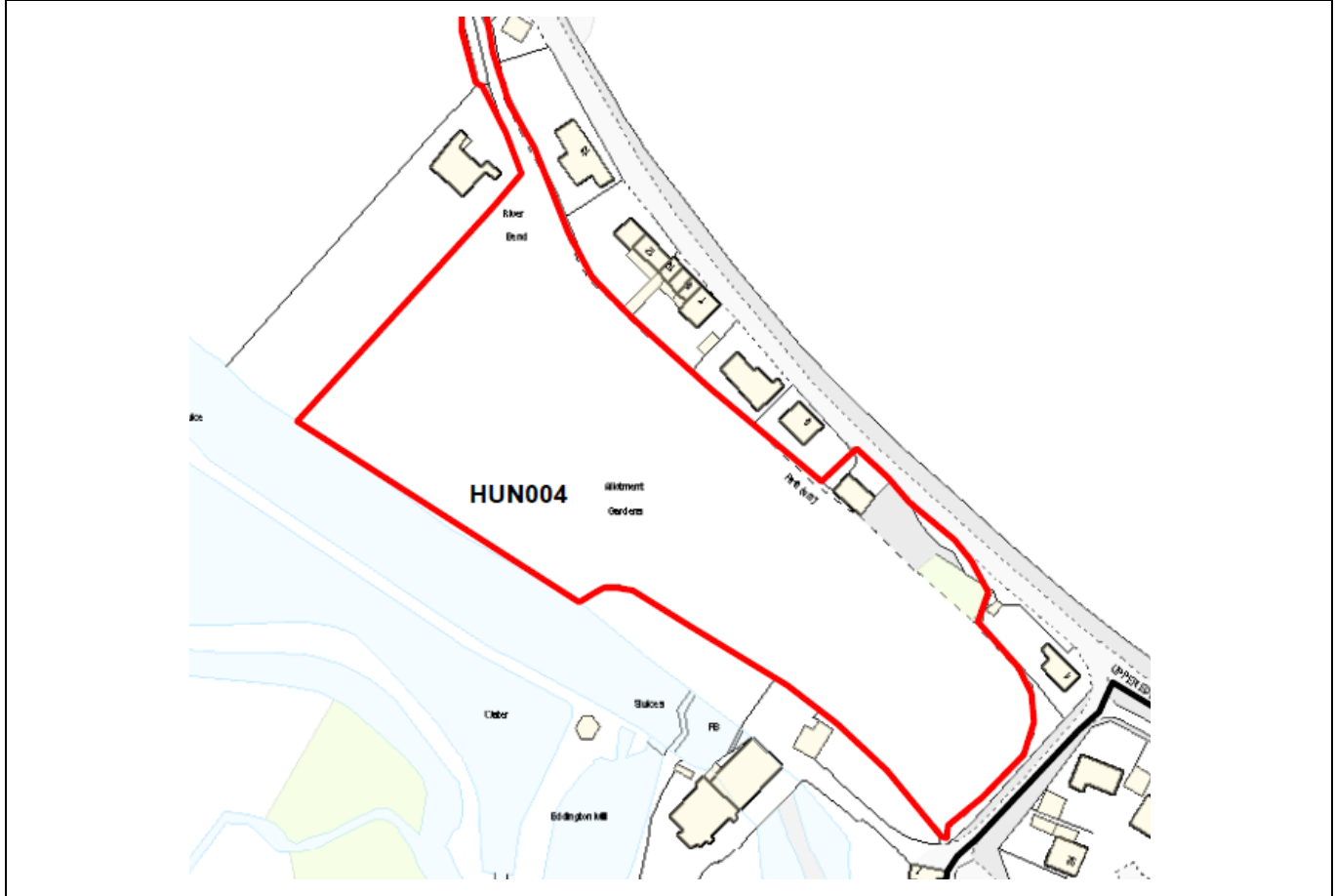
**Overcoming Constraints:** Landscape and access issues are unlikely to be overcome. A landscape assessment would be required should the site be considered suitable in the future.

<b>Assessment:</b>	<b>Time (Yrs):</b>
Deliverable	0 - 5
Developable	6 - 10
Potentially developable	11 - 15
Not currently developable	✓ 15 +

<b>Site Ref:</b> HUN003	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
<b>Address:</b> Hungerford Veterinary Centre, Bath Road, Hungerford.		
		
<b>Site Area (ha):</b> 0.25	<b>Developable Area (ha):</b> 0.25	<b>Current Use:</b> Veterinary Centre
<b>PDL/GF:</b> PDL	<b>Within/Outside Settlement Boundary:</b> Outside	
<b>Development Potential:</b> 5 dwellings		<b>Indicative Density:</b> 20
<p><b>Suitability:</b>  <i>Policy considerations:</i>  Outside, but near to, the current settlement boundary. In the AONB.</p> <p><i>Location and Physical Considerations:</i>  The site is not that well related to Hungerford town centre, being located near to the Eddington Settlement boundary. Consideration of the historic environment would be required. The area to the south of the site, across the Bath Road, is a SSSI, SAC, local wildlife site and in Flood Zone 2 and 3. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i>  N/A</p>		
<b>Availability:</b> Agent confirmed the site is available		
<b>Achievability:</b> There is no indication that the site would not be viable		
<b>Overcoming Constraints:</b> Development dependant on allocation or settlement boundary review through DPD. Design would need to be in keeping with the surrounding area. Heritage impact assessment would be required. Landscape issues could potentially be overcome by protection and enhancement of certain features (see landscape assessment).		
<b>Assessment:</b>		<b>Time (Yrs):</b>
Deliverable		0 - 5
Developable		6 - 10
Potentially developable	✓	11 - 15
Not currently developable		15 +

<b>Site Ref:</b> HUN004	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
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**Address:** The Chilton Estate, Eddington Lane, Hungerford, RG17 0HL



<b>Site Area (ha):</b> 1.13	<b>Developable Area (ha):</b> 0	<b>Current Use:</b> Vacant Land
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<b>PDL/GF:</b> GF	<b>Within/Outside Settlement Boundary:</b> Adjacent
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<b>Development Potential:</b> N/A	<b>Indicative Density:</b> N/A
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**Suitability:**  
*Policy considerations:*  
 Adjacent to current settlement boundary. In the AONB. The site is adjacent to a SSSI and Flood Zone 2 and 3. Within a biodiversity opportunity area.

*Location and Physical Considerations:*  
 The site is poorly related to Hungerford, being adjacent to the Eddington settlement boundary. Access to the site itself is poor. Landscape impact needs to be considered as the site in an area of high landscape sensitivity. The potential impact on the natural beauty of the landscape would be the primary consideration.

*Relevant Planning History:*  
 09/02451 application for 24 dwellings. Withdrawn

**Availability:** Agent confirmed the site is available

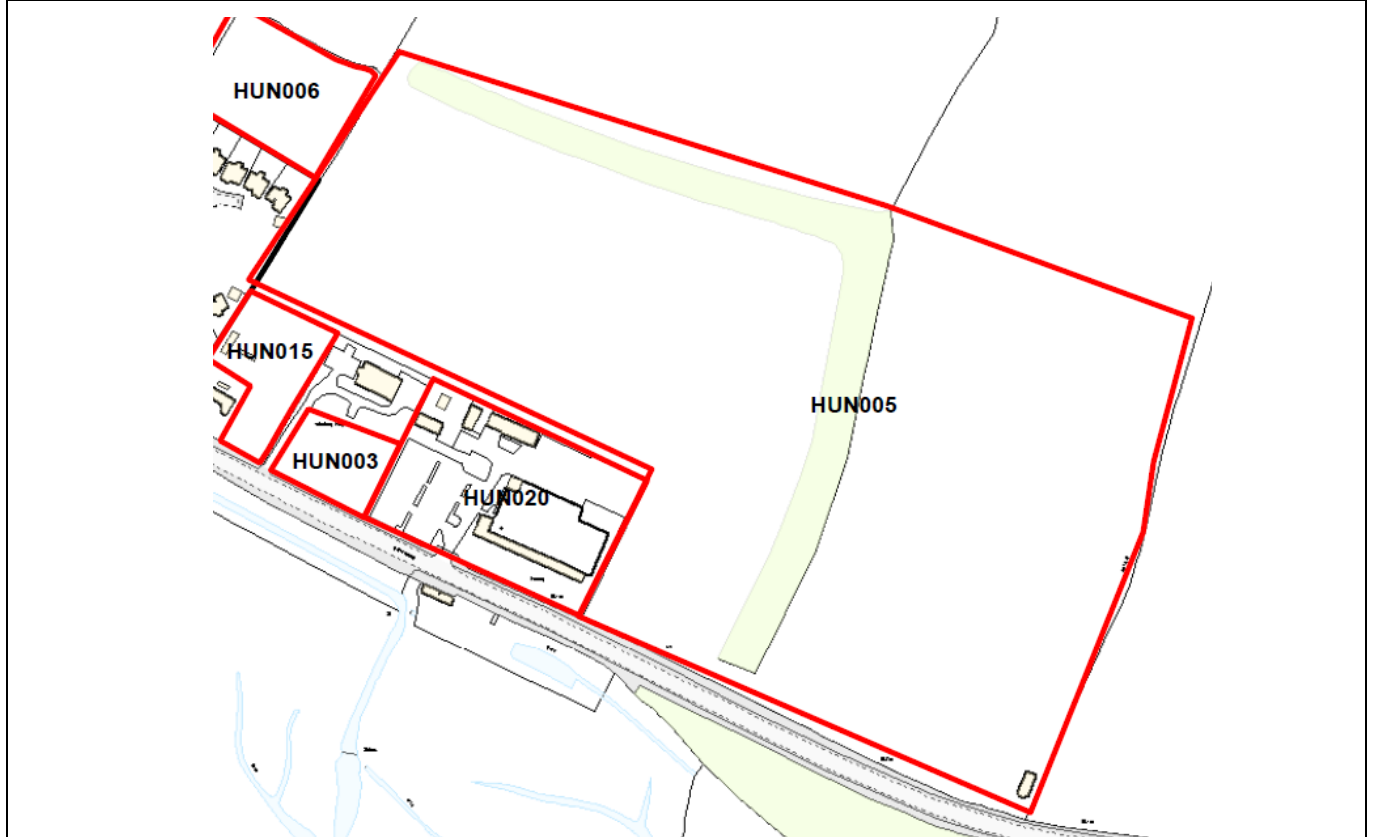
**Achievability:** The need for improved access may lead to reduced viability.

**Overcoming Constraints:** The poor relationship to Hungerford and potential impact on the landscape character of the AONB and SSSI are unlikely to be overcome.

<b>Assessment:</b>	<b>Time (Yrs):</b>
Deliverable	0 - 5
Developable	6 - 10
Potentially developable	11 - 15
Not currently developable	15 +

<b>Site Ref:</b> HUN005	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
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**Address:** Folly Dog Leg Field, Hungerford, RG17 0PJ



<b>Site Area (ha):</b> 10.54	<b>Developable Area (ha):</b> 2.45	<b>Current Use:</b> Agriculture
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<b>PDL/GF:</b> GF	<b>Within/Outside Settlement Boundary:</b> Adjacent
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<b>Development Potential:</b> 49 dwellings	<b>Indicative Density:</b> 20
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**Suitability:**  
*Policy considerations:*  
 Adjacent to current settlement boundary. In the AONB.

*Location and Physical Considerations:*  
 The site is poorly related to Hungerford, being adjacent to the Eddington settlement boundary. The site is on a slope. Landscape impact and loss of rural character needs to be considered. Consideration of the historic environment would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.

*Relevant Planning History:*  
 09/02450 – application for 82 dwellings. Withdrawn

**Availability:** Agent confirmed the site is available

**Achievability:** Viability may be affected by reduced size suitable for development.

**Overcoming Constraints:** A historic impact assessment would be required. Potential impact on the landscape character limits the area of the site suitable for development (see landscape assessment).

<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable		0 - 5	
Developable		6 - 10	✓
Potentially developable	✓	11 - 15	
Not currently developable		15 +	

<b>Site Ref:</b> HUN006	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
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**Address:** Land at Eddington, Hungerford



<b>Site Area (ha):</b> 0.54	<b>Developable Area (ha):</b> 0.43	<b>Current Use:</b> Grassland
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<b>PDL/GF:</b> GF	<b>Within/Outside Settlement Boundary:</b> Adjacent
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<b>Development Potential:</b> 9 dwellings	<b>Indicative Density:</b> 20
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**Suitability:**  
*Policy considerations:*  
 Adjacent to current settlement boundary. In the AONB.

*Location and Physical Considerations:*  
 The site well related to the settlement of Eddington, but not that well related to Hungerford town centre itself. The site is on a slope. Consideration of the historic environment would be required and any development would need to consider the setting of the church to the west of the site. The potential impact on the natural beauty of the landscape would be the primary consideration.

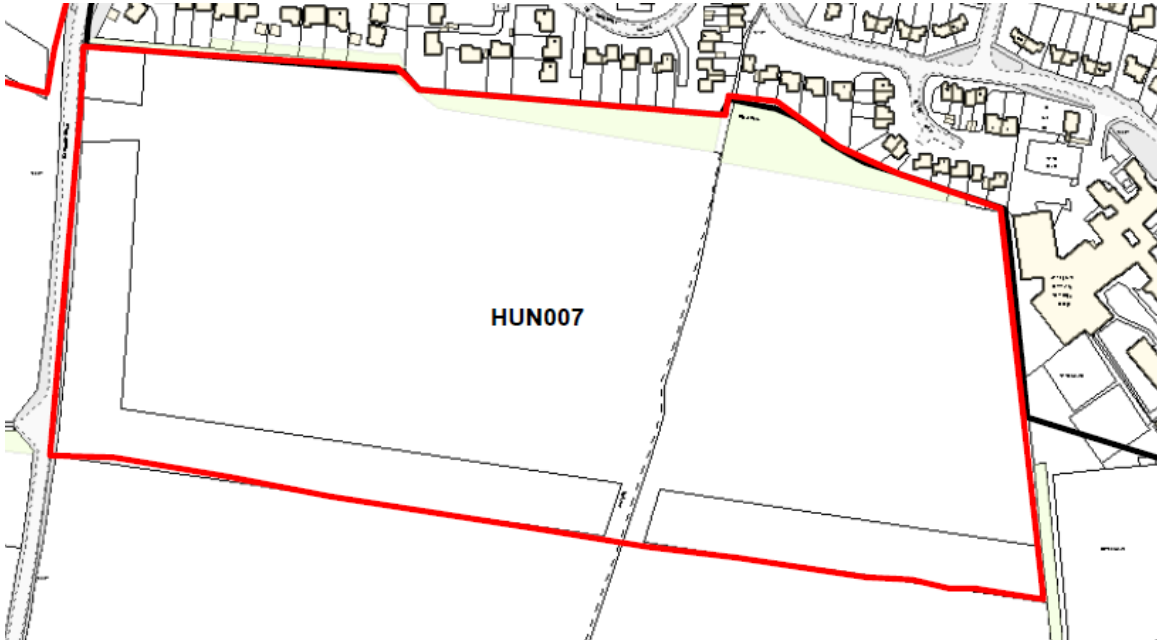
*Relevant Planning History:*  
 09/02450 – application for 82 dwellings. Withdrawn

**Availability:** Agent confirmed the site is available

**Achievability:** There is no indication there would be any issue with viability

**Overcoming Constraints:** Development dependant on allocation of settlement boundary review through DPD. A heritage impact assessment would be required and the potential impact on setting of the church needs to be considered. Landscape issues could potentially be overcome by protection and enhancement of certain features (see landscape assessment).

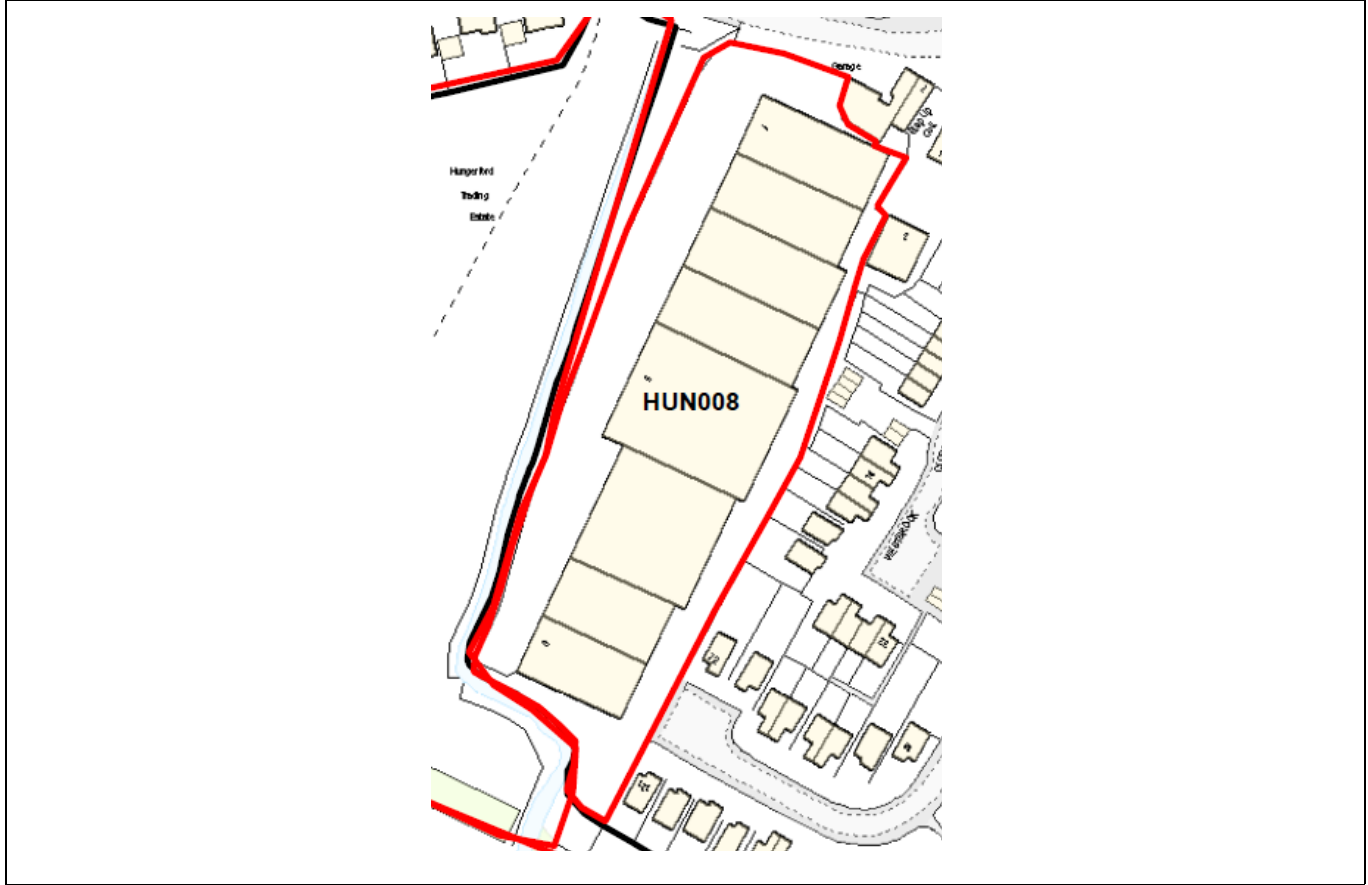
<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable		0 - 5	
Developable		6 - 10	
Potentially developable	✓	11 - 15	✓
Not currently developable		15 +	

<b>Site Ref:</b> HUN007	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
<b>Address:</b> Land east of Salisbury Road, Hungerford		
		
<b>Site Area (ha):</b> 13.4	<b>Developable Area (ha):</b> 9.38	<b>Current Use:</b> Agriculture
<b>PDL/GF:</b> GF	<b>Within/Outside Settlement Boundary:</b> Adjacent	
<b>Development Potential:</b> 188 dwellings <i>Site promoted for 250-300 homes with potential for a new primary school</i>		<b>Indicative Density:</b> 20
<p><b>Suitability:</b>  <i>Policy considerations:</i>  Adjacent to current settlement boundary. In the AONB.</p> <p><i>Location and Physical Considerations:</i>  Site is located adjacent to existing residential development close to the secondary school and leisure facilities. Landscape assessment states that any development on this site should not link visually or physically with HUN022. Loss of agricultural land and rural landscape character of the AONB. Consideration of the historic environment would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i>  N/A</p>		
<b>Availability:</b> The site is available		
<b>Achievability:</b> There is no indication there would be any issue with viability		
<b>Overcoming Constraints:</b> Development dependant on allocation of settlement boundary review through DPD. Landscape issues could potentially be overcome by protection and enhancement of certain features (see landscape assessment). A heritage impact assessment would be required; heritage assets could be a major constraint to development on the site.		
<b>Assessment:</b>		<b>Time (Yrs):</b>
Deliverable		0 - 5
Developable		6 - 10
Potentially developable	✓	11 - 15
Not currently developable		15 +



<b>Site Ref:</b> HUN008	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
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**Address:** Hungerford Estate



<b>Site Area (ha):</b> 0.7	<b>Developable Area (ha):</b> 0.56	<b>Current Use:</b> Light industrial warehouses
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<b>PDL/GF:</b> PDL	<b>Within/Outside Settlement Boundary:</b> Within
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<b>Development Potential:</b> 11 dwellings	<b>Indicative Density:</b> 20
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**Suitability:**  
*Policy considerations:*  
 Adjacent to current settlement boundary. In the AONB. In a protected employment area. Flood zone 2 and 3 run alongside the western edge of the site.

*Location and Physical Considerations:*  
 Site is located adjacent to existing residential development and relates well to local services and facilities. Consideration of the historic environment would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.

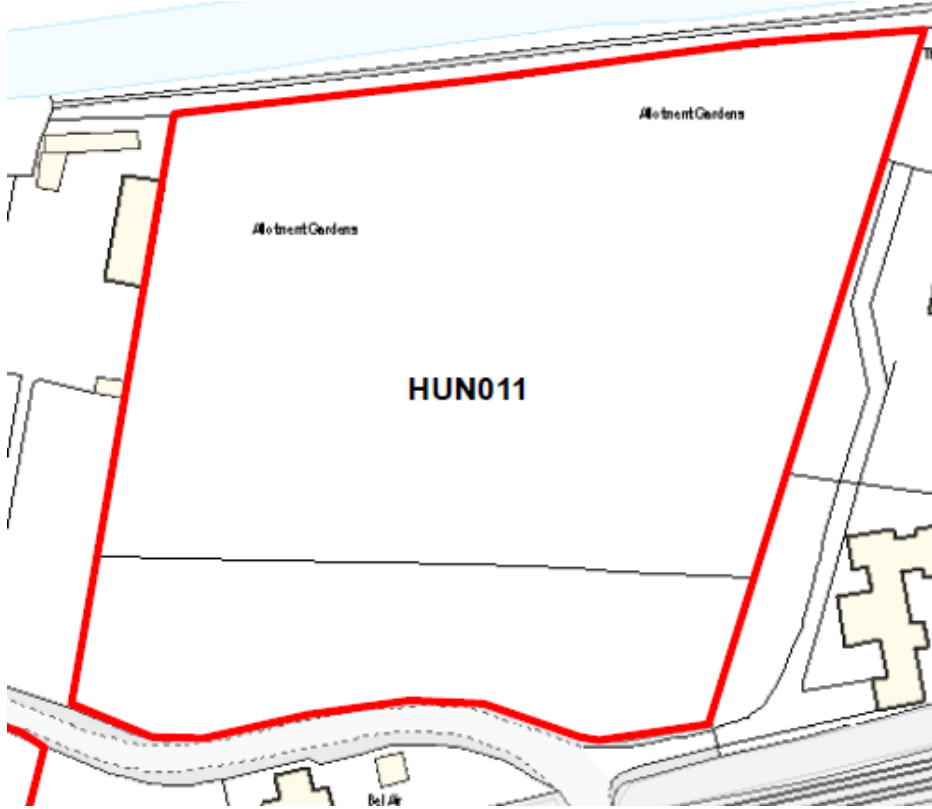
*Relevant Planning History:*  
 N/A

**Availability:** Unable to confirm availability

**Achievability:** Unable to confirm availability which could impact on achievability

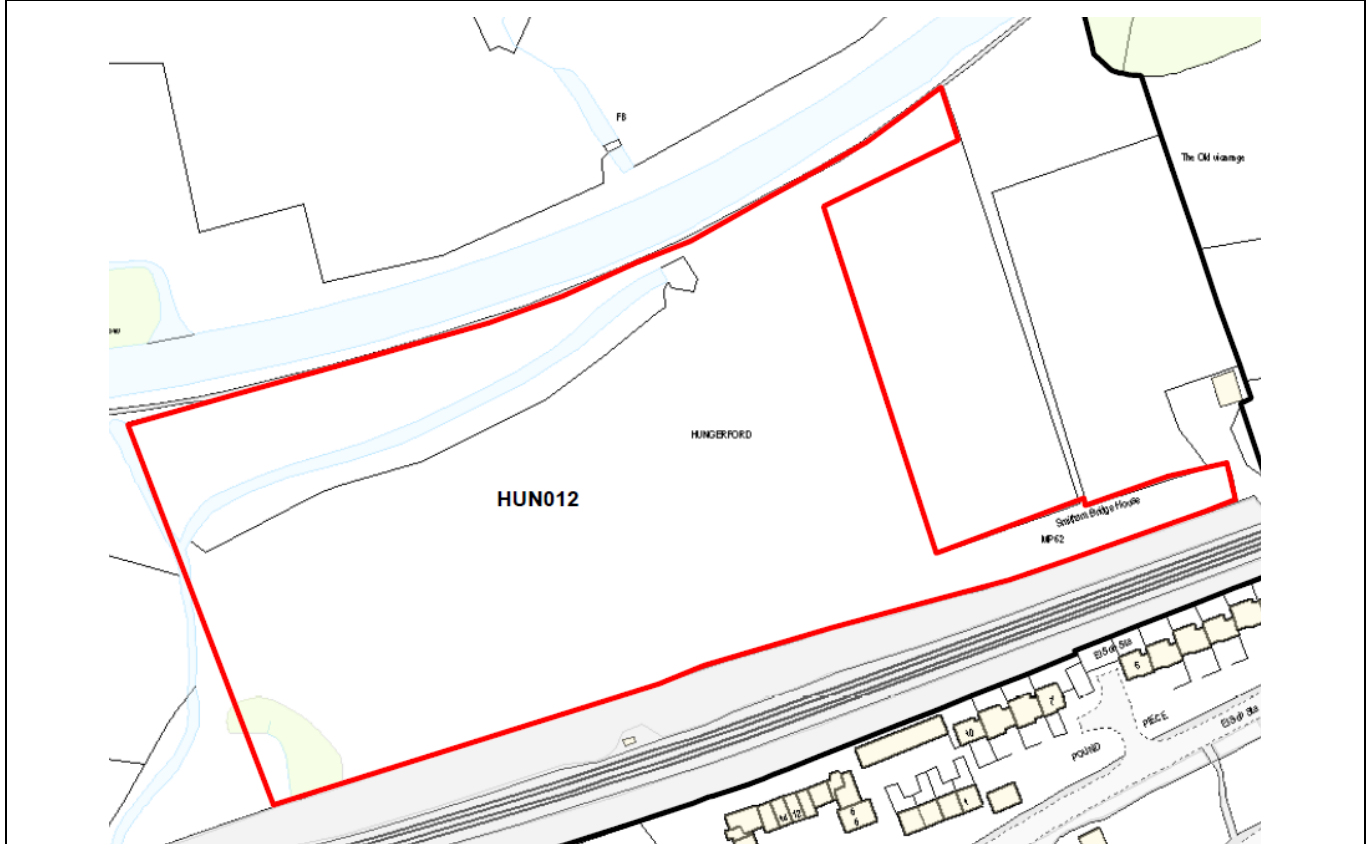
**Overcoming Constraints:** Development dependant on re-allocation of employment land through DPD. A heritage impact assessment would be required.

<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable		0 - 5	
Developable		6 - 10	✓
Potentially developable	✓	11 - 15	
Not currently developable		15 +	

<b>Site Ref:</b> HUN011	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
<b>Address:</b> Land off Marsh Lane, Hungerford, RG17 0QN		
		
<b>Site Area (ha):</b> 1.26	<b>Developable Area (ha):</b> 0	<b>Current Use:</b> Agriculture
<b>PDL/GF:</b> GF	<b>Within/Outside Settlement Boundary:</b> Within	
<b>Development Potential:</b> N/A		<b>Indicative Density:</b> N/A
<p><b>Suitability:</b>  <i>Policy considerations:</i>  Adjacent to current settlement boundary. In the AONB. Adjacent to a SSSI and Flood Zones 2 and 3. Within a biodiversity opportunity area</p> <p><i>Location and Physical Considerations:</i>  The site is poorly related to the settlement and is rural in character. Access to the site is poor due to narrow bridge under the railway line. Noise from the adjoining railway line could be a constraint. Consideration of the historic environment would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i>  N/A</p>		
<b>Availability:</b> The agent has confirmed the site is available.		
<b>Achievability:</b> Resolution of access issues could affect viability.		
<b>Overcoming Constraints:</b> A heritage impact assessment would be required. Character of the area, access issues and canal side setting mean the site is not considered suitable for development within the plan period.		
<b>Assessment:</b>		<b>Time (Yrs):</b>
Deliverable		0 - 5
Developable		6 - 10
Potentially developable		11 - 15
Not currently developable	✓	15 +

<b>Site Ref:</b> HUN012	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
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**Address:** Land off Smitham Bridge, Hungerford, RG17 0JB



<b>Site Area (ha):</b> 3.0	<b>Developable Area (ha):</b> 0	<b>Current Use:</b> Allotments
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<b>PDL/GF:</b> GF	<b>Within/Outside Settlement Boundary:</b> Within
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<b>Development Potential:</b> N/A	<b>Indicative Density:</b> N/A
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**Suitability:**  
*Policy considerations:*  
 Adjacent to current settlement boundary. In the AONB. The north western part of the site is within Flood Zone 2 and 3. Within a biodiversity opportunity area.

*Location and Physical Considerations:*  
 The site is poorly related to the settlement and is rural in character. Access to the site is poor due to narrow bridge under the railway line. Noise from the adjoining railway line could be a constraint. Consideration of the historic environment would be required. Re-provision of allotments would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.

*Relevant Planning History:*  
 N/A

**Availability:** The agent has confirmed the site is available.

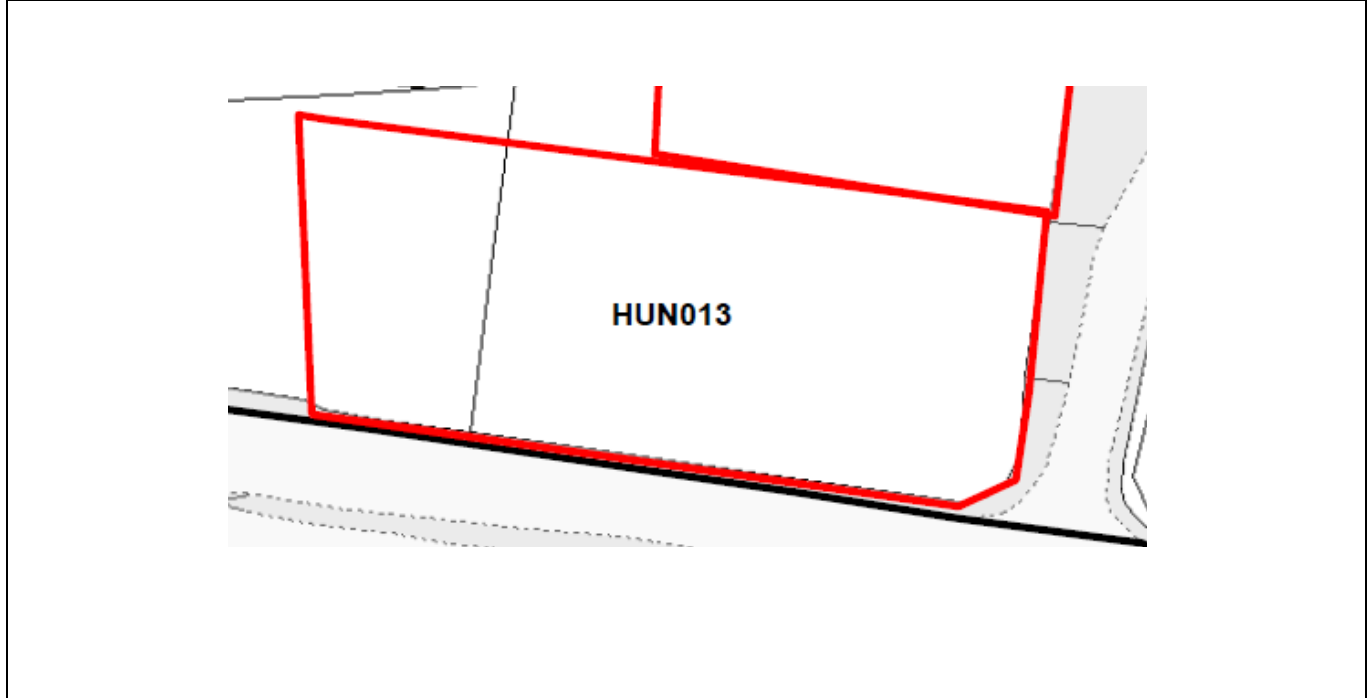
**Achievability:** Resolution of access issues and flooding could affect viability.

**Overcoming Constraints:** A heritage impact assessment would be required. Landscape character of the AONB, access and flooding issues are unlikely to be overcome.

<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable		0 - 5	
Developable		6 - 10	
Potentially developable		11 - 15	
Not currently developable	✓	15 +	

<b>Site Ref:</b> HUN013	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
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**Address:** Charnham Park, Hungerford



<b>Site Area (ha):</b> 0.28	<b>Developable Area (ha):</b> 0.28	<b>Current Use:</b> Vacant Land
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<b>PDL/GF:</b> PDL	<b>Within/Outside Settlement Boundary:</b> Within
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<b>Development Potential:</b> 6 dwellings <i>Agent suggests a total of approximately 13 dwellings.</i>	<b>Indicative Density:</b> 20
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**Suitability:**  
*Policy considerations:*  
 Within the current settlement boundary. In the AONB. Within a protected employment area. Adjacent to flood zone 2. Part of the site has planning permission for a hotel.

*Location and Physical Considerations:*  
 The site's location within a protected employment area means the site is considered more suitable for employment uses. Potential conflict with the surrounding employment uses. Consideration of the historic environment would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.

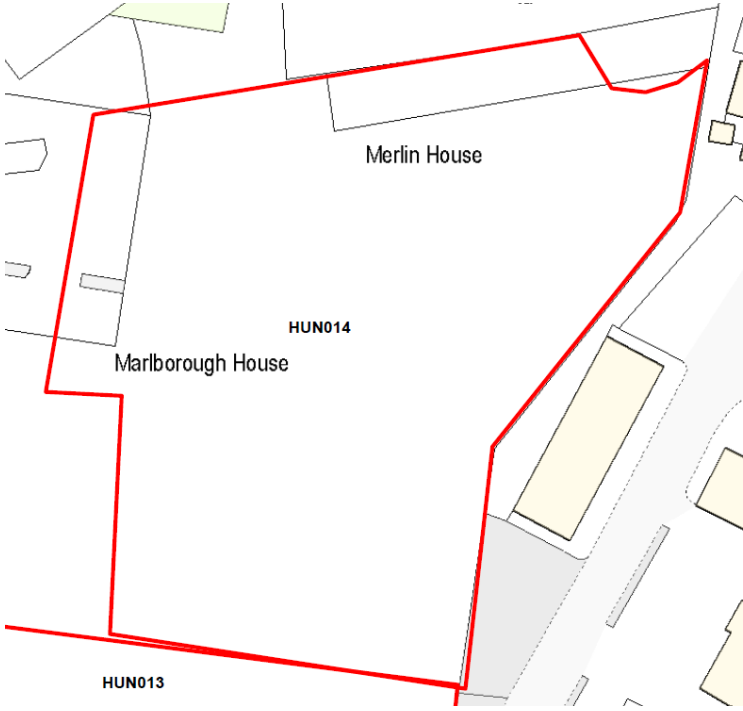
*Relevant Planning History:*  
 10/00845 – application for a 65 bed hotel. Allowed on Appeal (as yet unimplemented).

**Availability:** Unable to confirm availability.

**Achievability:** Unable to confirm achievability.

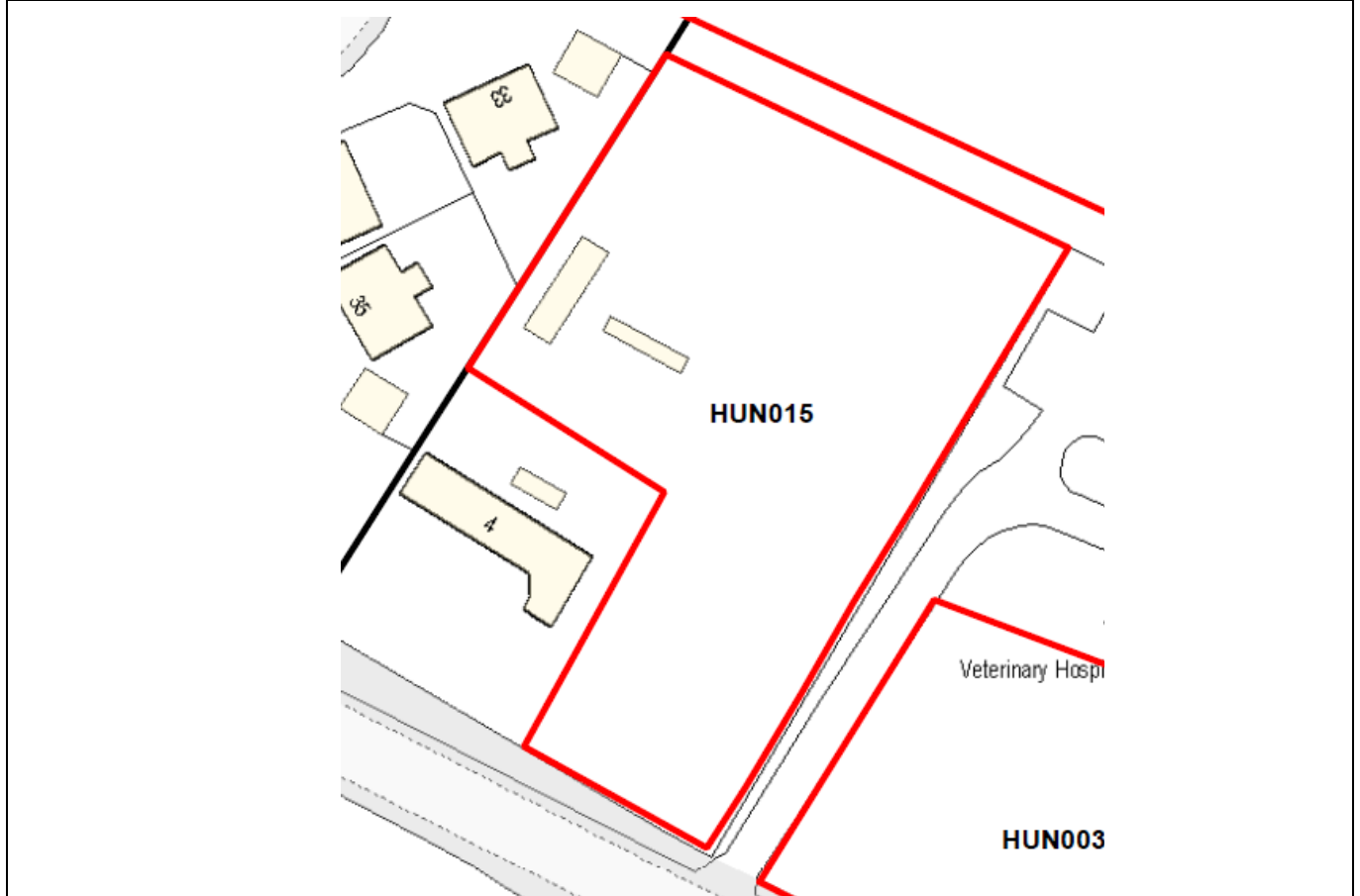
**Overcoming Constraints:** A heritage impact assessment would be required. Development would be dependant on review of protected employment areas are part of DPD.

<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable		0 - 5	
Developable		6 - 10	✓
Potentially developable	✓	11 - 15	
Not currently developable		15 +	

<b>Site Ref:</b> HUN014	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
<b>Address:</b> Charnham Park, Hungerford		
		
<b>Site Area (ha):</b> 0.39	<b>Developable Area (ha):</b> 0	<b>Current Use:</b> Vacant Land
<b>PDL/GF:</b> PDL	<b>Within/Outside Settlement Boundary:</b> Within	
<b>Development Potential:</b> N/A		<b>Indicative Density:</b> N/A
<p><b>Suitability:</b>  <i>Policy considerations:</i>  Within the current settlement boundary. In the AONB. Within a protected employment area. The northern part of the site is within flood zone 2. Part of the site has planning permission for a hotel.</p> <p><i>Location and Physical Considerations:</i>  The site's location within a protected employment means the site is considered more suitable for employment uses, and could only be considered in conjunction with HUN013. Potential conflict with surrounding land uses. Consideration of the historic environment would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i>  10/00845 – application for a 65 bed hotel. Allowed on Appeal. Not yet implemented.</p>		
<b>Availability:</b> Unable to confirm availability.		
<b>Achievability:</b> Unable to confirm achievability. Part of the site has planning permission for a hotel, which could affect viability.		
<b>Overcoming Constraints:</b> A heritage impact assessment would be required. Development would be dependant on review of protected employment areas are part of DPD.		
<b>Assessment:</b>		<b>Time (Yrs):</b>
Deliverable		0 - 5
Developable		6 - 10
Potentially developable		11 - 15
Not currently developable	✓	15 +

<b>Site Ref:</b> HUN015	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
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**Address:** Land at Bath Road, Eddington



<b>Site Area (ha):</b> 0.33	<b>Developable Area (ha):</b> 0.33	<b>Current Use:</b> Garden
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<b>PDL/GF:</b> GF	<b>Within/Outside Settlement Boundary:</b> Adjacent
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<b>Development Potential:</b> 7 dwellings	<b>Indicative Density:</b> 20
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**Suitability:**  
*Policy considerations:*  
 Adjacent to current settlement boundary. In the AONB. Adjacent to SSSI

*Location and Physical Considerations:*  
 The site is adjacent to residential development and a veterinary hospital. However, it is not well related to Hungerford Town Centre. Consideration of the historic environment would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.

*Relevant Planning History:*  
 N/A

**Availability:** Unable to confirm availability.

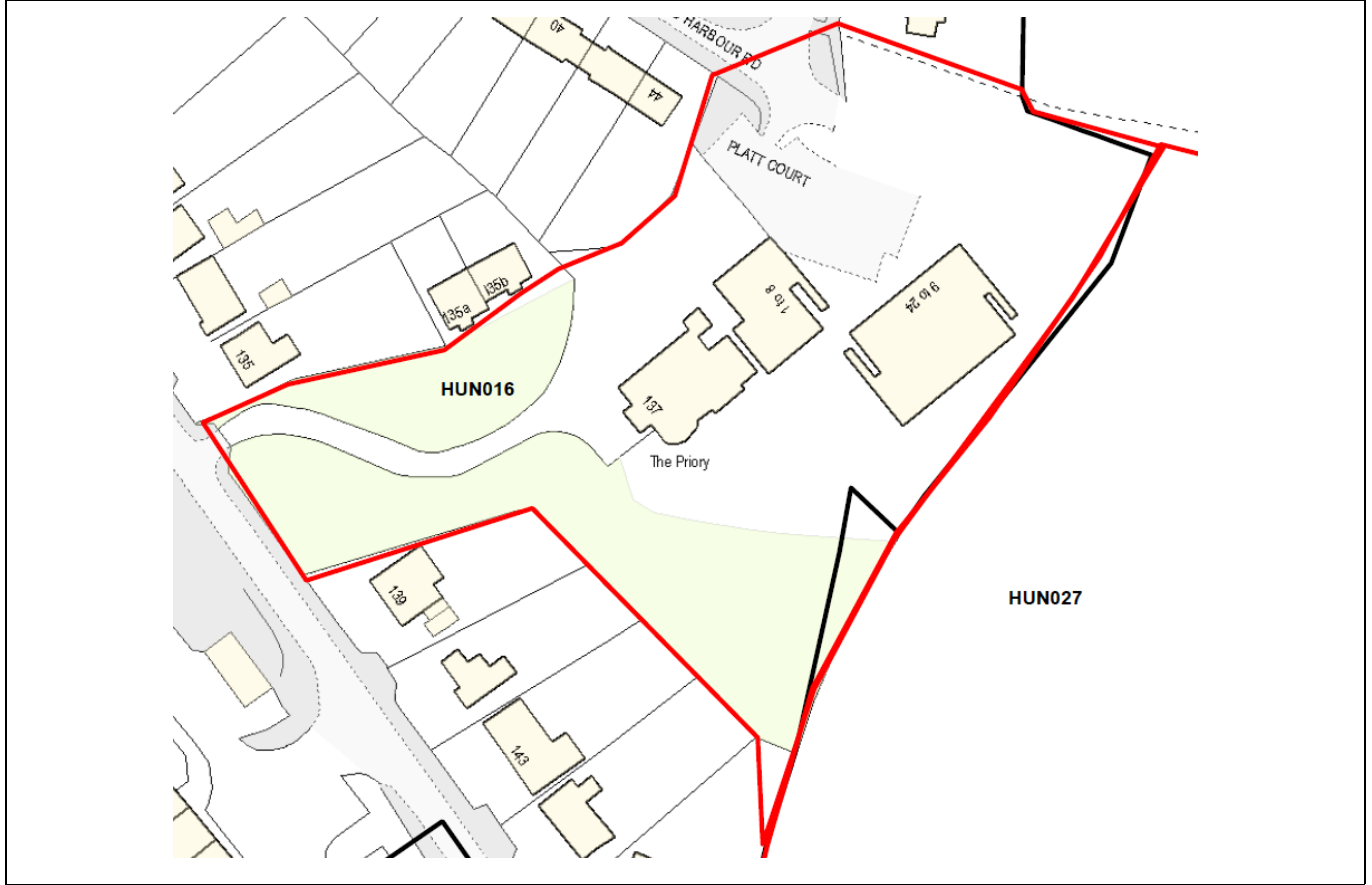
**Achievability:** Unable to confirm achievability.

**Overcoming Constraints:** The design of the site would need to consider the character of the surrounding area and the proximity of the site to an SSSI. A heritage impact assessment would be required. Landscape issues could potentially be overcome by protection and enhancement of certain features (see landscape assessment).

<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable		0 - 5	
Developable		6 - 10	✓
Potentially developable	✓	11 - 15	
Not currently developable		15 +	

<b>Site Ref:</b> HUN016	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
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**Address:** The Priory and Platt Court, Hungerford



<b>Site Area (ha):</b> 0.97	<b>Developable Area (ha):</b>	<b>Current Use:</b> Residential
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<b>PDL/GF:</b> PDL /GF	<b>Within/Outside Settlement Boundary:</b> Within
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<b>Development Potential:</b> Planning permission for 41 dwellings	<b>Indicative Density:</b>
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**Suitability:**  
*Policy considerations:*  
 Within the current settlement boundary. In the AONB. Tree Preservation Orders present on site. The site has planning permission.

*Location and Physical Considerations:*  
 N/A

*Relevant Planning History:*  
 10/01928 – Application for 41 dwellings. Approved

**Availability:** The site has planning permission

**Achievability:** The site has planning permissions

**Overcoming Constraints:** Site has planning permission

<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable	✓	0 - 5	✓
Developable		6 - 10	
Potentially developable		11 - 15	
Not currently developable		15 +	

<b>Site Ref:</b> HUN017	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
<b>Address:</b> Fairfields, Hungerford.		



<b>Site Area (ha):</b> 0.36	<b>Developable Area (ha):</b> 0.36	<b>Current Use:</b> Residential
<b>PDL/GF:</b> PDL	<b>Within/Outside Settlement Boundary:</b> Within	
<b>Development Potential:</b> 22 dwellings		<b>Indicative Density:</b> 60

**Suitability:**  
*Policy considerations:*  
 Within the current settlement boundary. In the AONB. The site is adjacent Conservation Area. In a critical drainage area.

*Location and Physical Considerations:*  
 The site is surrounded by residential development and is well related to existing services and facilities. Consideration of the historic environment would be required. Relocation of existing residents would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.

*Relevant Planning History:*  
 N/A

**Availability:** The site is available

**Achievability:** Sovereign Housing plan to redevelop the site, subject to the relocation of residents

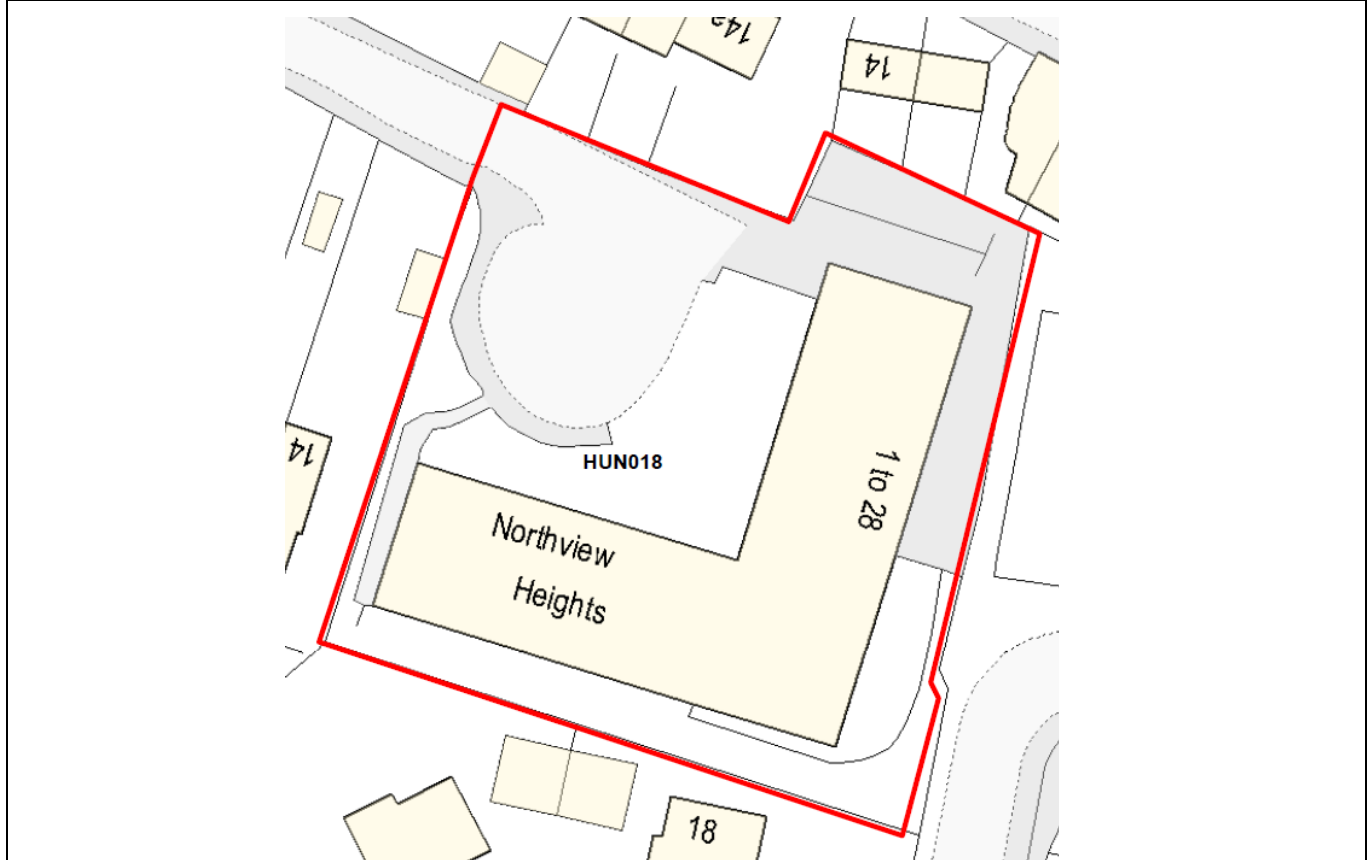
**Overcoming Constraints:** A heritage impact assessment would be required.

<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable		0 - 5	
Developable		6 - 10	✓
Potentially developable	✓	11 - 15	
Not currently developable		15 +	



<b>Site Ref:</b> HUN018	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
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**Address:** North View Heights, Hungerford



<b>Site Area (ha):</b> 0.24	<b>Developable Area (ha):</b> 0.24	<b>Current Use:</b> Residential
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<b>PDL/GF:</b> PDL	<b>Within/Outside Settlement Boundary:</b> Within
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<b>Development Potential:</b> 14 dwellings	<b>Indicative Density:</b> 60
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**Suitability:**  
*Policy considerations:*  
 Within the current settlement boundary. In the AONB. Adjacent to Conservation Area. In a critical drainage area.

*Location and Physical Considerations:*  
 The site is surrounded by residential development and is well related to existing services and facilities. Relocation of existing residents would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.

*Relevant Planning History:*  
 N/A

**Availability:** The site is available

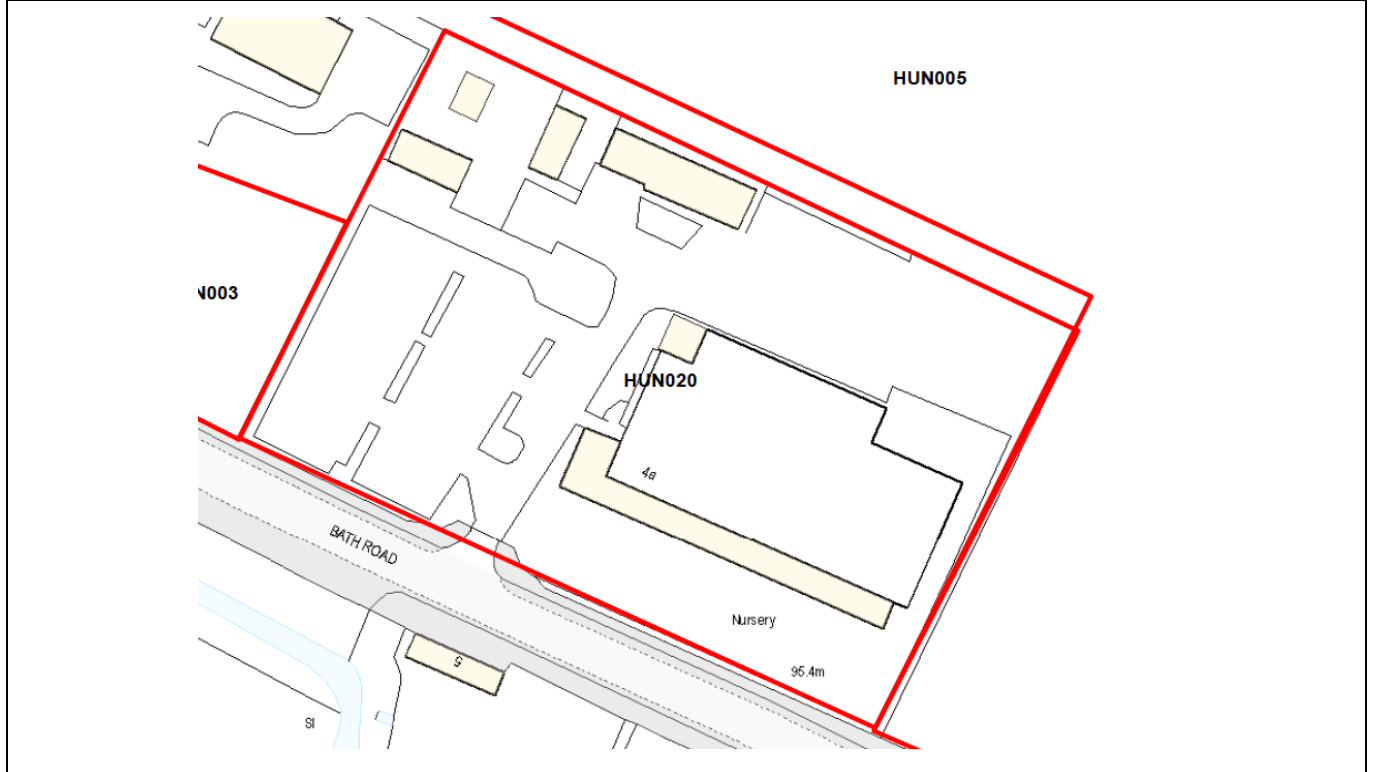
**Achievability:** Sovereign Housing plan to redevelop the site, subject to the relocation of residents

**Overcoming Constraints:**

<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable		0 - 5	
Developable		6 - 10	✓
Potentially developable	✓	11 - 15	
Not currently developable		15 +	

<b>Site Ref:</b> HUN020	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
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**Address:** Hungerford Garden Centre, Bath Road, Hungerford, RG17 0HE



<b>Site Area (ha):</b> 1.08	<b>Developable Area (ha):</b> 0.86	<b>Current Use:</b> Garden Centre
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<b>PDL/GF:</b> PDL	<b>Within/Outside Settlement Boundary:</b> Adjacent
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<b>Development Potential:</b> 17 dwellings	<b>Indicative Density:</b> 20
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**Suitability:**  
*Policy considerations:*  
 Adjacent to the current settlement boundary. In the AONB. Opposite the site, separated by the A4 is an SSSI, SAC and Flood Zones 2 and 3.

*Location and Physical Considerations:*  
 The site is poorly related to Hungerford, but is adjacent to the Eddington settlement boundary. Consideration of the historic environment would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.

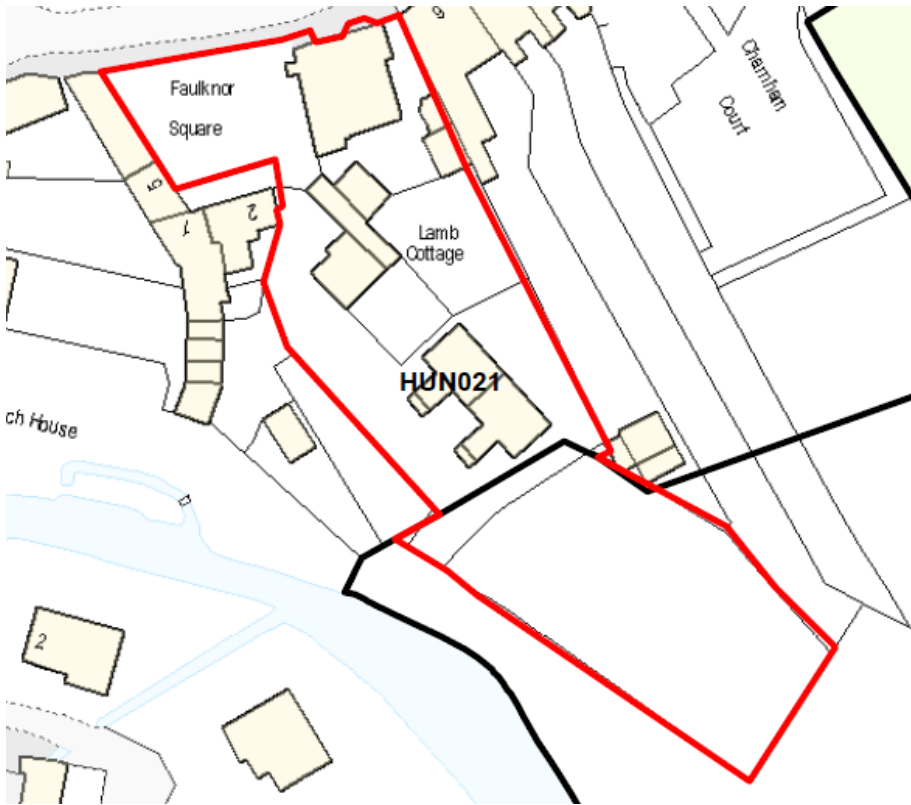
*Relevant Planning History:*  
 N/A

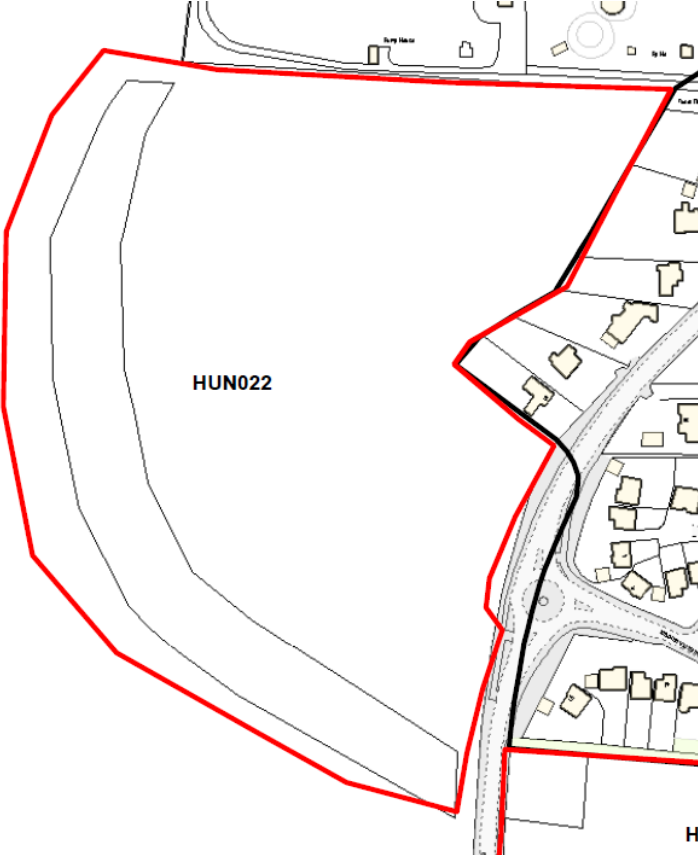
**Availability:** The agent has confirmed the site could be available within one year.

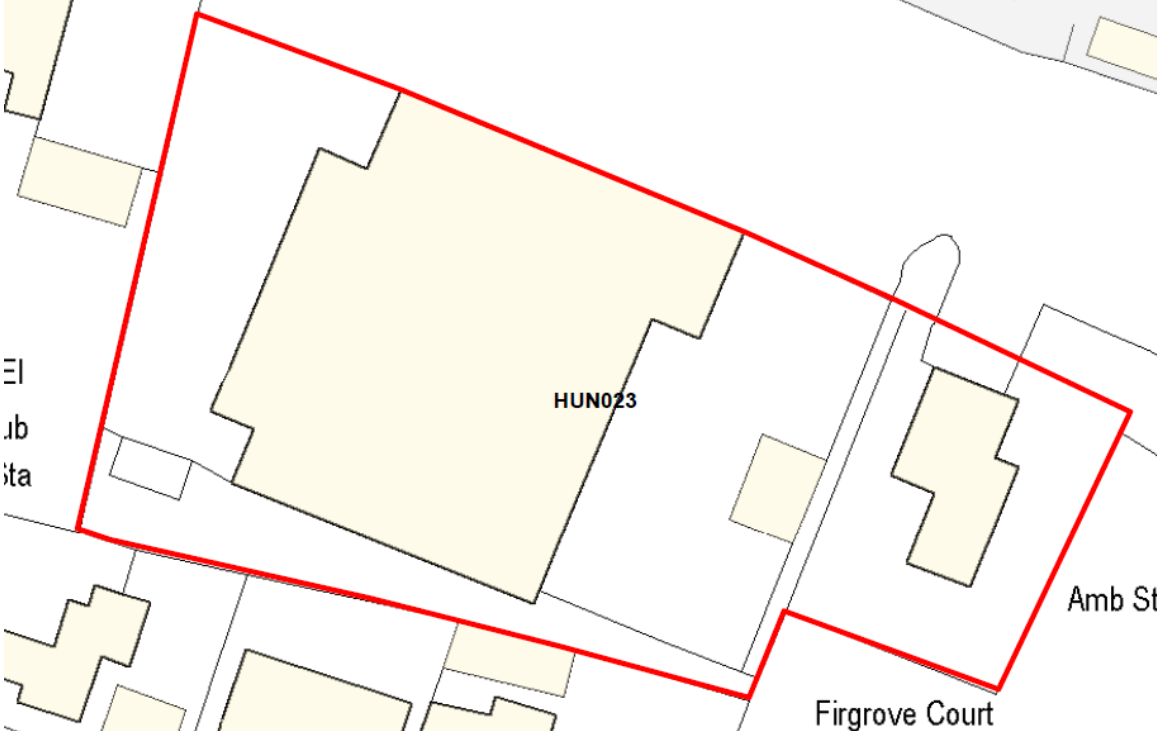
**Achievability:** There is no indication that the site would not be viable

**Overcoming Constraints:** A heritage impact assessment would be required. Landscape issues could potentially be overcome by protection and enhancement of certain features (see landscape assessment).

<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable		0 - 5	
Developable		6 - 10	✓
Potentially developable	✓	11 - 15	✓
Not currently developable		15 +	

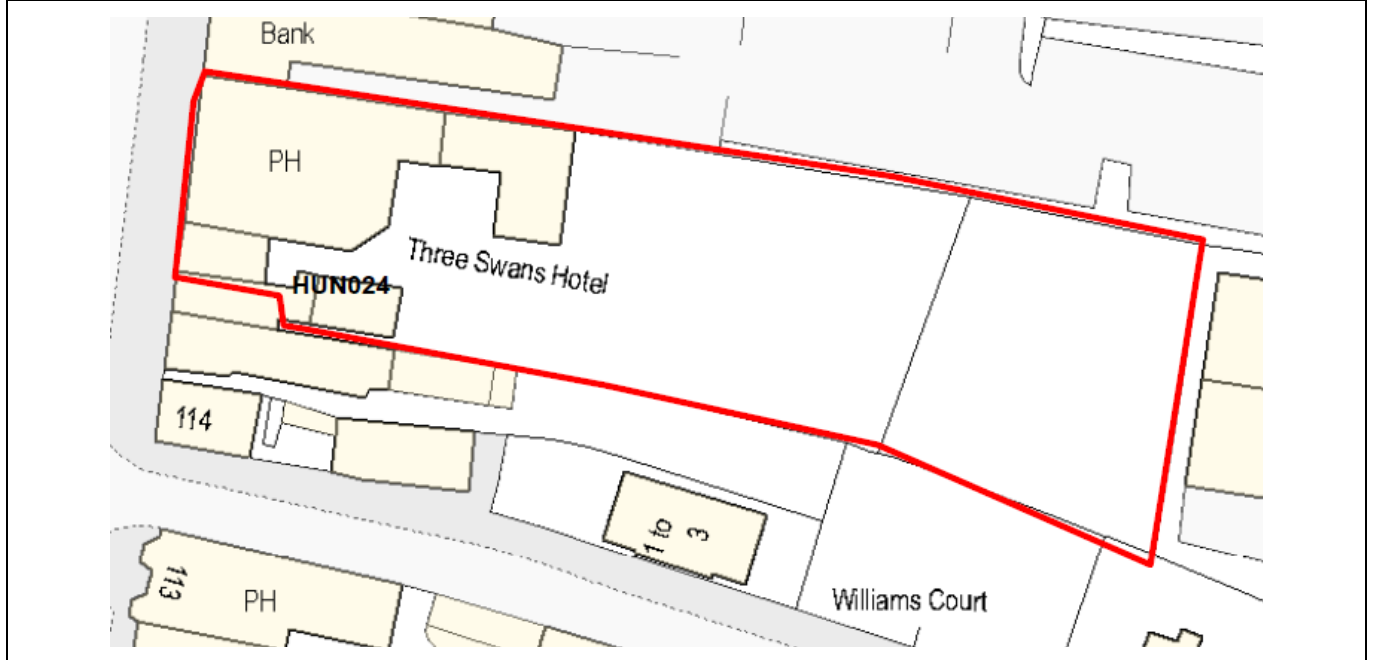
<b>Site Ref:</b> HUN021	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
<b>Address:</b> Five Bar and Grill / The Lamb, Charnham Street, Hungerford, RG17 0EP		
		
<b>Site Area (ha):</b> 0.33	<b>Developable Area (ha):</b> 0.33	<b>Current Use:</b> Pub, Car park and meadow
<b>PDL/GF:</b> PDL	<b>Within/Outside Settlement Boundary:</b> Within and Adjacent	
<b>Development Potential:</b> 7 dwellings <i>2 cottages have been approved and completed behind the pub.</i>		<b>Indicative Density:</b> 20
<p><b>Suitability:</b>  <i>Policy considerations:</i>  In and adjacent to the current settlement boundary. In the AONB. In the Conservation Area. Part site within Biodiversity Opportunity Area and Local Wildlife Site.</p> <p><i>Location and Physical Considerations:</i>  The site is well related to facilities and services within Hungerford. Consideration of the historic environment would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i>  12/00491 – Construction of 2 dwellings to rear of pub. Approved  12/00521 – Conversion of pub into dwellings. Approved  13/02332 – Construction of 2 new dwellings. Returned as Invalid</p>		
<b>Availability:</b> Landowner promoting the site		
<b>Achievability:</b> There is no indication that the site would not be viable		
<b>Overcoming Constraints:</b> A heritage impact assessment would be required. Landscape issues could potentially be overcome by protection and enhancement of certain features (see landscape assessment).		
<b>Assessment:</b>		<b>Time (Yrs):</b>
Deliverable		0 - 5
Developable		6 - 10
Potentially developable	✓	11 - 15
Not currently developable		15 +

<b>Site Ref:</b> HUN022	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
<b>Address:</b> Land to the west of Salisbury Road, Hungerford		
		
<b>Site Area (ha):</b> 6.2	<b>Developable Area (ha):</b> 2.63 (proposed by agent)	<b>Current Use:</b> Agriculture
<b>PDL/GF:</b> GF	<b>Within/Outside Settlement Boundary:</b> Adjacent	
<b>Development Potential:</b> 53 dwellings		<b>Indicative Density:</b> 20
<p><b>Suitability:</b>  <i>Policy considerations:</i>  Adjacent to the current settlement boundary. In the AONB.</p> <p><i>Location and Physical Considerations:</i>  The site is well related to facilities and services within Hungerford. Landscape assessment states that development on this site should not link visually or physically with HUN007. Consideration of the historic environment would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i>  N/A</p>		
<b>Availability:</b> Unable to confirm site availability		
<b>Achievability:</b> Unable to confirm achievability.		
<b>Overcoming Constraints:</b> A heritage impact assessment would be required. Landscape issues could potentially be overcome by protection and enhancement of certain features (see landscape assessment).		
<b>Assessment:</b>		<b>Time (Yrs):</b>
Deliverable		0 - 5
Developable		6 - 10
Potentially developable	✓	11 - 15
Not currently developable		15 +

<b>Site Ref:</b> HUN023	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
<b>Address:</b> The Oakes and St Johns Ambulance, Off Station Road, Hungerford		
		
<b>Site Area (ha):</b> 0.29	<b>Developable Area (ha):</b> 0.29	<b>Current Use:</b> Part vacant land, part of the site is the St John's Ambulance Station
<b>PDL/GF:</b> PDL	<b>Within/Outside Settlement Boundary:</b> Within	
<b>Development Potential:</b> 17 dwellings		<b>Indicative Density:</b> 60
<p><b>Suitability:</b>  <i>Policy considerations:</i>  Within the current settlement boundary. In the AONB. Within a protected employment area.</p> <p><i>Location and Physical Considerations:</i>  Noise and vibration from the railway. Access to the site is poor and its location within a protected employment and the surrounding uses could be an issue. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i>  08/01611 – application for 6 dwellings. Refused on access grounds.  12/01229 – application for car park. Invalid</p>		
<b>Availability:</b> Not immediately available		
<b>Achievability:</b> Viability is uncertain.		
<b>Overcoming Constraints:</b> Development of whole site dependant on re-allocation of protected employment land through DPD and resolution of access issues.		
<b>Assessment:</b>		<b>Time (Yrs):</b>
Deliverable		0 - 5
Developable		6 - 10
Potentially developable	✓	11 - 15
Not currently developable		15 +

<b>Site Ref:</b> HUN024	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
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**Address:** The Three Swans Hotel, High Street, Hungerford.



<b>Site Area (ha):</b> 0.38	<b>Developable Area (ha):</b>	<b>Current Use:</b> Car Park
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<b>PDL/GF:</b> PDL	<b>Within/Outside Settlement Boundary:</b> Within
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<b>Development Potential:</b> Planning permission for 13 dwellings	<b>Indicative Density:</b>
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**Suitability:**  
*Policy considerations:*  
 Within the current settlement boundary. In the AONB. In a Conservation Area. In the Town Centre commercial area. The site is within a critical drainage area and contains a listed building. The site has planning permission.

*Location and Physical Considerations:*

*Other Constraints of Considerations:*

*Relevant Planning History:*  
 10/02565 & 11/01910 – Application for 13 dwellings. Approved

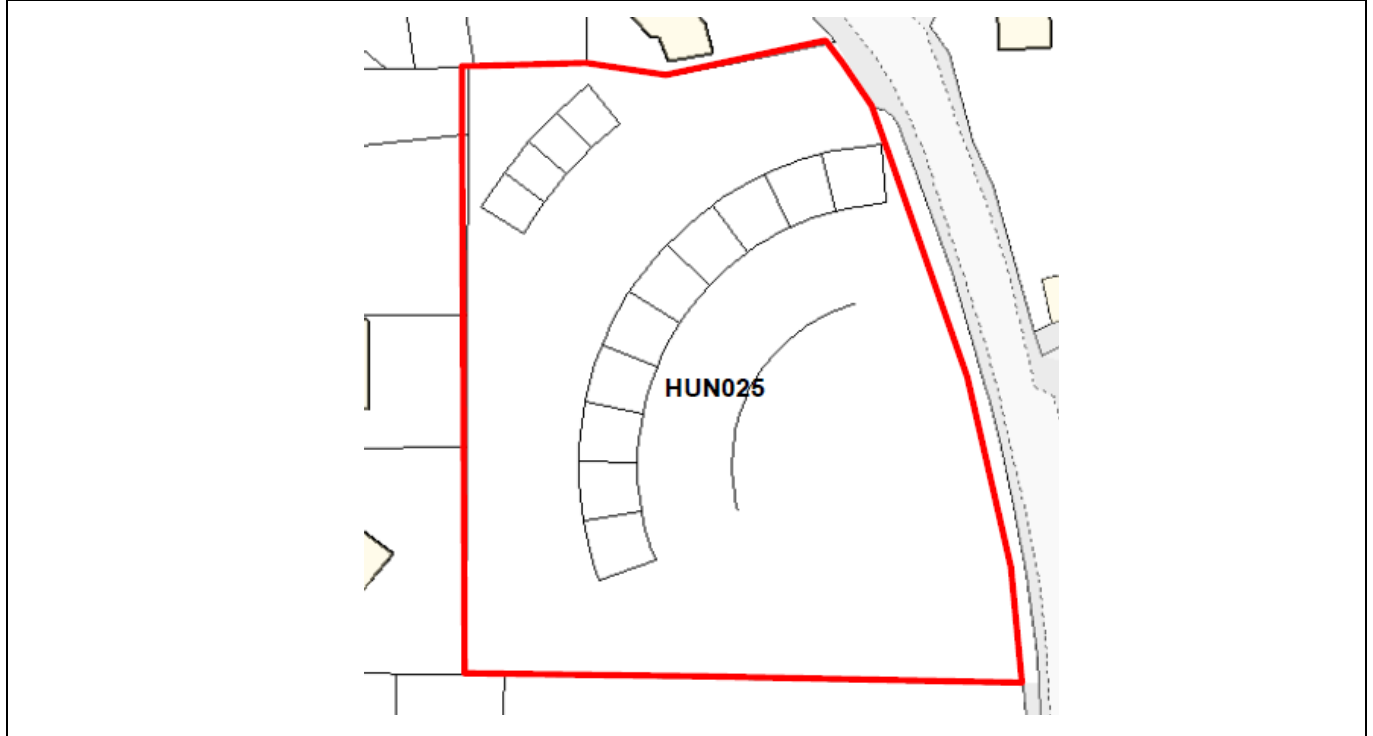
**Availability:** Site has planning permission

**Achievability:** Site has planning permission

<b>Overcoming Constraints:</b>			
<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable	✓	0 - 5	✓
Developable		6 - 10	
Potentially developable		11 - 15	
Not currently developable		15 +	

<b>Site Ref:</b> HUN025	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
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**Address:** Our Lady of Lourdes, Hungerford



<b>Site Area (ha):</b> 0.36	<b>Developable Area (ha):</b>	<b>Current Use:</b> Church
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<b>PDL/GF:</b> PDL	<b>Within/Outside Settlement Boundary:</b> Within
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<b>Development Potential:</b> Planning permission for 14 dwellings	<b>Indicative Density:</b>
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**Suitability:**  
*Policy considerations:*  
 The site has planning permission.

*Location and Physical Considerations:*

*Other Constraints of Considerations:*

*Relevant Planning History:*  
 09/00962 – application for 14 dwellings and new church building. Approved.

**Availability:** Site under construction at March 2013

**Achievability:** N/A

**Overcoming Constraints:** N/A

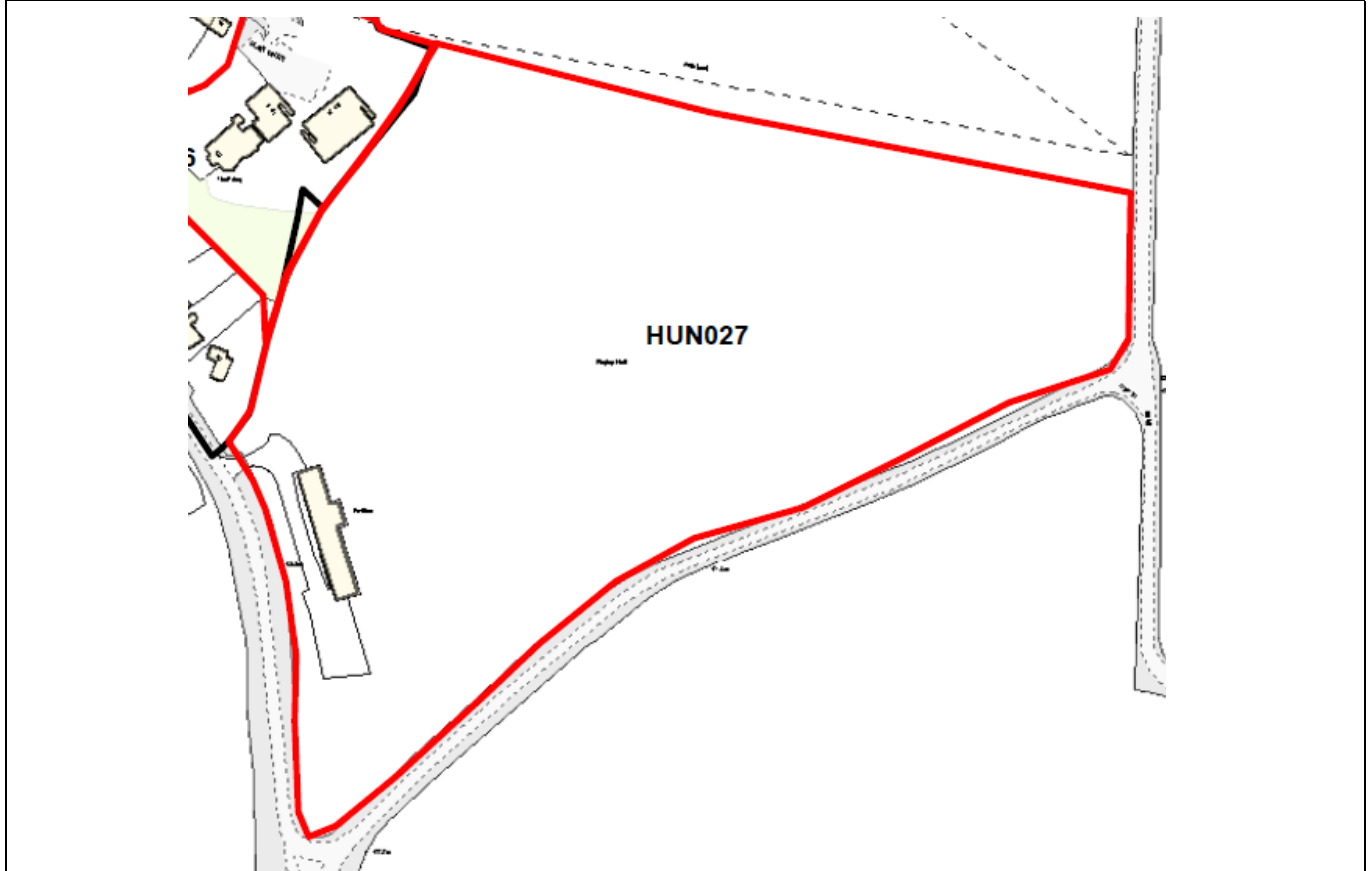
<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable	✓	0 - 5	✓
Developable		6 - 10	
Potentially developable		11 - 15	
Not currently developable		15 +	

<b>Site Ref:</b> HUN026	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
<b>Address:</b> Land at north Standen Road, Hungerford		
<b>Site Area (ha):</b> 12.35	<b>Developable Area (ha):</b> 7.97	<b>Current Use:</b> Agriculture
<b>PDL/GF:</b> GF	<b>Within/Outside Settlement Boundary:</b> Adjacent	
<b>Development Potential:</b> 159 dwellings		<b>Indicative Density:</b> 20
<p><b>Suitability:</b>  <i>Policy considerations:</i>  Adjacent to the current settlement boundary. In the AONB. Flood zones 2 and 3 run along the south eastern boundary of the site.</p> <p><i>Location and Physical Considerations:</i>  The site is located on the edge of Hungerford, in an elevated position with views into and out of open downland countryside in the AONB. The site is separated into two sections by North Standen Road. A public right of way passes through the site. The potential impact on the natural beauty of the landscape would be the primary consideration.</p> <p><i>Relevant Planning History:</i>  N/A</p>		
<b>Availability:</b> Agent confirms the site will be available within next 3 to 4 years.		
<b>Achievability:</b> There is no indication that the site would not be viable.		
<b>Overcoming Constraints:</b> Development dependant on allocation or settlement boundary review through DPD. Landscape assessment required should site be considered for allocation in DPD. Wider allocation within HUN001 could be considered.		
<b>Assessment:</b>		<b>Time (Yrs):</b>
Deliverable		0 - 5
Developable		6 - 10
Potentially developable	✓	11 - 15
Not currently developable		15 +



<b>Site Ref:</b> HUN027	<b>Spatial Area:</b> AONB	<b>Parish:</b> Hungerford
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**Address:** The Triangle Field, adjoining the former Priory, Priory Road, Hungerford



<b>Site Area (ha):</b> 6.8	<b>Developable Area (ha):</b> 0	<b>Current Use:</b> Sports / recreation field
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<b>PDL/GF:</b> GF	<b>Within/Outside Settlement Boundary:</b> Adjacent
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<b>Development Potential:</b> N/A	<b>Indicative Density:</b> N/A
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**Suitability:**  
*Policy considerations:*  
 Adjacent to the current settlement boundary. In the AONB. Potential loss of Green Infrastructure.

*Location and Physical Considerations:*  
 The site is well related to Hungerford, adjacent to John O'Gaunt School. The site is used as a recreation space, under long term lease to Hungerford Rugby Club and Hungerford Town Council. Consideration of the historic environment would be required. The potential impact on the natural beauty of the landscape would be the primary consideration.

*Relevant Planning History:*  
 N/A

**Availability:** Owner indicates the site will be available in approximately 15 years.

**Achievability:** There is no indication that the site would not be viable.

**Overcoming Constraints:** A landscape assessment and heritage impact assessment would be required. The long term lease on the site would prevent the site coming forward in this plan period.

<b>Assessment:</b>		<b>Time (Yrs):</b>	
Deliverable		0 - 5	
Developable		6 - 10	
Potentially developable		11 - 15	
Not currently developable	✓	15 +	