

No.	Plan Objective	Criteria	Information for Assessment - HUN14 - SouthEast of Salisbury Rd	
1	Allocate sites to meet the housing requirements in the West Berkshire Local Plan to 2041, where possible making best use of previously developed land and minimising encroachment into the countryside	a. Is the site greenfield or brownfield?	Wholly Greenfield site - presumed currently agricultural use	
		b. What is the relationship to the existing settlement boundary (within, adjoining or separate)?	The site abuts the residential site currently under construction but the area of that site itself doesn't precisely follow the existing settlement boundary which had been modified to accommodate the previous site allocation by WBC. Therefore the site is technically partially disconnected from the settlement and partially within it. Assuming the settlement boundary is iadjusted (as recommended by Hungerford Town Council when consulted by WBC in Feb 2020) to coincide with the current development under construction, then the site would have a long side abutting the boundary which would not encroach significantly into the countryside.	
		c. Is the site adjacent to other proposed sites?	No	
		d. Is the developer's proposed housing density appropriate for the site?	The promoter has proposed 75 dwellings on a developable area of 3.1ha (the total site area is 3.6ha). This equates to a density of 24dph. Whilst low for an urban area such as Hungerford, this reflects its location on the edge of the settlement and the potential impact on the landscape of higher density development. The density is therefore considered reasonable	
2	Protect the landscape around Hungerford and support the charities and agencies which are responsible for its conservation	a. Would the site result in harm to the natural beauty and special qualities of the AONB?	The site is outside the town boundary but within the AONB. This site was subject to a landscape assessment when considered as part of a larger scheme, which is currently being developed. The site has some natural screening to the southern boundary but has a change in elevation that makes it visible and prominent in the local landscape. Notably however, since the adjoining land is already under construction the inclusion of the remaining part of the field as residential development has less impact to the overall landscape. It is therefore considered that, with sensitive design, the site would not result in harm.	
		b. Is development appropriate in the context of the existing settlement form, pattern, and character of the landscape?	Although development of the site will have some impact on the landscape, it effectively represents an extension of the new residential development under construction, which reduces its impact. Combined with the natural screening on the south and west of the site, it is considered that the development would be appropriate, subject to demonstrating sensitive design	
3	Ensure that housing development provides a range of house types, sizes and tenures that meets the needs of all age groups and incomes	a. Does the site contribute in a balanced and appropriate way to meeting the overall Housing Needs Assessment?	Site is being promoted for approximately 75 homes therefore has the potential to provide for the full range of needs identified in the Housing Needs Assessment. However, the location on the edge of the town is likely to be less attractive to the older population and their housing needs, being comparatively more distant from shops and services. The promoter has stated a commitment to delivering the required proportion of affordable homes on site	
		b. Is there a reasonable prospect of it providing some self-build or a community housing scheme?	Community housing and self build both possible. The promoter has stated that they are 'open in principle' to such provision.	
4	Minimise the effects of traffic in the town centre and especially the High Street for the benefit of pedestrians and all road users	a. To what extent would the site cause an increase in traffic on the High Street and Bridge Street?	The location of the site means that most vehicular traffic will travel through the town. The scale of growth is likely to have a noticeable impact on traffic along the High Street/Bridge Street but this is not considered enough to constitute a 'severe' impact. The site is also on a gradient to the town centre which is likely to discourage walking and cycling	
5	Increase walking and cycling in the town	a. Is the site within a reasonable walking distance, providing a safe route for residents of all ages and mobilities to:-	NB Path mapped on Google Earth to calculate distances and elevation changes.	
		The town centre (measured from the Town Hall)?	Well outside preferred maximum distance. 1250m distance, +10 / -35m elevation. Along FP to Priory Rd, down Priory Rd to Salisbury Rd, Down High St. All PROW or pavement. Road crossings Priory Road, Salisbury Rd (pedestrian crossing), Atherton Rd	
		Hungerford Primary School?	Within acceptable distance. 970m distance, elevation gain / loss +10 / -11m. Along FP, up Priory Rd, along Priory Avenue and Fairview Rd. Road crossings Priory Rd	
	(NB distances and elevation changes will be measured from site centre)	John O'Gaunt Secondary School?	Within desirable distance and promoter proposing an entrance directly to the secondary school. 356m distance, elevation gain / loss +5 / -2m. Along walkway on current development site into new entrance to school. No road crossings.	
		Nursery School/Health Centre?	Within preferred maximum distance. 1613m distance, +14 / -40m elevation. Along FP to Priory Rd, down Priory Rd to Salisbury Rd, Down High St., along Church St, down Croft Rd All PROW or pavement except under railway bridge on Croft Rd.. Road crossings Priory Road, Salisbury Rd (pedestrian crossing), Atherton Rd, Church St	
	Encourage public transport usage to and from the town	b. Is the site served by public transport within reasonable walking distance?	Bus well within preferred maximum distance. Railway well outside preferred maximum distance. Bus stop at 430m in Priory Avenue, Railway station 1500m, elevation +11 / -33m	
6	Protect and enhance the appearance and historic environment of the town and parish	a. Would development of the site have a detrimental effect on neighbouring heritage properties or the Conservation Area?	Outside Conservation Area. No known heritage properties nearby. HELAA notes "Undesignated Heritage Asset: Cropmarks of a ring ditch and linear features."	
		b. Does the site re-use or redevelop a currently poorly maintained building?	No - greenfield	

7	Encourage businesses and support initiatives, including those which promote a vibrant high street and increase the range of shops, services and eating places in the town for the benefit of residents, tourists and visitors of all ages. Recognise that Hungerford acts as a service centre providing facilities to neighbouring villages. Promote an increase in the number and quality of employment opportunities within the town.	a. Does development of the site create new or remove existing retail, leisure or commercial space?	No - other than some embedded amenity space on part of the site.	
8	Protect and maintain existing public playgrounds and open spaces to a high standard and look at ways of increasing the range of facilities provided as the town grows	a. Does development of the site cause the loss of, or encroachment onto, any formal or informal public amenity or green space?	No loss or encroachment	
		b. Does the site provide public open space in addition to existing policy requirements?	The promoter proposes to provide new areas of open space that would be publicly accessible.	
9	Reduce carbon emissions with more energy efficient buildings.	Does the site offer particular opportunities for low / no carbon emissions homes or community energy generation schemes?	There is potential for the dwellings to be provided with on site micro-grid PV generation and battery storage to meet a significant portion, if not all, of the total energy needs. The size of the site creates the possibility of providing a community energy scheme although this could have a detrimental landscape impact and has not been proposed by the promoter	
	Overall Summary		The site has significant potential to address Hungerford's housing needs. However, its location on the edge of the town and relative distance from many key services and facilities may mean it is less attractive to older people. This distance and the topography also means that more trips will be taken by car. The site would form an extension of the settlement into the countryside but the retention of the existing tree belt would mitigate further significant impact	
		Colour Coding used in the Site Assessments are as follows....		
			Significantly Positive	White Text
			Positive	
			Uncertain	
			Neutral	
			Negative	
			Significantly Negative	White Text