

Colour Coding used in the Site Assessments are as follows....

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No.	Plan Objective	Criteria	Information for Assessment - HUN6 - Smitham Bridge Industrial
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?	Brownfield site with existing employment land use.
		b. What is the relationship to the existing settlement boundary (within, adjoining or separate)?	Within existing settlement boundary
		c. Is the site adjacent to other proposed sites?	Adjacent to HUN7
		d. Is the developer's proposed housing density appropriate for the site?	Promoter has suggested 5 dwellings for the first commercial unit area plus the area of hardstanding alongside Smitham Bridge Road. This is considered to represent an appropriate density for the site.
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 within the AONB but is situated within the town boundary and proposals would replace warehouse units. As such, this would not impact on the landscape.
		b. Is development appropriate in the context of the existing settlement form, pattern, and character of the landscape?	Being in an existing commercial use within the settlement boundary, development of the site for residential use would have no impact on the landscape.
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?	The scale of the site and the proposals for housing units (as opposed to flats) mean that it would make a limited contribution to addressing needs. However, a development of 2 or 3 bed properties on this site would contribute towards addressing identified housing needs.
		b. Is there a reasonable prospect of it providing some self-build or a community housing scheme?	Site is suitable for community housing but is being promoted privately. Given the scale and nature of the site (which would more logically be addressed through comprehensive development), there is limited opportunity for self build.
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?	No impact
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)?	Just within preferred maximum distance. 778m distance, +23 / -23m elevation. Along Smitham Bridge Rd and Church St to High St. All pavement. Road crossings Smitham bridge Rd, Church St
		Hungerford Primary School?	Within acceptable distance. 1270m distance, elevation gain / loss +42 / -18m. Along Smitham Bridge Rd and Church St to High St. up FP to Fairview Rd. All PROW or pavements. Road crossings Smitham Bridge Rd, Church St, High St (pedestrian crossing), Fairview Rd
		John O'Gaunt Secondary School?	Just outside preferred maximum distance. 2010m distance, elevation gain / loss +47 / -19m. Along Smitham Bridge Rd and Church St to High St. up FP to Fairview Rd, along Priory Avenue to Priory Rd. All PROW or pavements. Road crossings Smitham Bridge Rd, Church St, High St (pedestrian crossing), Fairview Rd, Priory Rd.
		Nursery School/Health Centre?	Well within acceptable distance. 617m distance, +25 / -25m elevation. Along Smitham Bridge Rd, down Parsonage Lane to Croft. No pavement in Parsonage Lane. Road crossing over Smitham Bridge Rd.
	Encourage public transport usage to and from the town	b. Is the site served by public transport within reasonable walking distance?	Bus within desirable distance. Railway outside preferred maximum distance. Bus stop at 120m in Smitham Bridge Rd, Railway station 1050m, elevation +27 / -24
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.
		b. Does the site re-use or redevelop a currently poorly maintained building?	Existing adjacent commercial units appear reasonably maintained and well used. There is little rationale for developing one half of a large commercial unit, resulting in residential uses immediately adjacent to light industrial activity. Open area of site does not appear to have any existing use (with access prevented by large boulders)

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?	Redevelopment of commercial unit would result in loss of commercial space which appears viable (based on activity in neighbouring units). Land is designated as a Protected Employment Area in the Local Plan.	
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	
		b. Does the site provide public open space in addition to existing policy requirements?	No	
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?	The development should be able to generate renewable energy through roof mounted PV to meet energy consumption needs of the development. However, the size of the site limits the potential for on-site energy storage or wider energy generation.	
			The site is designated as an existing Protected Employment Area and, based on the activity in the adjacent units, there is little evidence of a lack of demand for such units. The proposal to redevelop one half of a larger commercial unit appears unrealistic and would result in residential units immediately adjacent to light industrial activity, with associated issues for the amenity of both commercial and residential occupiers.	
Overall Summary				
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No.	Plan Objective	Criteria	Information for Assessment - HUN7 - Shalbourne River
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)?	Outside settlement boundary but adjacent to it on two sides. Site would fill in a gap between two parts of the built up area and not extend it out into open countryside to any significant degree.
		c. Is the site adjacent to other proposed sites?	Adjacent to part of HUN6 and partly across public highway from HUN8
		d. Is the developer's proposed housing density appropriate for the site?	Site is 2.78 HA and promoter is proposing a developable area of 1.3HA. Promoter is proposing 39 dwellings at a density of 30dph, which is considered reasonable for the site.
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 naturally enclosed and links well to the existing development area. Previous assessment in 2011 deems this site as having potential for development. However, the land does rise up to the west and north and particularly on the western side, this is adjacent to open countryside which forms one of the core parts of the AONB. Development would have to be very carefully designed to ensure that it did not sit well above the existing tree belt on the western boundary in order to ensure it did not have a detrimental impact on the AONB.
		b. Is development appropriate in the context of the existing settlement form, pattern, and character of the landscape?	As noted above, the site could have an impact on the character of the landscape particularly on its western side, depending on the height of the buildings in this area. However, its border on the other sides to the Hungerford Industrial Estate and residential properties means that it is largely in keeping with the existing development context.
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 39 homes therefore has the potential to provide for a range of housing needs. 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 would be happy to offer self-build plots on the site.
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?	Whilst most traffic from the site would be likely to travel along the High Street/Bridge Street, the scale of growth is not likely to have a material impact.
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:- The town centre (measured from the Town Hall)?	NB Path mapped on Google Earth to calculate distances and elevation changes. Outside preferred maximum distance. 995m distance, +23 / -22m elevation. Along Smitham Bridge Road and Church Street to High Street. All with pavements. Road crossings Smitham Bridge Rd and Church St
		Hungerford Primary School?	Within preferred maximum distance. 1442m distance, elevation gain / loss +43 / -21m. Along Smitham Bridge Road and Church Street to High Street, up High St to footpath through to Fairview Rd. All with pavements. Road crossings Smitham Bridge Road, Church St and High Street (pedestrian crossing)
		John O'Gaunt Secondary School?	Outside preferred maximum distance. 2230m distance, elevation gain / loss +50 / -23m. Along Smitham Bridge Road and Church Street to High Street, up High St to footpath through to Fairview Rd, along Priory Avenue to Priory Road. All with pavements. Road crossings Smitham Bridge Rd, Church St, High St (pedestrian crossing), Fairview Rd, Priory Rd
		Nursery School/Health Centre?	Within acceptable distance. 760M distance, +22 / -24m elevation. Along Smitham Bridge Rd, down Parsonage Lane to Croft. No pavement in Parsonage Lane. Road crossing over Smitham Bridge Rd
	Encourage public transport usage to and from the town	b. Is the site served by public transport within reasonable walking distance?	Bus within acceptable distance. Railway outside preferred maximum distance. Bus stop at 300m along Smitham Bridge Road, Railway station 1260m, elevation +27 / -27m
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 highlights significance of 19th century footpath route which should be preserved.
		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?	Proposal is for residential dwellings only. Site is adjacent to the Smitham Bridge Rd commercial area but road access constraints limit additional commercial potential in this area of the town.

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 although green area adjacent to public right of way will be lost, meaning users have to walk further to reach open countryside.	
		b. Does the site provide public open space in addition to existing policy requirements?	The promoter proposes to provide a significant area of green open space on the eastern side of the site with additional landscaping.	
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?	The development should be able to generate renewable energy through roof mounted PV to meet energy consumption needs of the development and potentially for on-site energy storage. However, the size of the developable area of the site limits the potential for wider energy generation.	
	Overall Summary		The site is well located between existing built-up parts of the town and has good potential for development along with open space along the eastern boundary. Any development should ensure that it is not higher than the existing tree belt on the western boundary, in order to protect the character of the landscape. The site is large enough to make a meaningful contribution towards a range of housing needs but, being on the edge of town, is not well located to access shops, service and the secondary school	
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No.	Plan Objective	Criteria	Information for Assessment - HUN 8 - Adjacent Pennyfarthing Close	
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?	Greenfield agricultural use land	
		b. What is the relationship to the existing settlement boundary (within adjoining or separate)?	Short side of rectangular site abuts settlement boundary. The site does encroach into the countryside but the proposed allotment use would minimise this impact.	
		c. Is the site adjacent to other proposed sites?	A small part of the site is across the public highway from HUN7	
		d. Is the developer's proposed housing density appropriate for the site?	No housing proposed - put forward as alternative allotment area (to replace HUN9). NB HUN9 deemed undevelopable within 15 years in HELAA	
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 within the AONB and is highly visible from a number of viewpoints however, the proposed use as allotments will have a limited impact on the landscape provided garden buildings are limited to low rise structures.	
		b. Is development appropriate in the context of the existing settlement form, pattern, and character of the landscape?	This is a greenfield site adjacent to the town boundary. The impact on the landscape of the use as allotments would have a low impact and be relatively in keeping with the location.	
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?	Proposed allotment use so does not address housing needs.	
		b. Is there a reasonable prospect of it providing some self-build or a community housing scheme?	No	
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?	As an allotment use there would be a minimal effect on the High Street.	
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:- The town centre (measured from the Town Hall)? Hungerford Primary School? John O'Gaunt Secondary School? Nursery School/Health Centre?	NB Site not promoted for residential development but as alternative allotment space	
	(NB distances and elevation changes will be measured from site centre)	b. Is the site served by public transport within reasonable walking distance?		
	Encourage public transport usage to and from the town			
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.	
		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?	Proposed as alternative allotment space to replace HUN9 (HELAA concludes HUN9 not developable in the next 15 years.)	
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?	Yes as site is proposed for allotments	
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?	The proposed use would not present a significant opportunity to reduce carbon emissions.	
	Overall Summary		The proposed use of the site for allotments would not have any detrimental impacts and allotments would represent a positive community use. However, the availability of the site is predicated on site HUN9 being allocated for residential use and this is presently an active allotment space. Therefore the net benefit of this site as a community use would be low.	
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No.	Plan Objective	Criteria	Information for Assessment - HUN10 adjacent to Church	
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	
		b. What is the relationship to the existing settlement boundary (within, adjoining or separate)?	Outside settlement boundary but adjacent to it on its long southern boundary and on two short parts of its eastern boundary. Site would fill in a gap between two parts of the built up area and not extend it out into open countryside to any significant degree.	
		c. Is the site adjacent to other proposed sites?	No	
		d. Is the developer's proposed housing density appropriate for the site?	Suggested use as canal marina or other leisure uses but not residential	
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?	This is a greenfield site situated in the AONB. The site is highly visible from the canal and for walkers using the towpath. It is however relatively enclosed bounded by the railway and canal and dwellings to the east and west boundaries and is therefore relatively well concealed from wider viewpoints. Sight lines are relatively concealed by the contours of the land and the raised railway line reducing the overall visual impact of the scheme. Previous assessment in 2007 deems this as having potential for development as careful design could offer concealment to the wider landscape. Development for marina or other leisure uses likely to have a lower impact than residential uses.	
		b. Is development appropriate in the context of the existing settlement form, pattern, and character of the landscape?	The HELAA considered that the development of a marina would change the peaceful and tranquil quality of the undeveloped valley adjacent to the canal. Further assessment was considered to be required, which is agreed with based on the scope for design to mitigate impacts of a marina use.	
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?	Proposed as marina/open public space	
		b. Is there a reasonable prospect of it providing some self-build or a community housing scheme?	Not Applicable	
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?	As a leisure or marina use it is difficult to estimate the potential traffic effects on the High Street as the proposals would need to be more specific. For most leisure would not expect a significant impact.	
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:- The town centre (measured from the Town Hall)? Hungerford Primary School? John O'Gaunt Secondary School? Nursery School/Health Centre?	NB Not promoted for residential development so distances not calculated	
		b. Is the site served by public transport within reasonable walking distance?		
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? b. Does the site re-use or redevelop a currently poorly maintained building?	Outside but adjacent to the Conservation Area and St Lawrence's Church (Grade II* listed)+ 4 listed Tombs, The Old Vicarage (Grade II). Adjacent to Kennet & Avon Canal. HELAA notes that a Heritage Impact Assessment would be required, which is agreed with. 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?	Promoter suggests potential use could be "informal public open space or marina"	
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? b. Does the site provide public open space in addition to existing policy requirements?	No loss or encroachment as the site is not currently accessible to the public. Yes, if developed as an area of publicly accessible informal open space. No, if developed as a marina.	
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?	Site energy requirements are unclear and will depend on final development scheme. However a new construction low density scheme should be able to achieve zero carbon emissions on this site.	
	Overall Summary		A marina use could have detrimental effects on the tranquil nature of the valley landscape, as well as on local heritage assets and on the SSSI. Significant further assessment would be required to consider this fully.	
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No.	Plan Objective	Criteria	Information for Assessment - HUN12 - West 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 - currently agricultural use
		b. What is the relationship to the existing settlement boundary (within, adjoining or separate)?	All of one side of the site abutts the existing settlement boundary. Another side abutts a waterworks site which itself is outside the settlement boundary.
		c. Is the site adjacent to other proposed sites?	No
		d. Is the developer's proposed housing density appropriate for the site?	Site total area stated as 4.4HA with potential for 75 dwellings over a developable area of 2.6HA. 73-78 dwellings are suggested for this space by the promoter at a density of 30dph. This is considered to represent an appropriate density for the developable area of the site.
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?	There is the potential for harm. In response to the HELAA, the AONB Unit considered that the site is highly visible and forms part of the valley character with strong rural connections to River Shalbourne valley. Further evidence would be needed to demonstrate that the harm could be mitigated.
		b. Is development appropriate in the context of the existing settlement form, pattern, and character of the landscape?	The site is at the edge of, but outside, the town boundary. The adjacent existing developed area is predominantly residential. The site does extend out into open countryside to a significant degree and the site promoter is proposing to extend development to its further point in the north-west of the site. The 2011 Landscape Sensitivity Assessment indicated the impact of development could be mitigated through focusing new dwellings close to the existing roundabout and shielding through planting to the west and south-west. However, the effectiveness of any screening would be reduced by the gradient of the site to the west / south-west.
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:- The town centre (measured from the Town Hall)?	NB Path mapped on Google Earth to calculate distances and elevation changes. Well outside preferred maximum distance. 1170m distance, +9 / -38m elevation. Out to Salisbury Rd, Down High St. All pavement. Road crossings - none
		Hungerford Primary School?	Within preferred maximum distance. 1070m distance, elevation gain / loss +12 / -18m. Out to Salisbury Rd, through Kennedy Meadow, Lancaster Sq, Priory Rd, Hillside Rd to Fairview Rd. All PROW or pavement Road crossings Salisbury Rd, Priory Rd, Fairview Rd
		John O'Gaunt Secondary School?	Within acceptable distance. 925m distance, elevation gain / loss +13 / -16m. Out to Salisbury Rd, through Kennedy Meadow, Lancaster Sq, Priory Rd. All pavement, Road crossing Salisbury Rd. However, the development of the site east of Salisbury Road MAY provide a shorter pedestrian access route to the school which will place the site within a desirable distance.
		Nursery School/Health Centre?	Within preferred maximum distance. 1290m distance, +12 / -41m elevation. Out to Salisbury Rd, Church Way to Church St, Parsonage Rd, Croft. Mostly pavement except under railway bridge at top of Church Way and on Parsonage Rd. Road crossings Church St
	Encourage public transport usage to and from the town	b. Is the site served by public transport within reasonable walking distance?	Bus within desirable distance. Railway well outside preferred maximum distance. Bus stop at 200m on Salisbury Rd, Railway station 1470m, elevation +15 / -41m
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 "Cropmarks of cultivation terraces to west, indication of Iron Age activity nearby. Desk-based assessment recommended to better understand archaeological potential and survival."
		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?	The significant amount of green space on the site creates the opportunity for some appropriate leisure uses. The promoter has proposed allotment uses.	
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 <i>not been proposed by the promoter</i>	
	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 does encroach into the open countryside and would have an impact on the AONB, particularly on the southern portion where the land is more visible. Any development would have to mitigate such impacts which would be likely to significantly reduce the area given over to built development	
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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 <u>not been proposed by the promoter</u>	
	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

No.	Plan Objective	Criteria	Information for Assessment - HUN15 / HUNNDP_A - Folly Dog Field
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 with current agricultural use confirmed
		b. What is the relationship to the existing settlement boundary (within, adjoining or separate)?	A small part of the western boundary of the site abuts the settlement boundary such that it has a limited relationship. The site does encroach significantly into the countryside although its shape, coupled with the location of the adjacent residential property, veterinary surgery and garden centre, mean it would extend Upper Eddington in a way that would not significantly change its form.
		c. Is the site adjacent to other proposed sites?	No
		d. Is the developer's proposed housing density appropriate for the site?	80 dwellings suggested across the whole of the 6ha site in the promoter's master plan represents a density of 13dph. Whilst the comparatively low density reflects its location on the edge of a small village (Upper Eddington) and the potential impact on the landscape of higher density development, it is considered to represent an overly low density that, subject to the availability of other sites, does not represent an effective use of land to address housing need. The promoter has suggested flexibility in this figure but it is doubtful that a higher density will be achievable without a more significant impact on the landscape.
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?	This field is developable in part in a line behind the existing garden centre (as far north as the Cottrell Close line of development), and not beyond its easterly line. The field then slopes considerably upwards into the North Wessex Downs AONB. Higher up the slope and further along towards Eddington is very visible and would <u>considerably alter the feeling of the AONB in this area</u>
		b. Is development appropriate in the context of the existing settlement form, pattern, and character of the landscape?	Upper Eddington is a small community in its own right and separate from the main built-up area of Hungerford itself. The site does encroach significantly into the countryside although its shape, coupled with the location of the adjacent residential property, veterinary surgery and garden centre, mean it would extend Upper Eddington in a way that would not significantly change its form. In landscape terms, there is potential for development in part to the north of the garden centre and not beyond the Cottrell Close line of development. Anything above this contour would be highly visible, particularly from Hungerford Common.
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 80 homes therefore has the potential to provide for the full range of needs identified in the Housing Needs Assessment. The promoter is proposing to deliver 40% affordable housing and a range of unit sizes, with the emphasis on 2, 3 and 4-bed properties and an overall emphasis on family housing. This means it will not address the needs of the ageing population. 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 <u>shops and services</u> .
		b. Is there a reasonable prospect of it providing some self-build or a community housing scheme?	Community housing possible but not proposed by promoter. Self-build has been suggested by the promoter as an option but has not been <u>explicitly included on the masterplan</u> .
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 a relatively low proportion of vehicular traffic will travel through the town.
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:- The town centre (measured from the Town Hall)?	NB Path mapped on Google Earth to calculate distances and elevation changes. Well outside preferred maximum distance. 1380m distance, +34 / -27m elevation. Along A4, along Charnham St, up Bridge St and High St. All pavements. Road crossings A4 (with Island at A338 junction), <u>High St (pedestrian crossing)</u>
		Hungerford Primary School?	Within preferred maximum distance. 1890m distance, elevation gain / loss +47 / -27m. Along A4, along Charnham St, up Bridge St and High St, through path to Fairview Rd. All pavements. Road crossings A4 (with Island at A338 junction), <u>Park St, Fairview Rd.</u>
		John O'Gaunt Secondary School?	Well outside preferred maximum distance. 2660m distance, elevation gain / loss +56 / -32m. Along A4, along Charnham St, up Bridge St and High St, through path to Fairview R, along Priory Avenue to Priory Rd.. All pavements. Road crossings A4 (with Island at A338 junction), <u>Park St, Fairview Rd, Priory Rd.</u>
		Nursery School/Health Centre?	Within preferred maximum distance. 1584m distance, +23 / -27m elevation. Along A4, along Charnham St, up Bridge St and High St, through walkway to Croft. All pavements. Road crossings A4 (with <u>Island at A338 junction</u>), <u>High St. (pedestrian crossing)</u> .
	Encourage public transport usage to and from the town	b. Is the site served by public transport within reasonable walking distance?	Bus within acceptable distance. Railway well outside preferred maximum distance. Bus stop at 300m along A4. Railway station 1600m, elevation +29 / -30m
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. Grade II Listed milestone on A4 Eastbound outside site.

		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?	The promoter has suggested, through their HELAA submission, that if the site is not allocated for residential use then retail, employment or leisure uses could be appropriate. However, no such uses are proposed as part of the submitted masterplan (for residential use).
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 <u>not been proposed by the promoter.</u>
	Overall Summary		The site would expand the small village of Upper Eddington, rather than Hungerford town. It has a limited relationship with the settlement boundary. Its location separate from Hungerford town and relative distance from many key services and facilities may mean it is less attractive to older people. This distance and accessibility also means that more trips will be taken by car. Development of the whole site would have a detrimental impact on the AONB and the Kennet and Lambourn Floodplain SAC and River Kennet SSSI would be vulnerable to both direct impacts from construction and changes to hydrology. Limited development of part of the site adjacent to the Garden Centre up to level with the line of Cottrell Close may be acceptable, however the community benefits that the scale of such a site could deliver would be <u>more limited.</u>
		Colour Coding used in the Site Assessments are as follows....	
			Significantly Positive
			Positive
			Uncertain
			Neutral
			Negative
			Significantly Negative

No.	Plan Objective	Criteria
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?
		b. What is the relationship to the existing settlement boundary (within, adjoining or separate)?
		c. Is the site adjacent to other proposed sites?
		d. Is the developer's proposed housing density appropriate for the site?
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?
		b. Is development appropriate in the context of the existing settlement form, pattern, and character of the landscape?
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?
		b. Is there a reasonable prospect of it providing some self-build or a community housing scheme?

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?
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:-
		The town centre (measured from the Town Hall)?
		Hungerford Primary School?
	<i>(NB distances and elevation changes will be measured from site centre)</i>	John O'Gaunt Secondary School?
		Nursery School/Health Centre?
	Encourage public transport usage to and from the town	b. Is the site served by public transport within reasonable walking distance?
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?
		b. Does the site re-use or redevelop a currently poorly maintained building?

7	<p>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.</p> <p>Promote an increase in the number and quality of employment opportunities within the town.</p>	a. Does development of the site create new or remove existing retail, leisure or commercial space?
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?
		b. Does the site provide public open space in addition to existing policy requirements?
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?
	Overall Summary	

Information for Assessment - HUN20 North of Cottrell Close

Wholly greenfield site

Outside settlement boundary but has a good relationship with it, being adjacent to it on the long southern side of the site.

Adjacent to HUN15

Promoter suggesting 5-10 dwellings which is too low density. On a 1HA site in this location, a development of approximately 15 dwellings is considered more appropriate.

The site is within the AONB. The North Wessex Downs AONB Unit has not raised any fundamental issues to the principle of development. Height will be key as the site is elevated site and is visible from Hungerford Common. There are also important views of the skyline.

The site is at the edge of, but outside, the boundary of Eddington. Eddington lies outside of the settlement hierarchy. Settlements below the hierarchy are suitable for limited infill development subject to the character and form of the settlement. The adjacent existing developed areas to the south and west are predominantly residential. The site does extend into open countryside to a limited degree. With the land sloping down from north to south, the site is visible on the landscape and therefore it would be important that there was extensive landscaping, with building heights in the north of the site being restricted.

Site is being promoted for approximately 13 dwellings but could potentially support 20 dwellings. As such, it could make a contribution towards addressing 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.

Community housing possible and self build, but neither proposed by promoter

Given the scale and location of development, it would have a minimal effect on town centre traffic.

NB Path mapped on Google Earth to calculate distances and elevation changes.

Well outside preferred maximum distance.

1,380m distance, +34 / -27m elevation. Along A4, along Charnham St, up Bridge St and High St. All pavements. Road crossings A4 (with Island at A338 junction). High St (pedestrian crossing)

Within preferred maximum distance.

1,890m distance, elevation gain / loss +47 / -27m. Along A4, along Charnham St, up Bridge St and High St, through path to Fairview Rd. All pavements. Road crossings A4 (with Island at A338 junction), Park St, Fairview Rd

Well outside preferred maximum distance.

2,660m distance, elevation gain / loss +56 / -32m. Along A4, along Charnham St, up Bridge St and High St, through path to Fairview R, along Priory Avenue to Priory Rd.. All pavements. Road crossings A4 (with Island at A338 junction). Park St. Fairview Rd. Priory Rd.

Within preferred maximum distance.

1,584m distance, +23 / -27m elevation. Along A4, along Charnham St, up Bridge St and High St, through walkway to Croft. All pavements. Road crossings A4 (with Island at A338 junction), High St. (pedestrian crossing)

Bus within acceptable distance.

Railway well outside preferred maximum distance.

Bus stop at 300m along A4, Railway station 1600m, elevation +29 / -30m

Possibility of harm to the setting of the Hermitage (Grade II Listed) immediately to the west of the site. Development would need to consider and ensure that any harm to this building is less than substantial. Development is within the Hungerford Conservation Area so could impact upon its setting.

A Heritage Impact Assessment would be required, which is agreed with.

No - greenfield

Would not create new nor remove existing.

No

No

The development should be able to generate renewable energy through roof mounted PV to meet energy consumption needs of the development. However, the size of the site limits the potential for on-site energy storage or wider energy generation.

The site would expand the small village of Upper Eddington, rather than Hungerford town. However, it is adjacent to the settlement boundary. Its location separate from Hungerford town and relative distance from many key services and facilities may mean it is less attractive to older people. This distance and accessibility also means that more trips will be taken by car. The site does encroach into the open countryside although careful design should ensure it does not have an impact on the AONB. Provided that any harm to the adjacent listed building is less than substantial, there are no other impacts and the site would make a clear contribution towards meeting Hungerford's housing needs.